

Grantee: Orange County, CA

Grant: B-08-UN-06-0503

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-UN-06-0503

Obligation Date:**Grantee Name:**

Orange County, CA

Award Date:**Grant Amount:**

\$3,285,926.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Cynthia Wolfe

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) (Public Law 110-289, approved July 30, 2008) appropriates \$3.92 billion for emergency assistance for the redevelopment of abandoned and foreclosed homes and residential properties, and provides under a rule on construction that, unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds.

In accordance with the allocation formula provided by HUD, the Urban County (County) is appropriated \$3,285,926 in NSP funds that is treated as a special allocation of Fiscal Year (FY) 2008-2009 CDBG funding. In order to facilitate the prompt acquisition and disposition of foreclosed residential properties, the County will utilize its existing Mortgage Assistance Program (MAP) and release a Request for Proposal (RFP) to cities and non-profit organization to request proposals for using NSP funds.

The County of Orange is classified as an Urban County by HUD. The Urban County includes unincorporated Orange County and 14 participating cities. One of the participating cities, Yorba Linda, is a metropolitan city. On October 22, 2008, the County obtained data from DQ Custom Reports on residential, commercial, industrial, and vacant property foreclosures in Orange County from January 1, 2007 to October 1, 2008. The data shows that currently, there are a total of 1631 foreclosures and 4271 notices of defaults (&ldquoNOD&rsquo) filed within the participating cities and a total of 649 foreclosures and 1643 NOD&rsquo filed within unincorporated Orange County.

Distribution and and Uses of Funds:

The County will distribute NSP funds to the areas of greatest need, including those with the greatest percentage of home foreclosures and identified by the County as likely to face a significant rise in the rate of home foreclosures as identified in Appendix C and D. Accordingly, the County will meet the requirements set forth in Section 2301 (c)(2) of HERA when expending NSP funds.

The County will ensure that 100 percent of NSP funds will be used to benefit individuals and households with incomes below 120 percent of Area Median Income (AMI) which is approximately \$100,920 for a family of four in Orange County. In addition, at least 25 percent (\$821,481) of NSP funds will be used to benefit individuals and households with incomes below 50 percent AMI which is \$46,500 for a family of four in Orange County.

Most of the activities eligible under the NSP represent a subset of the eligible activities under 42 U.S.C. 5305(a). Certain CDBG-eligible activities correlate to specific NSP-eligible uses and vice versa. The County will undertake the following NSP-activities:

As an Urban County, the funds will be available for distribution throughout the Urban County, which consists of the 14 participating cities and unincorporated Orange County and State Tier 2 cities (Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin).

OC Community Services staff is recommending that \$2,957,333 be made available to participating cities and non-profit organizations to purchase foreclosed properties in Urban County jurisdictions for households up to 120% AMI with a minimum of 25% (\$821,481) of all funds targeting households earning 50% AMI or below as required by HUD. Funds targeting households at or below 50% AMI may provide an opportunity to collaborate with non-profit organizations and participating cities to provide permanent supportive housing for homeless and/or special needs clients through purchase of foreclosed homes for use as rental properties. A Request For Proposal (RFP) will be developed to distribute these funds and any individual award of funds to participating cities or non-profit organizations.

For in additional informational, view the County of Orange/OC Community Services RFP at:

<http://egov.ocgov.com/vgnfiles/ocgov/OCCS%20-%20Housing/Docs/pdf/DOC001.PDF>

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,285,926.00
Total CDBG Program Funds Budgeted	N/A	\$3,285,926.00
Program Funds Drawdown	\$41,388.84	\$2,873,034.58
Program Funds Obligated	\$0.00	\$3,285,926.00
Program Funds Expended	\$41,388.84	\$2,873,034.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$492,888.90	\$0.00
Limit on Admin/Planning	\$328,592.60	\$105,756.87
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$821,481.50	\$1,291,656.04

Overall Progress Narrative:

The County provided assistance to our NSP contractors to acquire a total of eight (8) properties for homeownership activities and two (2) properties for rental activities. The timeline in the NSP contractors acquiring these properties are as follows:

1st Quarter 2010 - one (1) property

2nd Quarter 2010 - five (5) properties

3rd Quarter 2010 - four (4) properties

In December 2010, one of the eight properties acquired by the NSP contractors was sold to a eligible homebuyer.

This property is located in Aliso Viejo. Additionally, the County provided reimbursement funds to our NSP contractors for eligible activity delivery costs.

The County amended their Annual Action Plan in DRGR to specify the length of the homeownership affordability in the activities for 120% AMI and below (NSP-01, NSP-03, NSP-06).

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-001, Acquisition/Rehab - 120% AMI and below households	\$0.00	\$1,665,676.96	\$1,644,296.18
NSP-002, Administration	\$41,388.84	\$328,593.00	\$105,756.87
NSP-003, Acquisition/Rehab - 50% AMI and below households	\$0.00	\$1,291,656.04	\$1,122,981.53

Activities

Grantee Activity Number: NSP-01
Activity Title: Neighborhood Housing Services of Orange County

Activity Category:

Acquisition - general

Project Number:

NSP-001

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab - 120% AMI and below households

Projected End Date:

09/03/2010

Completed Activity Actual End Date:

Responsible Organization:

OC Community Services

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,238,455.07
Total CDBG Program Funds Budgeted	N/A	\$1,238,455.07
Program Funds Drawdown	\$0.00	\$1,237,755.29
Program Funds Obligated	\$0.00	\$1,238,455.07
Program Funds Expended	\$0.00	\$1,237,755.29
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This NSP activity is an Affordable Housing Request for Proposal (RFP). OC Community Services will utilize NSP funds for the purchase of foreclosed-upon properties for homeownership and rental purposes. Homeownership activities are designed to provide low to moderate-income families with the opportunity to own a home. An affordability covenant will be recorded on the property ensuring that units will remain affordable for a minimum of 15 years. Rental properties purchased with NSP funds will be utilized to provide permanent affordable housing to low-income households or individuals which will be deed restricted up to 55 years requiring the owner to maintain the property as affordable during the affordability period. The County of Orange will allow its NSP Contractors to utilize their NSP allocations and/or NSP Reuse funds for rehabilitation activities as a bridge loan not to exceed the combined acquisition and rehabilitation cost of 120% of the appraised value with the rehabilitation costs not exceeding 20%.

Location Description:

OC Community Services will utilize NSP funds in unincorporated Orange County and 14 participating cities in the Urban County program (Aliso Viejo, Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, Placentia, Seal Beach, Stanton, Villa Park, and Yorba Linda) with priority given to census tracts with the highest Foreclosure Abandonment Risk Score (FARS). Appendix D of the County of Orange Annual Action Plan Amendment FY 2008-2009 includes maps and a list of the estimated Foreclosure Abandonment Risk Scores of census tracts located in unincorporated Orange County and in participating cities. Appendix D is located on the OC Community Services website at <http://egov.ocgov.com/vgnfiles/ocgov/OCCS%20-%20Housing/Docs/pdf/DOC001.PDF>. OC Community Services has added through a substantial amendment to allow NSP contractors to utilize their NSP allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by the State of California Department of Housing and Community Development (State HCD). These cities are as follows: Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin.

Activity Progress Narrative:

The NSP Contractors are in the process of rehabilitating their acquired properties, listing their properties and/or qualifying NSP eligible homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-01.5
Activity Title: Neighborhood Housing Services of Orange County

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-003

Project Title:

Acquisition/Rehab - 50% AMI and below households

Projected Start Date:

03/05/2009

Projected End Date:

09/03/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

OC Community Services

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$291,400.82
Total CDBG Program Funds Budgeted	N/A	\$291,400.82
Program Funds Drawdown	\$0.00	\$291,400.82
Program Funds Obligated	\$0.00	\$291,400.82
Program Funds Expended	\$0.00	\$291,400.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The County of Orange will use a minimum of 25% of allocated NSP funds for the purchase of foreclosed-upon properties for homeownership and rental purposes for households earning 50% or less of the area median income. The County of Orange and/or their development partners will negotiate with lenders and financial institutions to purchase vacant or abandoned foreclosed properties at the required NSP discount. An affordability covenant will be recorded on the property ensuring that units will remain affordable for a minimum of 15 years for homeownership and 20 years for rental properties. The County of Orange will allow its NSP Contractors to utilize their NSP allocations and/or NSP Reuse funds for rehabilitation activities as a bridge loan not to exceed the combined acquisition and rehabilitation cost of 120% of the appraised value with the rehabilitation costs not exceeding 20%.

Location Description:

OC Community Services will utilize NSP funds in unincorporated Orange County and 14 participating cities in the Urban County program (Aliso Viejo, Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, Placentia, Seal Beach, Stanton, Villa Park, and Yorba Linda) with priority given to census tracts with the highest Foreclosure Abandonment Risk Score (FARS). Appendix D of the County of Orange Annual Action Plan Amendment FY 2008-2009 includes maps and a list of the estimated Foreclosure Abandonment Risk Scores of census tracts located in unincorporated Orange County and in participating cities. Appendix D is located on the OC Community Services website at <http://egov.ocgov.com/vgnfiles/ocgov/OCCS%20-%20Housing/Docs/pdf/DOC001.PDF>. OC Community Services has added through a substantial amendment to allow NSP contractors to utilize their NSP allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by the State of California Department of Housing and Community Development (State HCD). These cities are as follows: Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin.

Activity Progress Narrative:

The NSP Contractors are in the process of rehabilitating their acquired properties, listing their properties and/or qualifying NSP eligible homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-02
Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-002

Project Title:

Administration

Projected Start Date:

03/05/2009

Projected End Date:

09/03/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

OC Community Services

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$328,593.00
Total CDBG Program Funds Budgeted	N/A	\$328,593.00
Program Funds Drawdown	\$41,388.84	\$105,756.87
Program Funds Obligated	\$0.00	\$328,593.00
Program Funds Expended	\$41,388.84	\$105,756.87
OC Community Services	\$41,388.84	\$105,756.87
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration funds will be utilized for staff costs associated with the management and administration of the County of Orange/OC Community Service's NSP program, including planning, regulatory compliance (i.e. underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management.

Location Description:

County of Orange/OC Community Services 1770 N. Broadway, Santa Ana, CA 92706

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-03
Activity Title: Affordable Housing Clearinghouse

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-001

Project Title:

Acquisition/Rehab - 120% AMI and below households

Projected Start Date:

03/05/2009

Projected End Date:

09/03/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

OC Community Services

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$211,795.89
Total CDBG Program Funds Budgeted	N/A	\$211,795.89
Program Funds Drawdown	\$0.00	\$191,288.89
Program Funds Obligated	\$0.00	\$211,795.89
Program Funds Expended	\$0.00	\$191,288.89
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This NSP activity is an Affordable Housing Request for Proposal (RFP). OC Community Services will utilize NSP funds for the purchase of foreclosed-upon properties for homeownership and rental purposes. Homeownership activities are designed to provide low to moderate-income families with the opportunity to own a home. An affordability covenant will be recorded on the property ensuring that units will remain affordable for a minimum of 15 years. Rental properties purchased with NSP funds will be utilized to provide permanent affordable housing to low-income households or individuals which will be deed restricted up to 55 years requiring the owner to maintain the property as affordable during the affordability period. The County of Orange will allow its NSP Contractors to utilize their NSP allocations and/or NSP Reuse funds for rehabilitation activities as a bridge loan not to exceed the combined acquisition and rehabilitation cost of 120% of the appraised value with the rehabilitation costs not exceeding 20%.

Location Description:

OC Community Services will utilize NSP funds in unincorporated Orange County and 14 participating cities in the Urban County program (Aliso Viejo, Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, Placentia, Seal Beach, Stanton, Villa Park, and Yorba Linda) with priority given to census tracts with the highest Foreclosure Abandonment Risk Score (FARS). Appendix D of the County of Orange Annual Action Plan Amendment FY 2008-2009 includes maps and a list of the estimated Foreclosure Abandonment Risk Scores of census tracts located in unincorporated Orange County and in participating cities. Appendix D is located on the OC Community Services website at <http://egov.ocgov.com/vgnfiles/ocgov/OCCS%20-%20Housing/Docs/pdf/DOC001.PDF>. OC Community Services has added through a substantial amendment to allow NSP contractors to utilize their NSP allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by the State of California Department of Housing and Community Development (State HCD). These cities are as follows: Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin.

Activity Progress Narrative:

The NSP Contractor sold the property on 23412 Pacific Park, Unit 17G, Aliso Viejo to a NSP eligible homebuyer on December 23, 2010. The primary beneficiary is a Non-Hispanic female-headed household with an income of \$70,032 (107.57% AMI).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-04.5
Activity Title: Mercy House Living Centers, Inc.

Activity Category:

Acquisition - general

Project Number:

NSP-003

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab - 50% AMI and below households

Projected End Date:

09/03/2010

Completed Activity Actual End Date:

Responsible Organization:

OC Community Services

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,000,255.22
Total CDBG Program Funds Budgeted	N/A	\$1,000,255.22
Program Funds Drawdown	\$0.00	\$831,580.71
Program Funds Obligated	\$0.00	\$1,000,255.22
Program Funds Expended	\$0.00	\$831,580.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The County of Orange will use a minimum of 25% of allocated NSP funds for the purchase of foreclosed-upon properties for homeownership and rental purposes for households earning 50% or less of the area median income. The County of Orange and/or their development partners will negotiate with lenders and financial institutions to purchase vacant or abandoned foreclosed properties at the required NSP discount. An affordability covenant will be recorded on the property ensuring that units will remain affordable for a minimum of 15 years for homeownership and 20 years for rental properties. The County of Orange will allow its NSP Contractors to utilize their NSP allocations and/or NSP Reuse funds for rehabilitation activities as a bridge loan not to exceed the combined acquisition and rehabilitation cost of 120% of the appraised value with the rehabilitation costs not exceeding 20%.

Location Description:

OC Community Services will utilize NSP funds in unincorporated Orange County and 14 participating cities in the Urban County program (Aliso Viejo, Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, Placentia, Seal Beach, Stanton, Villa Park, and Yorba Linda) with priority given to census tracts with the highest Foreclosure Abandonment Risk Score (FARS). Appendix D of the County of Orange Annual Action Plan Amendment FY 2008-2009 includes maps and a list of the estimated Foreclosure Abandonment Risk Scores of census tracts located in unincorporated Orange County and in participating cities. Appendix D is located on the OC Community Services website at <http://egov.ocgov.com/vgnfiles/ocgov/OCCS%20-%20Housing/Docs/pdf/DOC001.PDF>. OC Community Services has added through a substantial amendment to allow NSP contractors to utilize their NSP allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by the State of California Department of Housing and Community Development (State HCD). These cities are as follows: Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin.

Activity Progress Narrative:

The NSP Contractors are in the process of rehabilitating their acquired properties, listing their properties and/or qualifying NSP eligible homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-06
Activity Title: Mary Erickson Community Housing

Activity Category:

Acquisition - general

Project Number:

NSP-001

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab - 120% AMI and below households

Projected End Date:

09/03/2010

Completed Activity Actual End Date:

Responsible Organization:

OC Community Services

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$215,426.00
Total CDBG Program Funds Budgeted	N/A	\$215,426.00
Program Funds Drawdown	\$0.00	\$215,252.00
Program Funds Obligated	\$0.00	\$215,426.00
Program Funds Expended	\$0.00	\$215,252.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This NSP activity is an Affordable Housing Request for Proposal (RFP). OC Community Services will utilize NSP funds for the purchase of foreclosed-upon properties for homeownership and rental purposes. Homeownership activities are designed to provide low to moderate-income families with the opportunity to own a home. An affordability covenant will be recorded on the property ensuring that units will remain affordable for a minimum of 15 years.

Rental properties purchased with NSP funds will be utilized to provide permanent affordable housing to low-income households or individuals which will be deed restricted up to 55 years requiring the owner to maintain the property as affordable during the affordability period.

The County of Orange will allow its NSP Contractors to utilize their NSP allocations and/or NSP Reuse funds for rehabilitation activities as a bridge loan not to exceed the combined acquisition and rehabilitation cost of 120% of the appraised value with the rehabilitation costs not exceeding 20%.

Location Description:

OC Community Services will utilize NSP funds in unincorporated Orange County and 14 participating cities in the Urban County program (Aliso Viejo, Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, Placentia, Seal Beach, Stanton, Villa Park, and Yorba Linda) with priority given to census tracts with the highest Foreclosure Abandonment Risk Score (FARS). Appendix D of the County of Orange Annual Action Plan Amendment FY 2008-2009 includes maps and a list of the estimated Foreclosure Abandonment Risk Scores of census tracts located in unincorporated Orange County and in participating cities. Appendix D is located on the OC Community Services website at <http://egov.ocgov.com/vgnfiles/ocgov/OCCS%20-%20Housing/Docs/pdf/DOC001.PDF>. OC Community Services has added through a substantial amendment to allow NSP contractors to utilize their NSP allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by the State of California Department of Housing and Community Development (State HCD). These cities are as follows: Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin.

Activity Progress Narrative:

The NSP Contractors are in the process of rehabilitating their acquired properties, listing their properties and/or qualifying NSP eligible homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/1	0/1	0
# Renter Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
