

Grantee: Santa Ana, CA

Grant: B-08-MN-06-0522

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-06-0522

Obligation Date:**Grantee Name:**

Santa Ana, CA

Award Date:**Grant Amount:**

\$5,795,151.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:

The foreclosure crisis began in 2007 with the collapse of subprime mortgages throughout the United States. California is one of the top three states hit hardest by this devastating event with Santa Ana being the hardest impacted in Orange County. In addition to the foreclosures, issues stemming from property abandonment by homeowners include blight due little or no maintenance, and vandalism.

Recovery Needs:

At the time of the enactment of the Housing and Economic Recovery Act of 2008, the City of Santa Ana had approximately 1,500 foreclosures, 1,100 Notices of Default, and 1,700 active subprime loans throughout the city. The housing crisis has affected all sectors of our community. The City is focused on stabilizing its neighborhoods by focusing its acquisition and rehabilitation activities in distressed neighborhoods.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$5,795,151.00
Total CDBG Program Funds Budgeted	N/A	\$5,795,151.00
Program Funds Drawdown	\$406,211.61	\$2,874,558.29
Obligated CDBG DR Funds	\$0.00	\$4,724,412.69
Expended CDBG DR Funds	\$460,732.43	\$3,099,158.55
Match Contributed	\$435,065.13	\$2,404,815.13
Program Income Received	\$162,971.73	\$162,971.73
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$2,404,815.13
Limit on Public Services	\$869,272.65	\$0.00
Limit on Admin/Planning	\$579,515.10	\$184,876.81
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	\$1,448,787.75	\$2,455,700.00

Overall Progress Narrative:

- **Condominiums and Historic Homes:** During the quarter of October 1 - December 31, 2009, there were four condominiums evaluated to determine if they met program goals and two in escrow for acquisition. The City anticipates closing on these properties in the next quarter. There are five condominiums being rehabilitated and two available for resale. One of the properties available for resale is historic. One condominium unit closed escrow and was sold to 120% AMI eligible household.
- **Single Family Homes:** During the quarter of October 1 - December 31, 2009, there were three single family properties evaluated to determine if they met program goals and three in escrow for acquisition. The City anticipates closing on these properties in the next quarter. There are two properties being rehabilitated and five available for resale. One property closed escrow and was sold to 120% AMI eligible household.
- **Downpayment Assistance:** During this quarter, 33 applications were mailed to interested households and 1 was received. 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.
- **Redevelopment:** No properties have been purchased during this quarter. The City continues to identify and assess properties appropriate for this activity.
- **Rental:** Orange Housing Development Corp (OHDC) and C&C Development began relocating households in order to begin rehabilitation. Rehabilitation will begin in the next quarter.

Progress March 3 - December 31, 2009:

- **Condominium Units and Historic Homes:** 10 properties acquired, 4 being rehabilitated, 4 marketed for resale, 1 sold to eligible 120% homebuyer. The City will reallocate funds from the Single Family activity to the Condominium/Historic Homes activity to accommodate the increasing number of available foreclosed condominium units in the City.
- **Single Family Homes:** 7 properties acquired, 1 property being rehabilitated, 5 marketed for resale, 1 sold to eligible 120% homebuyers. The City will reallocate funds from the Single Family activity to the Condominium/Historic Homes activity to accommodate the increasing number of available foreclosed condominium units in the City.
- **Downpayment Assistance:** There have been no downpayment assistance loans. 72 applications have been sent out and 1 has been received. Staff has presented at three local homeownership seminars sponsored by Freddie Mac, Citi mortgage, and Orange Coast Mortgage which was each attended by 30-40 local real estate agents, loan officers, brokers, and representatives of the hispanic and asian communities. Flyers for the programs have been distributed to various locations in City Hall accessible to the public.

- Redevelopment: No properties acquired.
- Rental Housing: 1 14-unit property acquired and relocation of 10 households complete.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, deleted	\$0.00	\$400,000.00	\$0.00
003, deleted	\$0.00	\$700,000.00	\$0.00
004, deleted	\$0.00	\$1,800,000.00	\$0.00
01, Eligible Use A: Financing Mechanism	\$406,211.61	\$2,015,636.00	\$2,759,637.20
02, Eligible Use E: Redevelop Demolished or Vacant Properties	\$0.00	\$300,000.00	\$0.00
03, Admin	\$0.00	\$579,515.00	\$114,921.09
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: NSP2008ADMN

Activity Title: Administration of NSP

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

03

Project Title:

Admin

Projected Start Date:

01/15/2009

Projected End Date:

01/14/2014

National Objective:

N/A

Responsible Organization:

City of Santa Ana Community Development Agency

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$579,515.00
Total CDBG Program Funds Budgeted	N/A	\$579,515.00
Program Funds Drawdown	\$0.00	\$114,921.09
Obligated CDBG DR Funds	\$0.00	\$579,515.00
Expended CDBG DR Funds	\$51,593.77	\$184,876.81
City of Santa Ana Community Development Agency	\$51,593.77	\$184,876.81
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will encompass administrative activities necessary to planning and implementation of the City's NSP funded programs.

Location Description:

The City of Santa Ana will be the lead entity.

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, due diligence costs for projects that during evaluation did not fit the program.

Performance Measures

No 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:	NSP2008ARCH
Activity Title:	Acquisition/Rehab-Condos and Historic Homes

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

01

Project Title:

Eligible Use A: Financing Mechanism

Projected Start Date:

01/15/2009

Projected End Date:

01/14/2014

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Santa Ana Community Development Agency

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,485,597.89
Total CDBG Program Funds Budgeted	N/A	\$1,485,597.89
Program Funds Drawdown	\$406,211.61	\$564,298.32
Obligated CDBG DR Funds	\$0.00	\$700,000.00
Expended CDBG DR Funds	\$409,138.66	\$816,360.86
City of Santa Ana Community Development Agency	\$409,138.66	\$816,360.86
Match Contributed	\$435,065.13	\$906,315.13
Program Income Received	\$138,006.82	\$138,006.82
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This program will be operated by contracted intermediaries selected through a Request for Proposals process. These intermediaries will use NSP funds, or ideally other funds available to them, to acquire and rehabilitate foreclosed or abandoned condominium units and historically significant homes. Upon completion the homes will be marketed and sold to households with incomes at or below 120 percent of the area median. Sales prices will be established for both low- and moderate-income households, and in accordance with the methodology established by the California Health and Safety Code with modifications designed to increase their affordability. For homes offered for sale to low income households, the affordable sales price will be based on 30 percent of the monthly income of a household at 65 percent of area median. For homes offered for sale to moderate-and middle-income households, the sales price will be base on 35 percent of the monthly income of a household at 100 percent of area median. For those receiving such assistance, continued affordability will be assured through forty five year deed restrictions and promissory notes requiring repayment of the difference between the sales price and the fair market value. Additionally, the loans will carry 3 percent interest rates, which interest rate will be forgivable over the forty five years. Should these homes prove hard to sell, the intermediaries will be able to offer them to income qualified households on a lease to own basis. The City will insure that this activity benefits income qualified households by limiting eligibility to those with incomes at or below 120 percent of area median income. Given the significant upfront and long term costs associated with homeownership the City does not anticipate that this program will serve any very low-income households, and it will not deed restrict any homes purchased through this program to occupancy by very low-income households.

Location Description:

For reasons described in Section A of the City's Substantial Amendment, condominiums were excluded from the City's analysis of its Areas of Greatest Need. Additionally, historically significant homes are widely scattered, but are an important contributor to the City's cultural life. As a consequence the City will offer this program on a citywide basis to insure that both types of housing can be acquired and rehabilitated with NSP funds.

Activity Progress Narrative:

The City's intermediary, ANR, has been actively seeking foreclosed properties through both the MLS and NCST. This quarter, ANR assessed 7 properties from the MLS. Of these, ANR put in an offer on 1 property which was rejected after a higher offer was accepted by the bank.

Through NCST, the City was offered a total of 43 properties this quarter (15 in October, 12 in November, and 16 in December). Of these, there were 4 condominiums evaluated to determine if they meet program goals and two in escrow for acquisition. The City anticipates closing on these properties next quarter. Other properties were rejected because they did not fit the program goals.

Currently, there are five condominiums being rehabilitated and two available on the MLS for resale. One of the properties available for resale is historic. In addition, one condominium unit closed escrow and sold to a 120% AMI eligible household. The City received \$138,006.82 in program income from that sale.

Five properties being rehabilitated will be marketed for sale on or before February 15, 2010. See below for more details:

- 3000 S. Sycamore St, Unit D-Approx. 85% complete; Est. Completion date 1/4/2010
- 1040 W. MacArthur Blvd #45-Approx. 50% complete; Est. Completion date 1/10/2010
- 1010 W. MacArthur Blvd #122-Approx. 50% complete; Est. Completion date 1/11/2010
- 2324 E. Franzen Ave. #2-Approx. 30% complete; Est. Completion date 1/30/2010
- 1001 W. Stevens Ave #140-Approx. 30% complete; Est. Completion date 2/15/2010

The City will reallocate funds from the Single Family activity to the Condominium/Historic Homes activity to accommodate the increasing number of available foreclosed condominium units in the City next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	5	0/0	0/0	10/10
# of Households benefitting	0	0	1	0/0	0/0	1/10
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
1040 W. MacArthur Blvd #45	Santa Ana	NA	92707
1001 W. Stevens #140	Santa Ana	NA	92707
2324 E Franzen Ave #2	Santa Ana	NA	92705
1010 W MacArthur Blvd #122	Santa Ana	NA	92707
3000 S Sycamore St Unit D	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	

Grantee Activity Number:	NSP2008ARSF
Activity Title:	Acquisition/Rehab-Foreclosed Single Family Homes

Activity Category:

Acquisition - general

Project Number:

01

Projected Start Date:

01/15/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Eligible Use A: Financing Mechanism

Projected End Date:

01/14/2014

Responsible Organization:

City of Santa Ana Community Development Agency

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,230,038.11
Total CDBG Program Funds Budgeted	N/A	\$1,230,038.11
Program Funds Drawdown	\$0.00	\$766,077.19
Obligated CDBG DR Funds	\$0.00	\$2,015,636.00
Expended CDBG DR Funds	\$0.00	\$668,659.19
City of Santa Ana Community Development Agency	\$0.00	\$668,659.19
Match Contributed	\$0.00	\$1,498,500.00
Program Income Received	\$24,964.91	\$24,964.91
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This program will be operated by contracted intermediaries selected through a Request for Proposals (RFP) process. These intermediaries will use NSP funds, or ideally other funds available to them, to acquire and rehabilitate foreclosed or abandoned single family residences. Upon completion the homes will be marketed and sold to households with incomes at or below 120 percent of the area median. Sales prices will be established for both low- and moderate-income households, and in accordance with the methodology established by the California Health and Safety Code with modifications designed to increase their affordability. For homes offered for sale to low-income households, the affordable sales price will be based on 30 percent of the monthly income of a household at 65 percent of area median. For homes offered for sale to moderate- and middle-income households, the sales price will be based on 35 percent of the monthly income of a household at 100 percent of area median income. For those receiving such assistance, continued affordability will be assured through forty five year deed restrictions and promissory notes requiring repayment of the difference between the sales price and the fair market value. Additionally, the loans will carry 3 percent interest rates, but the interest will be forgivable over the forty five years. The City will insure that this activity benefits income qualified households by limiting eligibility to those with incomes at or below 120 percent of area median income. Given the significant upfront and long term costs associated with homeownership the City does not anticipate that this program will serve any very low-income households, and it will not deed restrict any homes purchased through this program to occupancy by very low-income households. Should these homes prove hard to sell, the intermediaries will be able to offer them to income qualified households on a lease to own basis.

Location Description:

NSP Priority Area

Activity Progress Narrative:

The City's intermediary, ANR, has been actively seeking foreclosed properties in the priority area through both the MLS and NCST. This quarter, ANR assessed 7 properties from the MLS. Of these, ANR put in offers on 1 property which was rejected after a higher offer was accepted by the bank. Through NCST, we have been offered a total of 43 properties this quarter (15 in October, 12 in November, and 16 in December). Of these, there were 3 properties evaluated to determine if they meet program goals and 3 in escrow for acquisition. The City anticipates closing on these properties next quarter. Other properties were rejected because they were either not in the NSP Priority Area or did not fit the program goals. Currently, the City has 2 single family properties under rehabilitation and 5 properties in escrow for resale. In addition, one

property closed escrow and sold to a 120% AMI eligible household. The City received \$24,964.91 in program income from that sale.

Both properties under rehabilitation will both be going on the market next quarter. See below for more details:

- 1002 N. Flower St - Approx. 99% complete; Est. Completion date 12/31/2009
- 2221 S. Lowell St - Approx. 70% complete; Est. Completion date 1/15/2010

The City will reallocate funds from the Single Family activity to the Condominium/Historic Homes activity to accommodate the increasing number of available foreclosed condominium units in the City in the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	7/40
# of Households benefitting	0	0	1	0/0	0/0	1/40
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0

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: NSP2008DPAP

Activity Title: Down Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

01

Project Title:

Eligible Use A: Financing Mechanism

Projected Start Date:

01/15/2009

Projected End Date:

01/14/2014

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Santa Ana Community Development Agency

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$44,300.00
Total CDBG Program Funds Budgeted	N/A	\$44,300.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Through this activity the City will make no interest rate, down payment loans available to households at or below 120 percent of area median income. These loans will be deferred for thirty years. They will be due and payable at that time or such time that the home is sold. The maximum loan amount will be 10 percent of the sales price or \$40,000, whichever amount 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. As demonstrated in Section A of the Substantial Amendment, abandoned and foreclosed upon homes are found in most of the City's census tracts. However, the City will insure targeting through its strategy of defining the top twenty of its census tracts in terms of their risk of abandonment or foreclosure, as its priority areas. The City will insure that this activity benefits income qualified households by limiting eligibility to those with incomes at or below 120 percent of area median income. Given the significant upfront and long term costs associated with homeownership the City does not anticipate that this program will serve any very low-income households, and it will not deed restrict any homes purchased through this program to occupancy by very low-income households.

Location Description:

NSP Priority Area

Activity Progress Narrative:

During this quarter, 33 applications were mailed to interested households and 1 was received. The program is being marketed through the City's website, local real estate agents, and neighborhood meetings. Staff anticipates continuing to market the program through community centers, email blasts, homebuyer fairs, faith-based organizations, housing non-profits, stadium marquees and local community leaders.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/20

# of Households benefitting	0	0	0	0/0	0/0	0/20
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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: NSP2008REDV

Activity Title: Redevelopment

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

02

Projected Start Date:

01/15/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Eligible Use E: Redevelop Demolished or Vacant Properties

Projected End Date:

01/14/2014

Responsible Organization:

City of Santa Ana Community Development Agency

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of this program is to acquire properties suitable to be redeveloped as (a) public facilities or (b) new housing construction. Improvements are likely to be demolished if not suitable for rehabilitation. Properties acquired and redeveloped as parks or open space will be retained by the City and operated by the Department of Parks, Recreation and Community Service. Properties to be redeveloped by the Redevelopment Agency will be disposed of for residential or non-residential use under a land disposition and development agreement. The agreement will restrict the use of the property to meet NSP and CDBG eligible uses and a CDBG national objective.

Location Description:

The activity will be carried out in census tracts eligible as LMMA areas for NSP.

Activity Progress Narrative:

The City continues to identify and assess properties for this activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2

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: NSP2008RNTL**Activity Title: Acquisition and Rehabilitation - Rental Housing****Activity Category:**

Acquisition - general

Activity Status:

Under Way

Project Number:

01

Project Title:

Eligible Use A: Financing Mechanism

Projected Start Date:

01/15/2009

Projected End Date:

01/14/2014

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Santa Ana Community Development Agency

Overall**Oct 1 thru Dec 31, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$2,455,700.00
Total CDBG Program Funds Budgeted	N/A	\$2,455,700.00
Program Funds Drawdown	\$0.00	\$1,429,261.69
Obligated CDBG DR Funds	\$0.00	\$1,429,261.69
Expended CDBG DR Funds	\$0.00	\$1,429,261.69
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City will operate this program on a citywide basis through contracted intermediaries who will possess demonstrated capacity to acquire, rehabilitate, operate and maintain rental housing units restricted to very low-income tenants. NSP funds will be used in conjunction with other private and/or public funds for this purpose. The City will use this activity to meet the low-income housing requirement for those below 50 percent of area median income. Long term affordability will be insured by recordation of a City deed of trust, loan agreement and regulatory agreement stipulating the amount of the NSP loan and requiring a fifty five year period of affordability. Allowable rents will depend on project specifics but will need to be affordable to households between 30 percent and 50 percent of area median income.

Location Description:

Based on its current Consolidated Five Year Plan and its draft Housing Element, the City of Santa Ana has determined that there is a citywide shortage of rental housing available and affordable to households at or below 50 percent of area median income. As a consequence the City will operate this program on a citywide basis.

Activity Progress Narrative:

Orange Housing Development Corp (OHDC) and C&C Development have acquired a 14-unit building. The developer has arranged relocation for all tenants and will be the property will be vacant by next quarter. They will be commencing rehabilitation in the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/0
# of housing units	0	0	0	0/0	0/0	14/24
# of Households benefitting	0	0	0	0/24	0/0	0/24

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	
