

Grantee: Neighborhood Housing Services of Orange County

Grant: B-09-CN-CA-0049

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-09-CN-CA-0049

Obligation Date:**Grantee Name:**

Neighborhood Housing Services of Orange County

Award Date:**Grant Amount:**

\$7,500,000.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

On behalf of members of the Home Again Consortium, Neighborhood Housing Services of Orange County (NHS OC) was awarded \$7,500,000 in NSP2 funds to acquire, rehabilitate and re-sell or rent at least 100 housing units in census tracts in Orange County with an average foreclosure need score of 18 or greater. The organizations that make up the HomeAgain Consortium formed a collaborative in 2008 to address how to reduce the impact of REOs in neighborhoods in Orange County. After becoming aware of the availability of NSP2 funds for non-profit organizations, the collaborative decided to apply for NSP2 funding as the HomeAgain Consortium to increase efforts to stem the negative effects of foreclosures on neighborhoods and property values throughout Orange County. The consortium members are all non-profit organizations who have histories of providing housing opportunities for very low to moderate income residents in the County.

Orange County has been identified as one of the hardest hit areas in the country in terms of foreclosure. This has had a negative effect on property values which have decreased by 41% in a 2 year period beginning in mid-2007. The large rise in foreclosures has led to a significant decline in homeownership rates and a further decline of neighborhood stabilization.

The consortium's NSP2 strategies include:

- Acquiring at least 100 housing units through the National Community Stabilization Trust and other means in a target geography which has an average combined foreclosure needs score of 18 or greater.
- At least 25 percent of the consortium's NSP2 funding will be used for the purchase of abandoned or foreclosed homes or residential properties that will be used to home individuals or families whose incomes do not exceed 50 percent of Area Median Income.
- Rehabilitate the properties to community standards and where possible use "Green Practices" when making repairs or replacements.
- Re-sell or rent the units to qualifying individuals or families. When re-selling properties, down payment assistance will be provided for households in need of assistance.

The four program activities are:

- Acquisition, Rehab, Resale - Single Family Residential (ARR-SFR) \$5,400,000
- Acquisition Rehab, Rental - Single-Family (AAR-Rental) \$1,350,000
- Home Buyer Down Payment Assistance- Single Family Residential (DPA-SFR) \$0
- Administration (\$750,000)

NSP funds will be used for down payment assistance loans in the homes that have been purchased and rehabilitated through the program and may also be provided for abandoned and foreclosed NSP qualified homes that are acquired and rehabbed by HomeAgain Consortium members through private funds. For the most part, down payment assistance will be provided for homes acquired with NSP funds, but in the casethat it is necessary to acquire an abandoned or foreclosed home that qualifies for NSP with private funds, NSP funds may be used to provide down payment assistance.

One strategy in selecting homes is to focus on properties that are least likely to be purchased because of the amount of rehabilitation required or the impact of foreclosures in the census tract. This will help neighborhoods and allow down payment assistance mortgages to be placed on the properties that are hard to sell.

The consortium will target completing acquisition and rehabilitation of 84 single family residential units and/or condominiums for resale and 16 units for rent. A number of the rental units are targeted to serve special needs populations. All of the rental units proposed will be targeted to serve households with incomes below 50% of Area Median Income. 6 of the single family residential units will be sold to households with incomes below 50% of Area Median Income. Income eligibility of all program applicants will be verified, including third party verifications. For-

sale units will have a 30 year and 30 day affordability period and rental units will have a 55 year affordability period. No program beneficiary will have household incomes over 120% of Area Median Income.

NSP2 funds will be used to acquire properties. Consortium members will rehabilitate the properties using their own rehabilitation staff, with volunteers or with contractors selected through affirmative marketing.

The consortium will also provide down payment assistance loans which will be considered gap-financing that will be limited to the amount necessary to bridge the gap between the maximum first mortgage attainable and the amount the homebuyer needs to qualify for purchase of the home. Additional subordinated financing and grants may be used to create additional gap financing if needed.

Selected Consortium Members will also acquire and rehabilitate foreclosed properties that will serve as single family or special needs rentals. This program may require a variety of additional funding based on the size of the property, such as: redevelopment housing funds, tax credit financing, as well as other State and Federal sources. The Consortium plans to rent these units to households at or below 50% of the area median income. Deferred loans or grants will be provided to the Multi-Family projects to allow them to achieve the level of affordability required. This gap financing will be secured by a note or covenant.

At a minimum, 50% of the grant funds will be expended by February 2012 and all of the grant will be expended by February 2013. NHS OC will use 10% of the grant funds for Administration.

Target Geography:

The Target Geography includes the following census tracts in Orange County, California with an average foreclosure need score of 18:

11.01,741.02, 13.01, 741.06, 13.03, 741.07, 15.01, 741.11, 15.05, 742.00, 17.04, 743.00, 17.07, 744.03, 110.00, 744.07, 117.15, 744.08, 117.16, 745.01, 218.02, 746.01, 219.13, 746.02, 219.20, 747.01, 219.23, 747.02, 320.02, 748.01, 320.14, 748.02, 320.15, 748.03, 320.23, 748.05, 320.27, 749.01, 320.28, 749.02, 320.34, 750.02, 320.38, 750.03, 320.39, 751.00, 320.44, 752.01, 320.48, 752.02, 320.49, 754.03, 320.50, 755.15, 320.51, 756.04, 320.52, 756.07, 320.53, 760.00, 320.56, 761.02, 421.11, 863.01, 421.12, 864.04, 422.03, 865.02, 422.05, 867.01, 423.07, 867.02, 423.10, 870.02, 423.12, 871.03, 423.15, 876.02, 423.20, 877.03, 423.27, 877.04, 423.32, 878.01, 423.35, 878.02, 524.08, 878.03, 524.16, 878.06, 524.18, 884.03, 524.20, 886.01, 524.24, 888.01, 524.27, 890.03, 524.28, 890.04, 525.02, 891.02, 525.17, 891.05, 525.25, 992.02, 525.27, 992.15, 626.04, 992.31, 626.10, 992.43, 626.12, 992.48, 626.21, 994.13, 626.25, 995.14, 626.33, 997.02, 626.38, 1,102.01, 626.39, 1,103.01, 626.43, 1,104.01, 740.04, 1,106.04, 740.06

The housing median prices throughout the County of Orange have tumbled from \$645,000 in June 2007 to \$380,000 in April 2009; representing a price decrease of 41%. These plummeting home values have only added to the number of housing foreclosures, even from steady home owners as they walk away from homes with negative equity.

Lower housing prices may seem to benefit the cause of homeownership in the County of Orange as the market adjusts from previous overvaluation, however, the unemployment rate as of April 2009 in Orange County is 8.6%. This level of unemployment in Orange County severely undermines the ability for residents of the County to meet their basic housing needs as well as receive credit for proceeding into the future.

Renters have also experienced loss of housing due to foreclosure in Orange County. Though not as prevalent as that of foreclosure of single family homes, an opportunity exists to acquire rental properties either of one to four units or more than five units to create affordable long term rental options for very low income families which are needed throughout the county.

Program Approach:

The Consortium will purchase and rehab properties in census tracts in Orange County with an average foreclosure needs score of 18 or greater. This will help to support older neighborhoods with a greater need for structure rehabilitation and will make it possible to access troubled rental projects that otherwise may not be eligible for NSP2 funding.

The Home Again Consortium has four Proposed Activities that require NSP2 funding:

1. Acquisition, Rehabilitation and Resale - Single Family Residences Program (ARR-SFR)
2. Acquisition, Rehabilitation and Rental Program (ARR-Rental)
3. Homebuyer Assistance Program (DPA-SFR)
4. Administrative costs will not exceed 10% of NSP2 funding.

For clarification, the Consortium intends to provide Homebuyer Assistance in the form of a deferred 2nd or 3rd mortgages on the for sale properties. For the most part, the Consortium plans to provide this assistance to homebuyers that will purchase homes that have been purchased and rehabilitated by one of the Consortium Members with NSP funds. Thus, this Action Plan reflects moving the 45 units of Homebuyer Assistance totaling \$2,700,000 to the Acquisition, Rehab, Resale activity. This would increase the ARR-SFR activity for a total of \$5,400,000 with the ARR-Rental activity at \$1,350,000. In the case that it is necessary to acquire NSP homes with private funds, NSP funds may also be used for Homebuyer down payment assistance for homes acquired with private funds.

Consortium Members:

Affordable Housing Clearinghouse
Orange County Community Housing Corporation
Irvine Community Land Trust
Habitat for Humanity of Orange County
Mary Erickson Community Housing
Community Housing Resources Inc.
Neighborhood Housing Services of Orange County

How to Get Additional Information:

Please contact Blair Schaeffer at 714-409-3431 blairs@nhsoc.org or Ron Rohrer at (714) 409-3440 ronr@nhsoc.org.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$7,500,000.00
Program Funds Drawdown	\$335,031.08	\$5,173,821.38
Program Funds Obligated	\$296,264.38	\$5,174,639.66
Program Funds Expended	\$311,889.29	\$5,150,679.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$139,002.80
Program Income Drawdown	\$417.82	\$139,002.80

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	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$750,000.00	\$332,581.73
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$750,000.00	\$750,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,875,000.00	\$1,965,864.93

Overall Progress Narrative:

This quarter the HomeAgain Consortium has sold one property and purchased five housing units. In the last quarter, Habitat for Humanity of Orange County has sold one property to a household below 50% Area Median Income (AMI). They also sold one property in a prior quarter. They have an additional two properties for sale.

Affordable Housing Clearinghouse has finished the rehabilitation of two single family properties. One is now for sale and the other is in escrow to be sold.

Orange County Community Housing Corporation has finished rehabbing two single family properties and currently has three properties for sale. These properties are intended to be sold to households at or below 120% Area Median Income.

Neighborhood Housing Services of Orange County (NHS OC) has purchased one single family property in the last quarter. NHS OC currently has 15 properties for sale and one in rehabilitation. NHS OC sold one property in a prior quarter.

Community Housing Resources has purchased an additional four units in the last quarter. These units are next to the four units that they had previously purchased. Rehabilitation of the 8 units is scheduled to begin in the next quarter. The units are designated to be rental units for households at or below 30% AMI.

In total since the beginning of the NSP2 program, the HomeAgain Consortium has purchased 35 units. Three units have been sold, one is in escrow to be sold, 21 units are for sale and 10 are in rehabilitation. One has been sold to a household below 50% AMI and an additional 14 units are intended to be sold or rented to households at or below 50% AMI. One unit has been sold to a household below 120% AMI and an additional 19 properties are intended to be sold to households at or below 120% AMI.

The sold properties and properties for sale can be seen at nhsocaffordablehomes.org.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ARR-Rental, ARR-Rental	\$41,872.87	\$1,350,000.00	\$510,736.00
ARR-SFR, ARR-SFR	\$97,317.20	\$5,400,000.00	\$4,330,921.47
Administration, Administration	\$195,841.01	\$750,000.00	\$332,163.91
DPA-SFR, DPA-SFR	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: Administration

Activity Title: Administration

Activity Category:

Administration

Project Number:

Administration

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services of Orange County

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$195,841.01	\$332,163.91
Program Funds Obligated	\$196,510.29	\$332,163.91
Program Funds Expended	\$196,510.29	\$332,163.91
Neighborhood Housing Services of Orange County	\$196,510.29	\$332,163.91
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$417.82	\$417.82

Activity Description:

Administration of NSP2 funds.

Location Description:

The majority of the administration will be carried out by Neighborhood Housing Services of Orange County at 50 S. Anaheim Blvd, Anaheim, CA, Suite 90 and 198 W. Lincoln Ave, 2nd floor, Anaheim, CA 92805. The mailing address for our office is at Neighborhood Housing Services of Orange County's main office 198 W. Lincoln Ave, Second Floor, Anaheim, CA. Activities charged to administration may occur in other locations and be carried out by other Consortium Members.

Activity Progress Narrative:

This quarter we have drawdown funds for administrative expenses for NHS OC and for Community Housing Resources, Inc.

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
US Department of Housing and Urban Development	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	AHC ARR-SFR
Activity Title:	AHC Acquisition Rehab and Resale of Single Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

ARR-SFR

Project Title:

ARR-SFR

Projected Start Date:

05/01/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Affordable Housing Clearinghouse

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$675,000.00
Total CDBG Program Funds Budgeted	N/A	\$675,000.00
Program Funds Drawdown	\$0.00	\$416,069.23
Program Funds Obligated	\$0.00	\$416,887.51
Program Funds Expended	(\$818.28)	\$416,069.23
Affordable Housing Clearinghouse	(\$818.28)	\$416,069.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Affordable Housing Clearinghouse will acquire, rehabilitate, and resell single family residential units. Homebuyer Assistance may also be provided in the form of a deferred 2nd or 3rd mortgage on these properties.

Location Description:

The Target Geography includes the following census tracts in Orange County, California with an average foreclosure need score of 18:

11.01,741.02, 13.01, 741.06, 13.03, 741.07, 15.01, 741.11, 15.05, 742.00, 17.04, 743.00, 17.07, 744.03, 110.00, 744.07, 117.15, 744.08, 117.16, 745.01, 218.02, 746.01, 219.13, 746.02, 219.20, 747.01, 219.23, 747.02, 320.02, 748.01, 320.14, 748.02, 320.15, 748.03, 320.23, 748.05, 320.27, 749.01, 320.28, 749.02, 320.34, 750.02, 320.38, 750.03, 320.39, 751.00, 320.44, 752.01, 320.48, 752.02, 320.49, 754.03, 320.50, 755.15, 320.51, 756.04, 320.52, 756.07, 320.53, 760.00, 320.56, 761.02, 421.11, 863.01, 421.12, 864.04, 422.03, 865.02, 422.05, 867.01, 423.07, 867.02, 423.10, 870.02, 423.12, 871.03, 423.15, 876.02, 423.20, 877.03, 423.27, 877.04, 423.32, 878.01, 423.35, 878.02, 524.08, 878.03, 524.16, 878.06, 524.18, 884.03, 524.20, 886.01, 524.24, 888.01, 524.27, 890.03, 524.28, 890.04, 525.02, 891.02, 525.17, 891.05, 525.25, 992.02, 525.27, 992.15, 626.04, 992.31, 626.10, 992.43, 626.12, 992.48, 626.21, 994.13, 626.25, 995.14, 626.33, 997.02, 626.38, 1,102.01, 626.39, 1,103.01, 626.43, 1,104.01, 740.04, 1,106.04, 740.06

Activity Progress Narrative:

Affordable Housing Clearinghouse (AHC) has purchased two single family residential properties last quarter. The rehabilitation of both properties is now complete. AHC has paid for the rehabilitation of these properties through their private funds or lines of credit and will be reimbursed through sale proceeds. One property is in escrow to be sold with an expected closing date of October 28, 2011 and the listing agent is preparing the other property for sale. These properties are intended to be sold to households at or below 120% Area Median Income.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/11	
#Light Fixtures (indoors) replaced	0		0/5	
#Light fixtures (outdoors) replaced	0		0/5	
#Low flow toilets	0		0/5	
#Low flow showerheads	0		0/11	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/11	
# of Singlefamily Units	0		0/11	

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	0/11	0
# Owner Households	0	0	0	0/0	0/0	0/11	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
US Department of Housing and Urban Development	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: CHRI ARR-Rental LH25

Activity Title: CHRI ARR-Rental LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

ARR-Rental

Project Title:

ARR-Rental

Projected Start Date:

05/01/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Housing Resources, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$675,000.00
Total CDBG Program Funds Budgeted	N/A	\$675,000.00
Program Funds Drawdown	\$41,872.87	\$510,736.00
Program Funds Obligated	\$42,021.87	\$510,736.00
Program Funds Expended	\$42,021.87	\$510,736.00
Community Housing Resources, Inc.	\$42,021.87	\$510,736.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Community Housing Resources, Inc. will acquire, rehabilitate, and rent single family properties.

Location Description:

The Target Geography includes the following census tracts in Orange County, California with an average foreclosure need score of 18:

11.01,741.02, 13.01, 741.06, 13.03, 741.07, 15.01, 741.11, 15.05, 742.00, 17.04, 743.00, 17.07, 744.03, 110.00, 744.07, 117.15, 744.08, 117.16, 745.01, 218.02, 746.01, 219.13, 746.02, 219.20, 747.01, 219.23, 747.02, 320.02, 748.01, 320.14, 748.02, 320.15, 748.03, 320.23, 748.05, 320.27, 749.01, 320.28, 749.02, 320.34, 750.02, 320.38, 750.03, 320.39, 751.00, 320.44, 752.01, 320.48, 752.02, 320.49, 754.03, 320.50, 755.15, 320.51, 756.04, 320.52, 756.07, 320.53, 760.00, 320.56, 761.02, 421.11, 863.01, 421.12, 864.04, 422.03, 865.02, 422.05, 867.01, 423.07, 867.02, 423.10, 870.02, 423.12, 871.03, 423.15, 876.02, 423.20, 877.03, 423.27, 877.04, 423.32, 878.01, 423.35, 878.02, 524.08, 878.03, 524.16, 878.06, 524.18, 884.03, 524.20, 886.01, 524.24, 888.01, 524.27, 890.03, 524.28, 890.04, 525.02, 891.02, 525.17, 891.05, 525.25, 992.02, 525.27, 992.15, 626.04, 992.31, 626.10, 992.43, 626.12, 992.48, 626.21, 994.13, 626.25, 995.14, 626.33, 997.02, 626.38, 1,102.01, 626.39, 1,103.01, 626.43, 1,104.01, 740.04, 1,106.04, 740.06

Activity Progress Narrative:

Community Housing Resources, Inc. (CHRI) purchased one 4 unit property this quarter. In total, CHRI has purchased two four unit properties that are intended to be rented to developmentally disabled residents at or below 30% Area Median Income. These properties were purchased with a combination of NSP2 funds, City of Anaheim HOME funds, and a private loan from a private lender. NSP2 funds only paid for the acquisition of the properties. Rehabilitation will be paid with HOME funds and a private line of credit. This quarter CHRI has worked on finalizing the rehabilitation plans and requesting bids. Rehabilitation is expected to finished on January 31, 2012 and the units are expected to be rented by February 1, 2012.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/2	
#Light Fixtures (indoors) replaced	0		0/4	
#Light fixtures (outdoors) replaced	0		0/4	
#Low flow toilets	0		0/4	
#Low flow showerheads	0		0/8	
# VLI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/8	
# of Singlefamily Units	0		0/8	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/8	0/0	0/8	0
# Renter Households	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
US Department of Housing and Urban Development	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	HHOC ARR-SFR
Activity Title:	HHOC Acquisition, Rehab, Resale Single Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

ARR-SFR

Project Title:

ARR-SFR

Projected Start Date:

05/01/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat for Humanity of Orange County Incorporated

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$771,775.07
Total CDBG Program Funds Budgeted	N/A	\$771,775.07
Program Funds Drawdown	\$0.00	\$674,559.36
Program Funds Obligated	\$0.00	\$674,559.36
Program Funds Expended	\$0.00	\$674,559.36
Habitat for Humanity of Orange County Incorporated	\$0.00	\$674,559.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$96,775.07
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Habitat for Humanity of Orange County Incorporated will acquire, rehabilitate, and resell single family residential properties. Homebuyer Assistance may also be provided in the form of a deferred 2nd or 3rd mortgage on these properties. Orange County Community Housing Corporation (OCCHC) has spent \$675,000 on the purchase of three properties. \$138,584.98 of program income from the sale of two other Consortium Member properties was utilized for the purchase of one of OCCHC's properties. Thus, the budget has been decreased by \$138,584.98 in order to credit this program income to the Consortium Members who sold the properties. This \$138,584.98 in program income comprised of the sale of a LMMI property by Habitat for Humanity of Orange County for which the program income was \$96,775.07. Thus, \$96,775.07 has been added to the budget for HHOC ARR-SFR, for a total of \$771,775.07 (from a prior total of \$675,000). \$41,809.91 of program income from the sale of a Neighborhood Housing Services of Orange County LMMI property were also used for this purchase and this amount has been added to the budget for the NHS OC ARR-SFR activity.

Location Description:

The Target Geography includes the following census tracts in Orange County, California with an average foreclosure need score of 18:

11.01,741.02, 13.01, 741.06, 13.03, 741.07, 15.01, 741.11, 15.05, 742.00, 17.04, 743.00, 17.07, 744.03, 110.00, 744.07, 117.15, 744.08, 117.16, 745.01, 218.02, 746.01, 219.13, 746.02, 219.20, 747.01, 219.23, 747.02, 320.02, 748.01, 320.14, 748.02, 320.15, 748.03, 320.23, 748.05, 320.27, 749.01, 320.28, 749.02, 320.34, 750.02, 320.38, 750.03, 320.39, 751.00, 320.44, 752.01, 320.48, 752.02, 320.49, 754.03, 320.50, 755.15, 320.51, 756.04, 320.52, 756.07, 320.53, 760.00, 320.56, 761.02, 421.11, 863.01, 421.12, 864.04, 422.03, 865.02, 422.05, 867.01, 423.07, 867.02, 423.10, 870.02, 423.12, 871.03, 423.15, 876.02, 423.20, 877.03, 423.27, 877.04, 423.32, 878.01, 423.35, 878.02, 524.08, 878.03, 524.16, 878.06, 524.18, 884.03, 524.20, 886.01, 524.24, 888.01, 524.27, 890.03, 524.28, 890.04, 525.02, 891.02, 525.17, 891.05, 525.25, 992.02, 525.27, 992.15, 626.04, 992.31, 626.10, 992.43, 626.12, 992.48, 626.21, 994.13, 626.25, 995.14, 626.33, 997.02, 626.38, 1,102.01, 626.39, 1,103.01, 626.43, 1,104.01, 740.04, 1,106.04, 740.06

Activity Progress Narrative:

Habitat for Humanity of Orange County (Habitat) has sold one property this quarter to a household at or below 50% Area Median Income (AMI). Last quarter Habitat sold a property to a household under 120% Area Median Income (AMI). Two additional properties are for sale. Habitat is paying for the rehabilitation of these properties through their private funds or lines of credit and will be reimbursed through sale proceeds. NHS OC and Habitat for Humanity is working on verifying the program income for both properties. The program income reported for the first property is an estimate and may need to be changed after final verification of back up documentation and calculations. The program income for the sale of the second property has not yet been reported and will be reported once calculation and backup documentation have been verified. The budget for this property has also been increased to reflect the estimated \$96775.07 program income earned from the sale of the first property. These funds were used for the purchase of a property by Orange County Community Housing Corporation and were subtracted from the budget for the activity OCCHC ARR-SFR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/11
#Light Fixtures (indoors) replaced	0	6/5
#Light fixtures (outdoors) replaced	0	2/5
#Low flow toilets	0	1/5
#Low flow showerheads	0	1/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/11
# of Singlefamily Units	0	1/11

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	1/11	100.00
# Owner Households	0	0	0	0/0	1/0	1/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
US Department of Housing and Urban Development	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	ICLT ARR-SFR
Activity Title:	ICLT Acquisition, Rehab, and Resale Single Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

ARR-SFR

Project Title:

ARR-SFR

Projected Start Date:

05/01/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Irvine Community Land Trust

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$675,000.00
Total CDBG Program Funds Budgeted	N/A	\$675,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Irvine Community Land Trust	\$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:

Irvine Community Land Trust will acquire, rehabilitate, and resell single family residential properties. Homebuyer Assistance may also be provided in the form of a deferred 2nd or 3rd mortgage on these properties.

Location Description:

Irvine Community Land Trust's Target Geography includes the portions of the following census tracts that are in the City of Irvine in Orange County, California:

11.01,741.02, 13.01, 741.06, 13.03, 741.07, 15.01, 741.11, 15.05, 742.00, 17.04, 743.00, 17.07, 744.03, 110.00, 744.07, 117.15, 744.08, 117.16, 745.01, 218.02, 746.01, 219.13, 746.02, 219.20, 747.01, 219.23, 747.02, 320.02, 748.01, 320.14, 748.02, 320.15, 748.03, 320.23, 748.05, 320.27, 749.01, 320.28, 749.02, 320.34, 750.02, 320.38, 750.03, 320.39, 751.00, 320.44, 752.01, 320.48, 752.02, 320.49, 754.03, 320.50, 755.15, 320.51, 756.04, 320.52, 756.07, 320.53, 760.00, 320.56, 761.02, 421.11, 863.01, 421.12, 864.04, 422.03, 865.02, 422.05, 867.01, 423.07, 867.02, 423.10, 870.02, 423.12, 871.03, 423.15, 876.02, 423.20, 877.03, 423.27, 877.04, 423.32, 878.01, 423.35, 878.02, 524.08, 878.03, 524.16, 878.06, 524.18, 884.03, 524.20, 886.01, 524.24, 888.01, 524.27, 890.03, 524.28, 890.04, 525.02, 891.02, 525.17, 891.05, 525.25, 992.02, 525.27, 992.15, 626.04, 992.31, 626.10, 992.43, 626.12, 992.48, 626.21, 994.13, 626.25, 995.14, 626.33, 997.02, 626.38, 1,102.01, 626.39, 1,103.01, 626.43, 1,104.01, 740.04, 1,106.04, 740.06

Activity Progress Narrative:

To date Irvine Community Land Trust (ICLT) has not purchased a property through the NSP2 program. ICLT is limited to purchasing within the City of Irvine and the properties in NSP2 eligible census tract in the City of Irvine that have been recieved through the National Community Stabilization Trust have been out of ICLT's price range for their NSP2 budget.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Properties	0	0/11
#Light Fixtures (indoors) replaced	0	0/5
#Light fixtures (outdoors) replaced	0	0/5
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11
# of Singlefamily Units	0	0/11

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	0/11	0
# Owner Households	0	0	0	0/0	0/0	0/11	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
US Department of Housing and Urban Development	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	MECH ARR-Rental LH25
Activity Title:	MECH Acquisition, Rehab, Rental Single Family LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

ARR-Rental

Project Title:

ARR-Rental

Projected Start Date:

05/01/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Mary Erickson Community Housing

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$675,000.00
Total CDBG Program Funds Budgeted	N/A	\$675,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Mary Erickson Community Housing	\$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:

Mary Erickson Community Housing will acquire, rehabilitate, and rent single family residential properties.

Location Description:

The Target Geography includes the following census tracts in Orange County, California with an average foreclosure need score of 18:

11.01,741.02, 13.01, 741.06, 13.03, 741.07, 15.01, 741.11, 15.05, 742.00, 17.04, 743.00, 17.07, 744.03, 110.00, 744.07, 117.15, 744.08, 117.16, 745.01, 218.02, 746.01, 219.13, 746.02, 219.20, 747.01, 219.23, 747.02, 320.02, 748.01, 320.14, 748.02, 320.15, 748.03, 320.23, 748.05, 320.27, 749.01, 320.28, 749.02, 320.34, 750.02, 320.38, 750.03, 320.39, 751.00, 320.44, 752.01, 320.48, 752.02, 320.49, 754.03, 320.50, 755.15, 320.51, 756.04, 320.52, 756.07, 320.53, 760.00, 320.56, 761.02, 421.11, 863.01, 421.12, 864.04, 422.03, 865.02, 422.05, 867.01, 423.07, 867.02, 423.10, 870.02, 423.12, 871.03, 423.15, 876.02, 423.20, 877.03, 423.27, 877.04, 423.32, 878.01, 423.35, 878.02, 524.08, 878.03, 524.16, 878.06, 524.18, 884.03, 524.20, 886.01, 524.24, 888.01, 524.27, 890.03, 524.28, 890.04, 525.02, 891.02, 525.17, 891.05, 525.25, 992.02, 525.27, 992.15, 626.04, 992.31, 626.10, 992.43, 626.12, 992.48, 626.21, 994.13, 626.25, 995.14, 626.33, 997.02, 626.38, 1,102.01, 626.39, 1,103.01, 626.43, 1,104.01, 740.04, 1,106.04, 740.06

Activity Progress Narrative:

Mary Erickson is currently discussing working with a municipal partner on a rental project. They will hear further news about the availability of the partner's funds in October.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	0	0/8
#Light Fixtures (indoors) replaced	0	0/4
#Light fixtures (outdoors) replaced	0	0/4
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/8
# VLI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8
# of Singlefamily Units	0	0/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/8	0/0	0/8	0
# Renter Households	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
US Department of Housing and Urban Development	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	NHSOC ARR-SFR
Activity Title:	NHSOC Acquisition, Rehab, and Resale Single Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

ARR-SFR

Project Title:

ARR-SFR

Projected Start Date:

05/01/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Neighborhood Housing Services of Orange County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,125,944.98
Total CDBG Program Funds Budgeted	N/A	\$2,125,944.98
Program Funds Drawdown	\$97,317.20	\$2,088,012.93
Program Funds Obligated	\$97,317.20	\$2,088,012.93
Program Funds Expended	\$74,175.41	\$2,064,871.14
Neighborhood Housing Services of Orange County	\$74,175.41	\$2,064,871.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$42,227.73
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Neighborhood Housing Services of Orange County will acquire, rehabilitate, and resell single family residential properties. Homebuyer Assistance may also be provided with NSP funds on these properties. Orange County Community Housing Corporation (OCCHC) has spent \$675,000 on the purchase of three properties. \$138,584.98 of program income from the sale of two other Consortium Member properties was utilized for the purchase of one of OCCHC's properties. Thus, the budget has been decreased by \$138,584.98 in order to credit this program income to the Consortium Members who sold the properties. This \$138,584.98 in program income comprised of the sale of a LMMI property by Habitat for Humanity of Orange County for which the program income was \$96,775.07. Thus, \$96,775.07 will be added to the budget for HHOC ARR-SFR. \$41,809.91 of program income from the sale of a Neighborhood Housing Services of Orange County LMMI property were also used for this purchase and this amount has been added to the budget for the NHS OC ARR-SFR activity for a total of 2,125,944.98 (from a prior total of 2,084,135.07).

Location Description:

The Target Geography includes the following census tracts in Orange County, California with an average foreclosure need score of 18:

11.01,741.02, 13.01, 741.06, 13.03, 741.07, 15.01, 741.11, 15.05, 742.00, 17.04, 743.00, 17.07, 744.03, 110.00, 744.07, 117.15, 744.08, 117.16, 745.01, 218.02, 746.01, 219.13, 746.02, 219.20, 747.01, 219.23, 747.02, 320.02, 748.01, 320.14, 748.02, 320.15, 748.03, 320.23, 748.05, 320.27, 749.01, 320.28, 749.02, 320.34, 750.02, 320.38, 750.03, 320.39, 751.00, 320.44, 752.01, 320.48, 752.02, 320.49, 754.03, 320.50, 755.15, 320.51, 756.04, 320.52, 756.07, 320.53, 760.00, 320.56, 761.02, 421.11, 863.01, 421.12, 864.04, 422.03, 865.02, 422.05, 867.01, 423.07, 867.02, 423.10, 870.02, 423.12, 871.03, 423.15, 876.02, 423.20, 877.03, 423.27, 877.04, 423.32, 878.01, 423.35, 878.02, 524.08, 878.03, 524.16, 878.06, 524.18, 884.03, 524.20, 886.01, 524.24, 888.01, 524.27, 890.03, 524.28, 890.04, 525.02, 891.02, 525.17, 891.05, 525.25, 992.02, 525.27, 992.15, 626.04, 992.31, 626.10, 992.43, 626.12, 992.48, 626.21, 994.13, 626.25, 995.14, 626.33, 997.02, 626.38, 1,102.01, 626.39, 1,103.01, 626.43, 1,104.01, 740.04, 1,106.04, 740.06

Activity Progress Narrative:

Neighborhood Housing Services of Orange County (NHS OC) has listed 8 NSP2 properties that are intended to be sold to households at or below 120% Area Median Income (AMI) on the MLS this quarter. One property has been sold to a household at or below 120% AMI. NHS OC has also purchased one property that is intended for a household at or below 120% AMI. Two properties are condominiums in Home Owners Associations (HOA) that are in litigation. The rehabilitation of these properties are complete, but it is difficult to find a buyer since most banks will not provide a first mortgage for properties that are in HOAs in litigation. Thus, NHS OC has developed a short term rental guide in order to rent these properties until the HOAs are not in litigation and it is possible to find a first mortgage for these properties. NHS OC is paying for the rehabilitation of properties through their private funds or lines of credit and will be reimbursed through the sale of the property. For the purchase that occurred this quarter, NHS OC accidentally overdrew \$23,141.79 because the estimated closing statement was read incorrectly and is wiring these funds back to the HUD account for this grant.

In addition, this activity has been rebudgeted and increased to account for the \$42,227.73 in program income earned by the sale of the first property. These funds were used for the purchase of a property by Orange County Community Housing Corporation and were subtracted from the budget for the activity OCCHC ARR-SFR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/34
#Light Fixtures (indoors) replaced	0	1/16
#Light fixtures (outdoors) replaced	0	2/16
#Low flow toilets	0	1/16
#Low flow showerheads	0	4/34

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/34
# of Singlefamily Units	0	1/34

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	1/34	100.00
# Owner Households	0	0	0	0/0	1/0	1/34	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
US Department of Housing and Urban Development	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	NHSOC ARR-SFR LH25
Activity Title:	NHSOC Acquisition, Rehab, Resale LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

ARR-SFR

Project Title:

ARR-SFR

Projected Start Date:

05/01/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Neighborhood Housing Services of Orange County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$615,864.93
Total CDBG Program Funds Budgeted	N/A	\$615,864.93
Program Funds Drawdown	\$0.00	\$615,864.93
Program Funds Obligated	\$0.00	\$615,864.93
Program Funds Expended	\$0.00	\$615,864.93
Neighborhood Housing Services of Orange County	\$0.00	\$615,864.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition, rehabilitation, and resale of single family residential homes to households below 50% of the area median income. Homebuyer Assistance may also be provided with NSP funds on these properties.

Location Description:

The Target Geography includes the following census tracts in Orange County, California with an average foreclosure need score of 18:

11.01,741.02, 13.01, 741.06, 13.03, 741.07, 15.01, 741.11, 15.05, 742.00, 17.04, 743.00, 17.07, 744.03, 110.00, 744.07, 117.15, 744.08, 117.16, 745.01, 218.02, 746.01, 219.13, 746.02, 219.20, 747.01, 219.23, 747.02, 320.02, 748.01, 320.14, 748.02, 320.15, 748.03, 320.23, 748.05, 320.27, 749.01, 320.28, 749.02, 320.34, 750.02, 320.38, 750.03, 320.39, 751.00, 320.44, 752.01, 320.48, 752.02, 320.49, 754.03, 320.50, 755.15, 320.51, 756.04, 320.52, 756.07, 320.53, 760.00, 320.56, 761.02, 421.11, 863.01, 421.12, 864.04, 422.03, 865.02, 422.05, 867.01, 423.07, 867.02, 423.10, 870.02, 423.12, 871.03, 423.15, 876.02, 423.20, 877.03, 423.27, 877.04, 423.32, 878.01, 423.35, 878.02, 524.08, 878.03, 524.16, 878.06, 524.18, 884.03, 524.20, 886.01, 524.24, 888.01, 524.27, 890.03, 524.28, 890.04, 525.02, 891.02, 525.17, 891.05, 525.25, 992.02, 525.27, 992.15, 626.04, 992.31, 626.10, 992.43, 626.12, 992.48, 626.21, 994.13, 626.25, 995.14, 626.33, 997.02, 626.38, 1,102.01, 626.39, 1,103.01, 626.43, 1,104.01, 740.04, 1,106.04, 740.06

Activity Progress Narrative:

Neighborhood Housing Services of Orange County (NHS OC) has listed four properties for sale this quarter that are intended to be sold to households at or below 50% Area Median Income (AMI). An additional property is for sale that is intended to be sold to a household at or below 50% AMI. One property is in rehabilitation that is intended to be sold to a household at or below 50% AMI. The rehabilitation of this property is expected to be complete the second week of November. NHS OC is paying for the rehabilitation of properties through their private funds or lines of credit and will be reimbursed through the sale of the property.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/6	
#Low flow showerheads	0		0/6	
# VLI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/6	
# of Singlefamily Units	0		0/6	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/6	0/0	0/6	0
# Owner Households	0	0	0	0/6	0/0	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
US Department of Housing and Urban Development	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	OCCHC ARR-SFR
Activity Title:	OCCHC Acquisition, Rehab, and Resale Single Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

ARR-SFR

Project Title:

ARR-SFR

Projected Start Date:

05/01/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Orange County Community Housing Corporation

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$536,415.02
Total CDBG Program Funds Budgeted	N/A	\$536,415.02
Program Funds Drawdown	\$0.00	\$536,415.02
Program Funds Obligated	(\$39,584.98)	\$536,415.02
Program Funds Expended	\$0.00	\$536,415.02
Orange County Community Housing Corporation	\$0.00	\$536,415.02
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$138,584.98

Activity Description:

Orange County Community Housing Corporation will acquire, rehabilitate, and resell single family residential properties. Homebuyer assistance may also be provided in the form of a deferred 2nd or 3rd mortgage on these properties. OCCHC has spent \$675,000 on the purchase of three properties. \$138,584.98 of program income from the sale of two other Consortium Member properties was utilized for the purchase of one of OCCHC's properties. Thus, the budget has been decreased by \$138,584.98 in order to credit this program income to the Consortium Members who sold the properties. The new budget for this activity is \$536,415.02. This \$138,584.98 in program income comprised of the sale of a LMMI property by Habitat for Humanity of Orange County for which the program income was \$96,775.07. Thus, \$96,775.07 will be added to the budget for HHOC ARR-SFR. \$41,809.91 of program income from the sale of a Neighborhood Housing Services of Orange County LMMI property were also used for this purchase and this amount has been added to the budget for the NHS OC ARR-SFR activity.

Location Description:

The Target Geography includes the following census tracts in Orange County, California with an average foreclosure need score of 18:

11.01,741.02, 13.01, 741.06, 13.03, 741.07, 15.01, 741.11, 15.05, 742.00, 17.04, 743.00, 17.07, 744.03, 110.00, 744.07, 117.15, 744.08, 117.16, 745.01, 218.02, 746.01, 219.13, 746.02, 219.20, 747.01, 219.23, 747.02, 320.02, 748.01, 320.14, 748.02, 320.15, 748.03, 320.23, 748.05, 320.27, 749.01, 320.28, 749.02, 320.34, 750.02, 320.38, 750.03, 320.39, 751.00, 320.44, 752.01, 320.48, 752.02, 320.49, 754.03, 320.50, 755.15, 320.51, 756.04, 320.52, 756.07, 320.53, 760.00, 320.56, 761.02, 421.11, 863.01, 421.12, 864.04, 422.03, 865.02, 422.05, 867.01, 423.07, 867.02, 423.10, 870.02, 423.12, 871.03, 423.15, 876.02, 423.20, 877.03, 423.27, 877.04, 423.32, 878.01, 423.35, 878.02, 524.08, 878.03, 524.16, 878.06, 524.18, 884.03, 524.20, 886.01, 524.24, 888.01, 524.27, 890.03, 524.28, 890.04, 525.02, 891.02, 525.17, 891.05, 525.25, 992.02, 525.27, 992.15, 626.04, 992.31, 626.10, 992.43, 626.12, 992.48, 626.21, 994.13, 626.25, 995.14, 626.33, 997.02, 626.38, 1,102.01, 626.39, 1,103.01, 626.43, 1,104.01, 740.04, 1,106.04, 740.06

Activity Progress Narrative:

Orange County Community Housing Corporation (OCCHC) has completed the rehabilitation of two properties this quarter. The rehabilitation of another property was completed last quarter. This quarter all three properties are for sale. OCCHC paid for the rehabilitation of these properties through their private funds or lines of credit and will be reimbursed through the sale of the property. Although the above numbers reflect that OCCHC has a budget and spent \$536,415.02, they have actually spent their full budget of \$675,000. The purchase of one of their properties used \$138,584.98 in program income from the sale of two other Consortium Member's properties. These funds have been subtracted from OCCHC's budget and added to the Consortium Member's budgets that earned the program income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/11
#Light Fixtures (indoors) replaced	0	0/5
#Light fixtures (outdoors) replaced	0	0/5
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11
# of Singlefamily Units	0	0/11

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	0/11	0
# Owner Households	0	0	0	0/0	0/0	0/11	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
US Department of Housing and Urban Development	\$0.00
Total Other Funding Sources	\$0.00