

**Grantee: Santa Ana, CA**

**Grant: B-09-LN-CA-0047**

**January 1, 2011 thru March 31, 2011 Performance Report**

**Grant Number:**

B-09-LN-CA-0047

**Obligation Date:****Grantee Name:**

Santa Ana, CA

**Award Date:****Grant Amount:**

\$10,000,000.00

**Contract End Date:**

02/11/2013

**Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

Mary Aguilar

## Disasters:

### Declaration Number

NSP

## Narratives

### Executive Summary:

The City of Santa Ana will use NSP 2 funds to undertake the following activities/programs under the financing mechanism:

- Downpayment Assistance
- Acquisition of Single Family Homes
- Rental Housing
- Administration

### Target Geography:

Various locations throughout the City's NSP 2 Priority Area.

### Program Approach:

#### Eligible Fund Use

The City of Santa Ana will use NSP 2 funds to undertake the following activities/programs under the financing mechanism. Programs 1 and 4, described below, will be implemented by the City and Programs 2 and 3 will be performed by intermediaries working on behalf of the City.

#### Program 1: Downpayment Assistance - \$400,000

The City will make downpayment loans available to households at or below 120 percent of area median income. These loans will be deferred for thirty years and have zero interest. They will be due and payable at the end of the thirty year period or at such time as the home is sold.

The maximum loan amount will be 10 percent of the sales price or \$40,000, whichever is lower. Borrowers will be required to qualify for fixed conventional first mortgage loan, and downpayment loan amount will be restricted to the amount necessary to purchase the home. This program will be managed by City staff who will work directly with interested homebuyers and realtors. In accordance with requirements, participants will be required to attend a minimum of eight hours of HUD-approved homebuyer counseling.

#### Program 2: Acquisition and Rehabilitation of Single Family Homes - \$6,100,000

This program will facilitate acquisition and rehabilitation of abandoned or foreclosed owner-occupied residences through intermediaries. Upon completion, remodeled homes will be marketed and sold to households with incomes at or below 120 percent of area median income. Homes completed through this program will be in compliance with the California Health and Safety Code and will include energy-efficient features and drought-resistant landscaping. The City will provide loans to homebuyers that will carry 3 percent interest rates, and be due and payable in 45 years, or at such time as the home is sold or ceases to be used as the owners' principal residence. The interest will be forgivable over the 45 years. In accordance with requirements, participants will be required to attend a minimum of eight hours of HUD-approved homebuyer counseling.

#### Program 3: Acquisition and Rehabilitation of Rental Housing - \$2,500,000

This program will be used to acquire and rehabilitate foreclosed or abandoned properties suitable for rental housing (condominiums, duplex, multifamily). After acquisition and rehabilitation, such housing will be code compliant, energy efficient and be restricted to very low-income households at rents affordable to such households. The City has budgeted more than 25 percent of the anticipated NSP grant and will use this program to meet its very low-income requirement. Funds will be offered in the form of residual receipts payment loans carrying interest rates ranging from 0 percent to 3 percent depending on anticipated cash flow. The term of the loan will be 55 years, and the City will record trust deeds and covenants to insure affordability for that period of time.

#### Program 4: Administration - \$1,000,000

The Administration will provide funding for the City to operate the Neighborhood Stabilization Program. Income Targeting/Benefit

In accordance with NSP 2 requirements, the City will use all funds appropriated or otherwise made available shall be used with respect to individuals and households whose income does not exceed 120 percent of area median income. Additionally, no less than 25 percent of the total grant will be used to benefit individuals and households whose income does not exceed 50 percent of area median income.

**Consortium Members:**

The City of Santa Ana is not working with a Consortium

**How to Get Additional Information:**

All communication regarding this Action Plan should be addressed to the following:  
 Ms. Shelly Landry-Bayle  
 Housing and Neighborhood Development Manager  
 City of Santa Ana  
 20 Civic Center Plaza, M-37  
 Santa Ana, CA 92701  
 Tel: (714) 667-2287  
 Fax: (714) 667-2225  
 Email: SLandry-Bayle@santa-ana.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$10,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$10,000,000.00
Program Funds Drawdown	\$211,935.35	\$2,537,090.46
Program Funds Obligated	\$1,133,275.24	\$3,458,430.35
Program Funds Expended	\$376,622.75	\$2,768,207.33
Match Contributed	\$201,500.00	\$2,687,350.00
Program Income Received	\$73,336.71	\$139,766.18
Program Income Drawdown	\$0.00	\$66,429.47

**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	\$2,687,350.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,000,000.00	\$156,244.71
Limit on State Admin	\$0.00	\$0.00

**Progress Toward Activity Type Targets**

Activity Type	Target	Actual
Administration	\$1,000,000.00	\$1,000,000.00

**Progress Toward National Objective Targets**

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,500,000.00	\$4,291,188.00

## Overall Progress Narrative:

January 1, 2011 - March 31, 2011

-Single Family Homes: During the quarter, there were 49 single family properties evaluated to determine if they met program goals of which 2 are in escrow for acquisition. The City anticipates closing on these properties in the next quarter. There are 3 properties being rehabilitated and 8 available for resale. One property closed escrow and was sold to 120% AMI eligible households.

-Downpayment Assistance: During this quarter, 9 applications were mailed to interested households and 2 were received. One applicant was approved but escrow closing has been delayed by the bank-owner. The second application received was denied because they did not meet the 1% discount requirement. Staff continues to market the program through the City's website, local real estate agents, neighborhood meetings, email blasts, homebuyer fairs, and faith-based organizations.

-Rental: OHDC and C&C identified and assessed 6 potential properties for this activity. OHDC has put a 26-unit multifamily apartment complex under contract for purchase. This property will be closing escrow in the next quarter.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Eligible Use A: Financing Mechanism for Purchase,	\$154,589.30	\$9,000,000.00	\$2,421,470.35
02, Admin	\$57,346.05	\$1,000,000.00	\$115,620.11
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** NSP2010ADMN

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

02

**Projected Start Date:**

02/11/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Admin

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Santa Ana Community Development Agency

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$57,346.05	\$115,620.11
<b>Program Funds Obligated</b>	\$941,725.94	\$1,000,000.00
<b>Program Funds Expended</b>	\$222,033.45	\$320,932.11
City of Santa Ana Community Development Agency	\$222,033.45	\$320,932.11
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$40,624.60

**Activity Description:**

The City will perform administrative activities necessary to plan and implement the City's NSP 2 funded programs.

**Location Description:**

The City of Santa Ana

**Activity Progress Narrative:**

The administrative costs through this quarter include program delivery costs for implementation and marketing. Delivery costs include: staff salaries, supplies, foreclosure data, and due diligence costs for projects that did not fit the program.

**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

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**Grantee Activity Number:** NSP2010ARSF

**Activity Title:** Single Family

**Activity Category:**

Acquisition - general

**Project Number:**

01

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Eligible Use A: Financing Mechanism for Purchase,

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Santa Ana Community Development Agency

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,308,812.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,308,812.00
<b>Program Funds Drawdown</b>	\$154,589.30	\$2,421,470.35
<b>Program Funds Obligated</b>	\$154,589.30	\$2,421,470.35
<b>Program Funds Expended</b>	\$154,589.30	\$2,447,275.22
City of Santa Ana Community Development Agency	\$154,589.30	\$2,447,275.22
<b>Match Contributed</b>	\$201,500.00	\$2,687,350.00
<b>Program Income Received</b>	\$73,336.71	\$139,766.18
<b>Program Income Drawdown</b>	\$0.00	\$25,804.87

**Activity Description:**

This program will facilitate the acquisition and rehabilitation of abandoned or foreclosed owner-occupied residences through intermediaries. Upon completion remodeled homes will be marketed and sold to households with incomes at or below 120 percent of the area median. Homes completed through this program will be in compliance with the California Health and Safety Code and will include energy-efficient features and drought-resistant landscaping. The City will provide silent second loans to homebuyers that will carry 3 percent interest rates, and be due and payable in 45 years, or at such time as the home is sold or ceases to be used as the owner's principal residence. The interest will be forgivable over the 45 years. In accordance with NSP 2 requirements, participants will be required to attend a minimum of eight hours of HUD approved homebuyer counseling. The City anticipates that through this activity it will be able to facilitate the purchase, rehabilitation and resale of at least 60 homes, with an average NSP2 investment of \$60,000 per home.

**Location Description:**

Various locations throughout the City's NSP 2 Priority Area.

**Activity Progress Narrative:**

The City's Intermediary, ANR, has been actively seeking foreclosed properties through the MLS and NCST. This quarter, ANR assessed 17 properties from the MLS. Of these, ANR put in an offer on 13 properties and 11 were outbid by higher offers. Two offers are still pending a response from the seller. Through NCST, the City was offered a total of 40 properties this quarter, (5 in January, 20 in February, and 15 in March). Of these, there were 32 single family properties evaluated to determine if they meet program goals of which 2 are in escrow for acquisition. The City anticipates closing on these properties next quarter. The remaining properties were rejected because they were either not in the NSP 2 Priority Area or did not fit the program goals. Currently, there are 3 single family properties under rehabilitation and 8 properties are available on the MLS for resale. Of the 8 available for homebuyers, 2 properties are in escrow for resale and should close in the next quarter. In addition, 1 property closed resale escrow and was sold to 120% AMI eligible households. The City received \$73,336.71 in program income this quarter. See below for more details on properties in the rehabilitation stage:

- 2201 S Parton St - 98% complete; Est. Completion date 4/7/2011
- 1510 W 12th St - 75% complete; Est. Completion date 4/15/2011
- 1230 S Garnsey St - 50% complete; Est. Completion date 5/30/2011

## Accomplishments Performance Measures

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

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		15/60	
# of Singlefamily Units	15		15/60	

## 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	0/0	1/60	0.00
# Owner Households	0	0	1	0/0	0/0	1/60	0.00

## Activity Locations

Address	City	State	Zip
1230 S Garnsey St	Santa Ana	NA	92707

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>NSP2010DPAP</b>
<b>Activity Title:</b>	<b>Downpayment Assistance</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

01

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Eligible Use A: Financing Mechanism for Purchase,

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Santa Ana Community Development Agency

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$400,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$36,960.00	\$36,960.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Santa Ana Community Development Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The City will make down payment assistance loans available to households at or below 120 percent of area median income. These loans will be deferred for thirty years and have zero interest. They will be due and payable at the end of the thirty years or such time as the home is sold. The maximum loan amount will be 10 percent of the sales price or \$40,000, whichever is lower. Borrowers will be required to prequalify for conventional first mortgage loans, and loan amounts will be restricted to the amount necessary to purchase the home. This program will be managed by City staff who will work directly with interested homebuyers and realtors. In accordance with NSP 2 requirements, participants will be required to attend a minimum of eight hours of HUD approved homebuyer counseling. The City anticipates that through this program it will facilitate the purchase of at least 10 homes.

**Location Description:**

Various locations throughout the City's NSP 2 Priority Area.

**Activity Progress Narrative:**

During this quarter, 9 applications were mailed to interested households and 2 were received. One applicant was approved but escrow closing has been delayed by bank-owner. The second application received was denied because they did not meet the 1% discount requirement. The program is being marketed through the City's website, local real estate agents, and neighborhood meetings. Staff continues to market the program through community centers, email blasts, homebuyer fairs, faith-based organizations, housing non-profits, stadium marquees, and local community leaders.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10

## 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	0/10	0/10	0
# Owner Households	0	0	0	0/0	0/10	0/10	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	

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**Grantee Activity Number:** NSP2010RNTL

**Activity Title:** Rental Housing

**Activity Category:**

Acquisition - general

**Project Number:**

01

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Eligible Use A: Financing Mechanism for Purchase,

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Santa Ana Community Development Agency

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,291,188.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,291,188.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Santa Ana Community Development Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This program will be used to acquire and rehabilitate foreclosed or abandoned properties suitable for rental housing (condominiums, duplex, multifamily). After acquisition and rehabilitation, such housing will be code compliant, energy-efficient and be restricted to very low-income households at rents affordable to such households. The City has budgeted 25 percent of the anticipated NSP grant for this program and will use it to meet its very-low income requirement. Funds will be offered in the form of residual receipts payment loans carrying interest rates ranging from 0 percent to 3 percent depending on anticipated cash flow. The term of the loan will be 55 years, and the City will record trust deeds and covenants to insure affordability for that period of time. The City anticipates that through this activity it will facilitate the purchase and rehabilitation of at least 30 rental units. The City intends to commit \$2.5 million or 25 percent of its requested grant amount to this activity.

**Location Description:**

Various locations throughout the City's NSP 2 Priority Area.

**Activity Progress Narrative:**

The City's Intermediary, Orange Housing Development Corp. (OHDC) and C&C Development (C&C) has been actively identifying and assessing foreclosed properties. They assessed six potential properties during this quarter. At the end of the quarter, OHDC was able to secure a 26-unit multifamily apartment complex in the NSP 2 target area. This property will be acquired in the next quarter and the City will contribute approximately \$2.9 million for acquisition plus additional funds for soft costs. The City will only be providing funds for 25 units since one unit will be a non-NSP restricted manager's unit. City Council approved the Intermediary's developer contract in March 2010 and approved the specific project on April 4, 2011.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**

# of Properties	0	0/0
# of Parcels acquired voluntarily	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/30	0/0	0/30	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	

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