

**Grantee: Santa Ana, CA**

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

**October 1, 2012 thru December 31, 2012 Performance Report**

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**Grant Number:**

B-09-LN-CA-0047

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

Santa Ana, CA

**Contract End Date:**

02/11/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$10,000,000.00

**Grant Status:**

Active

**QPR Contact:**

Francisco Hernandez

**Estimated PI/RL Funds:**

\$2,028,453.06

**Total Budget:**

\$12,028,453.06

## 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 2

**Program Approach:**

5 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
<b>Total Projected Budget from All Sources</b>	N/A	\$12,028,453.06
<b>Total Budget</b>	\$0.00	\$12,028,453.06
<b>Total Obligated</b>	\$0.00	\$10,437,099.65
<b>Total Funds Drawdown</b>	\$164,625.71	\$9,022,033.61
<b>Program Funds Drawdown</b>	\$0.00	\$7,327,104.06
<b>Program Income Drawdown</b>	\$164,625.71	\$1,694,929.55
<b>Program Income Received</b>	\$85,351.63	\$1,926,779.82
<b>Total Funds Expended</b>	\$163,172.94	\$9,069,353.08
<b>Match Contributed</b>	\$0.00	\$6,810,000.00

**Progress Toward Required Numeric Targets**

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$6,810,000.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$1,000,000.00	\$662,857.45
<b>Limit on State Admin</b>	\$0.00	\$662,857.45

**Progress Toward Activity Type Targets**

Activity Type	Target	Actual
<b>Administration</b>	\$1,000,000.00	\$1,170,345.31



## 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:

October 1, 2012 - December 31, 2012

-Single Family Homes: One single family property was evaluated this quarter and an offer was made on this property, but it was rejected. Three properties purchased in previous quarters have been rehabilitated, one of which is listed for sale, one is in escrow, and the third was sold to a 120% AMI eligible household.

-Downpayment Assistance: This activity has been closed in a previous quarter.

-Rental: Rehabilitation on the 26-Unit apartment complex located at 326 S Garnsey is complete and all units have been leased up with the exception of one.

### 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,	\$0.00	\$10,858,107.75	\$7,106,264.06
02, Admin	\$0.00	\$1,170,345.31	\$220,840.00



## Activities

**Grantee Activity Number:** NSP2010ADMN

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

02

**Projected Start Date:**

02/11/2010

**Benefit Type:**

( )

**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**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$1,170,345.31

**Total Budget**

\$0.00

\$1,170,345.31

**Total Obligated**

\$0.00

\$1,000,000.00

**Total Funds Drawdown**

\$72,325.47

\$662,857.45

**Program Funds Drawdown**

\$0.00

\$220,840.00

**Program Income Drawdown**

\$72,325.47

\$442,017.45

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$70,872.70

\$709,193.76

City of Santa Ana Community Development Agency

\$70,872.70

\$709,193.76

**Match Contributed**

\$0.00

\$0.00

**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 staff salaries, 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

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

## 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 ( HouseHold )

**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**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,478,642.75
<b>Total Budget</b>	\$0.00	\$6,478,642.75
<b>Total Obligated</b>	\$0.00	\$5,057,634.65
<b>Total Funds Drawdown</b>	\$0.00	\$4,863,321.99
<b>Program Funds Drawdown</b>	\$0.00	\$3,997,432.96
<b>Program Income Drawdown</b>	\$0.00	\$865,889.03
<b>Program Income Received</b>	\$85,351.63	\$1,926,529.82
<b>Total Funds Expended</b>	\$0.00	\$4,864,305.15
City of Santa Ana Community Development Agency	\$0.00	\$4,864,305.15
<b>Match Contributed</b>	\$0.00	\$5,820,000.00

**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 the Neighborhood Community Stabilization Trust (NCST). This quarter, ANR assessed one properties from the MLS. This property was found to be located in the NSP 2 project area and ANR put in an offer on the property, but it was rejected. Through NCST, the City did not receive any properties to assess for the NSP2 program.

Three properties purchased in previous quarters have been rehabilitated, one of which is listed for sale, one is in escrow, and the third was sold to a 120% AMI eligible household.

Currently there is one property under rehabilitaiton, Details are as follows:

705 S Kilson, estimated rehab completion date is 1/19/2013



## 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	30/60
# of Singlefamily Units	1	30/60

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	0/0	4/0	30/60	13.33
# Owner Households	0	0	1	0/0	4/0	30/60	13.33

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1230 W. Camden Place	santa ana		California	92707-2107	Match / N

## 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:** NSP2010DPAP  
**Activity Title:** Downpayment Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

01

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Eligible Use A: Financing Mechanism for Purchase,

**Projected End Date:**

09/30/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Santa Ana Community Development Agency

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$88,277.00
<b>Total Budget</b>	\$0.00	\$88,277.00
<b>Total Obligated</b>	\$0.00	\$88,277.00
<b>Total Funds Drawdown</b>	\$0.00	\$88,277.00
<b>Program Funds Drawdown</b>	\$0.00	\$63,140.00
<b>Program Income Drawdown</b>	\$0.00	\$25,137.00
<b>Program Income Received</b>	\$0.00	\$250.00
<b>Total Funds Expended</b>	\$0.00	\$88,277.00
City of Santa Ana Community Development Agency	\$0.00	\$88,277.00
<b>Match Contributed</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. This activity closed as of 9/30/2012, and remaining funds transferred to Single Family activity.

**Location Description:**

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

**Activity Progress Narrative:**

This activity was closed in a previous quarter.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/10



# of Singlefamily Units

0

3/10

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	2/10	3/10	100.00
# Owner Households	0	0	0	1/0	2/10	3/10	100.00

## 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 ( HouseHold )

**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**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,291,188.00
<b>Total Budget</b>	\$0.00	\$4,291,188.00
<b>Total Obligated</b>	\$0.00	\$4,291,188.00
<b>Total Funds Drawdown</b>	\$92,300.24	\$3,407,577.17
<b>Program Funds Drawdown</b>	\$0.00	\$3,045,691.10
<b>Program Income Drawdown</b>	\$92,300.24	\$361,886.07
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$92,300.24	\$3,407,577.17
City of Santa Ana Community Development Agency	\$92,300.24	\$3,407,577.17
<b>Match Contributed</b>	\$0.00	\$990,000.00

**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:**

Construction on the 26-unit apartment complex purchased by the City's Intermediary, Orange Housing Development Corp (OHDC) and C&C Development (C&C) was completed last quarter. Twenty-five units will be restricted to 50% AMI households per the NSP guidelines; the remaining unit will be a manager's unit. The property has been leased up with the exception on one unit.



## 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	25	25/30
# of Multifamily Units	25	25/30

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	25	0	25	25/30	0/0	25/30	100.00
# Renter Households	25	0	25	25/30	0/0	25/30	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
326 S. Garnsey Street	Santa Ana		California	92701-5434	Match / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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