

ATTACHMENT 2

POTENTIAL RESOURCES AVAILABLE FOR HOUSING AND COMMUNITY DEVELOPMENT 2009-2010

**ATTACHMENT 2
POTENTIAL RESOURCES AVAILABLE FOR
HOUSING & COMMUNITY DEVELOPMENT
2009-2010**

| PROGRAM | DESCRIPTION | ELIGIBLE ACTIVITIES |
|---|---|--|
| <p><u>FEDERAL RESOURCES:</u></p> <p>Community Development Block Grant (CDBG)</p> <p>\$6,894,621 (plus program income & reprogrammed funds)</p> | <p>This is an entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Projects must meet one of three national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs</p> | <ul style="list-style-type: none"> ▪ Social Services ▪ Section 108 Loan Repayments ▪ Public Facilities Improvements ▪ Code Enforcement ▪ Historic Preservation ▪ Admin. & Planning |
| <p>HOME Investment Partnership (HOME) Program</p> <p>\$2,630,455 (plus program income & reprogrammed funds)</p> | <p>Grant program for housing to expand the supply of decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, nonprofit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters</p> | <ul style="list-style-type: none"> ▪ Multi-Family Acquisition/Rehabilitation ▪ Single-Family Moderate Rehabilitation. ▪ CHDO Assistance ▪ Program Administration |
| <p>Emergency Shelter Grant (ESG)</p> <p>\$303,600 (plus reprogrammed funds)</p> | <p>Annual grant funds are allocated on a formula basis. Funds are intended to assist with the provision of shelter and social services for the homeless</p> | <ul style="list-style-type: none"> ▪ Homelessness Prevention ▪ Essential Services ▪ Operating Expenses |
| <p>Housing Opportunities for Persons with AIDS (HOPWA) (plus program income & reprogrammed funds)</p> <p>\$1,458,807 (plus reprogrammed funds)</p> | <p>Funds are allocated to Santa Ana on behalf of all jurisdictions in Orange County. Funds are made available countywide for supportive social services, affordable housing development, & rental assistance</p> | <ul style="list-style-type: none"> ▪ Rental Assistance ▪ Supportive Social Services ▪ Program Administration |
| <p>American Dream Downpayment Initiative (ADDI)</p> <p>\$0</p> | <p>Funds for first-time homebuyer assistance and first-time homebuyer training</p> | <ul style="list-style-type: none"> ▪ Down payment and closing cost assistance |
| <p>Workforce Investment Act</p> <p>\$3,350,000</p> | <p>Workforce Investment funds are used to assist economically disadvantaged Santa Ana youths and unskilled adults with basic work skills and vocational training in order to obtain productive employment opportunities. The Workforce Investment resources serve approximately 1,000 residents</p> | <ul style="list-style-type: none"> ▪ Vocational Training ▪ On-the Job Training ▪ ESL and GED Preparation Courses |

CITY OF SANTA ANA
2009-2010 ANNUAL ACTION PLAN

| PROGRAM | DESCRIPTION | ELIGIBLE ACTIVITIES |
|--|--|--|
| Housing Choice Vouchers \$25,170,000 | Rental assistance program that provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent. The Santa Ana Housing Authority pays the balance of rent to property owners, and administers the program – 2,500 vouchers | <ul style="list-style-type: none"> ▪ Rental Assistance |
| Low Income Housing Tax Credit (LIHTC) | Program encourages the investment of private capital for the creation of affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in such projects | <ul style="list-style-type: none"> ▪ New Construction ▪ Housing Rehabilitation ▪ Acquisition |
| Empowerment Zone \$0 (Continue to use prior year funds.) | A flexible funding source available to address the needs of City residents with incomes at or below poverty level. | <ul style="list-style-type: none"> ▪ Job Training ▪ Education ▪ Health Services ▪ Small Business Loans ▪ Housing Rehabilitation ▪ Youth Activities |
| <u>STATE RESOURCES</u> California Department of Housing & Community Development: Pre-development Loan Program | Low interest loans for the development of affordable housing with nonprofit agencies | <ul style="list-style-type: none"> ▪ Predevelopment Loans |
| California Department of Housing & Community Development: CalHOME Program \$900,000 | Financing for housing programs | <ul style="list-style-type: none"> ▪ First-time Homebuyer Assistance ▪ Ownership and Rental housing projects |
| <u>CITY OF SANTA ANA RESOURCES</u> Santa Ana Redevelopment Agency Low Income Housing Set-Aside Fund \$14,000,000 | Funds received from increased property taxes generated by property improvements sponsored by the Agency's six redevelopment project areas. Twenty percent (20%) of these property tax funds must be set aside for the development, preservation, or rehabilitation of affordable housing | <ul style="list-style-type: none"> ▪ Residential Rehab. Loans ▪ Replacement Housing ▪ Neighborhood Improvement Programs ▪ Neighborhood Capital Projects |
| Density Bonus | The City allows an increase in density to developers who set-aside at least 25% of their project to low- and moderate-income persons | <ul style="list-style-type: none"> ▪ Density Bonus |
| Tax Exempt Bonds | The Community Development Agency and Housing Authority have the authority to issue tax-exempt bonds. Bond proceeds are used to develop affordable housing | <ul style="list-style-type: none"> ▪ Housing Development |
| City/Agency Owned Land | If available and appropriate, City or Redevelopment Agency owned land might be made available. | <ul style="list-style-type: none"> ▪ Housing |

| PROGRAM | DESCRIPTION | ELIGIBLE ACTIVITIES |
|--|--|--|
| <u>PRIVATE RESOURCES</u> Federal National Mortgage Assoc. (Fannie Mae) | <ol style="list-style-type: none"> 1. Community Home Buyer Program - Fixed rate mortgages 2. Community Home Improvement Mortgage Program – Mortgages for both purchase and rehabilitation of a home 3. Fannie Neighbor – Under served low-income minorities are eligible for low down-payment mortgages for the purchase of single family homes | <ul style="list-style-type: none"> ▪ Homebuyer Assistance ▪ Homebuyer Assistance/Rehab ▪ Expand Home Ownership for Minorities |
| California Community Reinvestment Corp. (CCRC) | Nonprofit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing | <ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation |
| Federal Home Loan Bank Affordable Housing Program | Direct subsidies to nonprofit and for-profit developers, and public agencies for affordable low-income ownership and rental projects | <ul style="list-style-type: none"> ▪ New Construction ▪ Expand Home Ownership for Lower Income Persons |
| Orange County Affordable Housing Clearinghouse | Nonprofit lender consortium | <ul style="list-style-type: none"> ▪ Construction Financing ▪ Permanent Financing |