

Grantee: Santa Ana, CA

Grant: B-08-MN-06-0522

October 1, 2013 thru December 31, 2013 Performance Report



Grant Number:

B-08-MN-06-0522

Obligation Date:

03/26/2009

Award Date:

03/05/2009

Grantee Name:

Santa Ana, CA

Contract End Date:

03/05/2013

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$5,795,151.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$1,800,000.00

Total Budget:

\$7,595,151.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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 to little or no maintenance, and vandalism.

Distribution and and Uses of Funds:

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.

Definitions and Descriptions:

- 1) Blighted Structure: In accordance with Section 33031 of the California Redevelopment Law, the City of Santa Ana will define blighted structures in the following way:
 - a) This subdivision describes physical conditions that cause blight: 1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities. 2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction give the present general plan, zoning, or other development standards. 3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area. 4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.
- 2) Affordable Rents: For purposes of the NSP Program, the City of Santa Ana will define affordable rents in a manner consistent with the requirements of the federal HOME Program for very low income rents: A rent that does not exceed 30 percent of the adjusted monthly income of a family whose annual income equals 50 percent of the median income for the area as determined by the U.S. Department of Housing and Urban Development, with adjustments for household size and numbers of bedrooms in the unit. Such rents must be reduced in accordance with a reasonable allowance for tenant paid utilities.
- 3) Affordability: As a condition of the receipt of NSP funds for either owner-occupied or rental housing units, the City of Santa Ana will require recordation of deeds of trust and of enforceable covenants stipulating both the necessary period of affordability and also reporting requirements that will enable the City to determine if the affordability requirements are being met. For rental property the required period of affordability will be fifty-five years and will run with the land for that period. For owner-occupied property the required period of affordability will be thirty or forty-five years depending on the program utilized.
- 4) Housing Rehabilitation Standards: NSP-assisted housing will be brought into compliance with all applicable codes, standards and regulations (local, state, and federal), including the Municipal Code of the City of Santa Ana, the 2007 California Building Codes, and the Section 8 Minimum Housing Quality Standards developed by HUD. Lead-based paint hazards will be evaluated, controlled and disclosed in accordance with the guidelines developed by HUD with the assistance and input of the CDC, EPA, and OSHA. Homes that are over fifty years old will be evaluated for their historic significance in a manner consistent with federal laws. If the home is historic, improvements will comply with all applicable historic rehabilitation standards.



Low Income Targeting:

The City of Santa Ana will budget \$1,800,000 for Program 4: Acquisition and Rehabilitation of Foreclosed or Abandoned Rental Property. This program will exclusively serve household with income at or below 50 percent of area median. The City's total grant amount will be \$5,795.151, and the Program budget of \$1.8 million equals 31 percent of that total.

Acquisition and Relocation:

Indicated whether the grantee intends to demolish or convert any low- and moderate-income dwelling units. The City does not intend to demolish or convert any occupied dwelling units. It will take action solely on vacant and foreclosed properties. NSP guidelines specifically exempt NSP funded projects from the one for one replacement requirements that would otherwise apply.

Public Comment:

On November 1, 2008 the draft Substantial Amendment and SF424 were made available to the public on the City's website at the following web address: www.santa-ana.org/cda/default.asp. Additionally, the documents were made available at the following four locations: Housing Department, 20 Civic Center Plaza, 3rd Floor; Community Development Agency, 20 Civic Center Plaza, 6th Floor; Office of the Clerk of the Council, 20 Civic Center Plaza, Room 809; and the Main Public Library, 26 Civic Center Plaza, Santa Ana, California. Availability of the documents and of the City's Council's intent to take action on November 17, 2008 was made known by publication on November 1, 2008 in the Orange County Register, a newspaper of general circulation. Publication in La Opinion and Nguoi Viet, newspapers published in Spanish and Vietnamese respectively, occurred on November 4, 2008. This was the earliest date possible. Summary of Public Comments received to the proposed NSP Substantial Amendment:
Community Redevelopment and Housing Commission Comments

- Acquire parks for open space, when feasible
 - Recommend priority for live or work in Santa Ana, and Veterans
 - Increase the number of 80 percent AMI units in Program
- City Council Comments
- Seeks opportunities to leverage funds
 - Prioritize most negatively impacted neighborhoods/blocks, including historic neighborhoods
 - Recommend not using hte funds for one specific bank or lender

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,595,151.00
Total Budget	\$0.00	\$7,595,151.00
Total Obligated	\$0.00	\$7,595,151.00
Total Funds Drawdown	\$0.00	\$6,925,340.12
Program Funds Drawdown	\$0.00	\$5,555,109.25
Program Income Drawdown	\$0.00	\$1,370,230.87
Program Income Received	\$10,245.66	\$1,700,708.90
Total Funds Expended	\$0.00	\$6,925,340.12
Match Contributed	\$0.00	\$5,503,960.13



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	\$5,503,960.13
Limit on Public Services	\$869,272.65	\$0.00
Limit on Admin/Planning	\$579,515.10	\$586,482.59
Limit on State Admin	\$0.00	\$586,482.59

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,448,787.75	\$2,563,733.23

Overall Progress Narrative:

Condominiums and Historic Homes - Activity Completed

Down Payment Assistance - Activity Completed

Single Family Homes - All units purchased have been rehabilitated and sold. The City is continually looking for additional properties to expend remaining funds.

Rental - Activity Completed. The City is working with an intermediary who is under contract to implement our rental activities under the NSP program. This Intermediary is working to find properties that fit within the City's NSP guidelines.

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	\$0.00	\$6,881,277.18	\$5,192,601.35
02, Eligible Use E: Redevelop Demolished or Vacant Properties	\$0.00	\$0.00	\$0.00
03, Admin	\$0.00	\$713,873.82	\$362,507.90



Activities

Grantee Activity Number:	NSP2008ADMN
Activity Title:	Administration of NSP

Activity Category:

Administration

Project Number:

03

Projected Start Date:

01/15/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Admin

Projected End Date:

01/14/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Santa Ana Community Development Agency

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$713,873.82
Total Budget	\$0.00	\$713,873.82
Total Obligated	\$0.00	\$713,873.82
Total Funds Drawdown	\$0.00	\$586,482.59
Program Funds Drawdown	\$0.00	\$362,507.90
Program Income Drawdown	\$0.00	\$223,974.69
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$586,482.59
City of Santa Ana Community Development Agency	\$0.00	\$586,482.59
Match Contributed	\$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 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	



Grantee Activity Number: NSP2008ARCH

Activity Title: Acquisition/Rehab-Condos and Historic Homes

Activity Category:

Rehabilitation/reconstruction of residential structures

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

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Santa Ana Community Development Agency

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,154,059.80
Total Budget	\$0.00	\$2,154,059.80
Total Obligated	\$0.00	\$2,154,059.80
Total Funds Drawdown	\$0.00	\$2,103,317.90
Program Funds Drawdown	\$0.00	\$1,513,537.09
Program Income Drawdown	\$0.00	\$589,780.81
Program Income Received	\$10,245.66	\$911,314.29
Total Funds Expended	\$0.00	\$2,103,317.90
City of Santa Ana Community Development Agency	\$0.00	\$2,103,317.90
Match Contributed	\$0.00	\$1,783,410.13

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:

Activity was completed in a previous quarter.

Accomplishments Performance Measures

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

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		22/10	

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	16/0	22/10	77.27

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

01/15/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Eligible Use A: Financing Mechanism

Projected End Date:

01/14/2014

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, 2013

To Date

Total Budget

N/A

\$2,059,241.64

Total Obligated

\$0.00

\$2,059,241.64

Total Funds Drawdown

\$0.00

\$2,059,241.64

Program Funds Drawdown

\$0.00

\$1,720,974.73

Program Income Drawdown

\$0.00

\$1,269,617.00

Program Income Received

\$0.00

\$451,357.73

Total Funds Expended

\$0.00

\$757,169.86

City of Santa Ana Community Development Agency

\$0.00

\$1,720,974.73

Match Contributed

\$0.00

\$1,720,974.73

\$0.00

\$3,170,550.00

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 base 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:



Single Family Homes - All units purchased have been rehabilitated and sold. The City is continually looking for additional properties to expend the remaining funds.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		17/40	
# of Singlefamily Units	0		17/40	

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	1/0	17/40	5.88
# Owner Households	0	0	0	0/0	1/0	17/40	5.88

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

Project Number:

01

Projected Start Date:

01/15/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Eligible Use A: Financing Mechanism

Projected End Date:

01/14/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Santa Ana Community Development Agency

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$104,242.51
Total Budget	\$0.00	\$104,242.51
Total Obligated	\$0.00	\$104,242.51
Total Funds Drawdown	\$0.00	\$104,242.51
Program Funds Drawdown	\$0.00	\$44,300.00
Program Income Drawdown	\$0.00	\$59,942.51
Program Income Received	\$0.00	\$11,064.25
Total Funds Expended	\$0.00	\$104,242.51
City of Santa Ana Community Development Agency	\$0.00	\$104,242.51
Match Contributed	\$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:

Activity was completed in a previous quarter.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/20
# of Singlefamily Units	0	4/20

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	1/0	4/20	25.00
# Owner Households	0	0	0	0/0	1/0	4/20	25.00

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	



Grantee Activity Number:	NSP2008RNTL
Activity Title:	Acquisition and Rehabilitation - Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

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

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Santa Ana Community Development Agency

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,563,733.23
Total Budget	\$0.00	\$2,563,733.23
Total Obligated	\$0.00	\$2,563,733.23
Total Funds Drawdown	\$0.00	\$2,410,322.39
Program Funds Drawdown	\$0.00	\$2,365,147.26
Program Income Drawdown	\$0.00	\$45,175.13
Program Income Received	\$0.00	\$21,160.50
Total Funds Expended	\$0.00	\$2,410,322.39
City of Santa Ana Community Development Agency	\$0.00	\$2,410,322.39
Match Contributed	\$0.00	\$550,000.00

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:

Activity was completed in a previous quarter. The City is working with an intermediary who is under contract to implement our rental activities under the NSP program. This Intermediary is working to find properties that fit within the City's NSP guidelines.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	51/24
# of Multifamily Units	0	51/24

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	51/24	0/0	51/24	100.00
# Renter Households	0	0	0	51/24	0/0	51/24	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	

