

Grantee: Neighborhood Housing Services of Orange County

Grant: B-09-CN-CA-0049

January 1, 2011 thru March 31, 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	\$1,725,261.39	\$4,104,476.22
Program Funds Obligated	\$1,241,658.08	\$4,188,187.86
Program Funds Expended	\$1,725,261.39	\$4,104,476.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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	\$135,653.62
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	\$1,965,864.94

Overall Progress Narrative:

The HomeAgain Consortium has spent a total of \$4,104,476.22 of NSP2 funds since the beginning of the Neighborhood Stabilization Program 2 (NSP2) in February 2010. In March, HUD awarded the HomeAgain Consortium "First in the Nation for NSP2 Timeliness" after being the first NSP2 grantee in the nation to spend half of the NSP2 grant.

This quarter the HomeAgain Consortium has purchased 16 units. Twelve units are intended to be sold to households at or below 120% Area Median Income (AMI) and four units are intended to be rented to developmentally households at or below 50% AMI that have developmentally disabled household members. Since the beginning of the NSP2 program, the HomeAgain Consortium, including Neighborhood Housing Services of Orange County (NHS OC), Habitat for Humanity of Orange County, Community Housing Resources, Inc., and

Orange County Community Housing Corporation, have purchased a total of 26 units. One of these units is in escrow to be sold, ten are for sale, and 15 are being rehabilitated. In addition, one Consortium Member, Affordable Housing Clearinghouse, is in contract to buy one property and an offer has been accepted for the purchase of another property.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	(\$7,500,000.00)	\$0.00
ARR-Rental, ARR-Rental	\$468,714.13	\$1,350,000.00	\$468,714.13
ARR-SFR, AFF-SFR	\$1,256,547.26	\$5,400,000.00	\$3,500,108.47
Administration, Administration	\$0.00	\$750,000.00	\$135,653.62
DPA-SFR, DPA-SFR	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: Administration

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Administration

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Neighborhood Housing Services of Orange County

Overall

Jan 1 thru Mar 31, 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	\$0.00	\$135,653.62
Program Funds Obligated	\$0.00	\$135,653.62
Program Funds Expended	\$0.00	\$135,653.62
Neighborhood Housing Services of Orange County	\$0.00	\$135,653.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Although NHS OC has incurred administrative costs, NHS OC has not drawn down money to be reimbursed for these costs because NHS OC is currently working on our Direct/Indirect Cost Allocation Plan. Once that is approved, we will begin making administrative draw downs.

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:

AFF-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	Jan 1 thru Mar 31, 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
Affordable Housing Clearinghouse	\$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:

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) is in contract to buy one single family property for \$189,571. An offer has also been accepted for another property at \$218,810 and AHC is waiting for the purchase contract.

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

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	Jan 1 thru Mar 31, 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	\$468,714.13	\$468,714.13
Program Funds Obligated	\$469,440.13	\$469,440.13
Program Funds Expended	\$468,714.13	\$468,714.13
Community Housing Resources, Inc.	\$468,714.13	\$468,714.13
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. has purchased one 4 unit property. These units are currently in the rehabilitation process. They are intended to be rented to developmentally disabled residents at or below 50% Area Median Income.

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

	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

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:

Planned

Project Number:

ARR-SFR

Project Title:

AFF-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	Jan 1 thru Mar 31, 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	\$358,820.30	\$674,559.36
Program Funds Obligated	\$190,861.06	\$675,000.00
Program Funds Expended	\$358,820.30	\$674,559.36
Habitat for Humanity of Orange County Incorporated	\$358,820.30	\$674,559.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
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.

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 has purchased two properties in Quarter 1 of 2011. In total, Habitat for Humanity of Orange County has purchased four properties. All of these properties are finished being rehabilitated and are currently for sale. Three are intended to be sold to households at or below 120% Area Median Income (AMI). One is intended to be sold to a household at or below 50% AMI. Once the property is sold to a household at or below 50% AMI, the property will be allocated to the appropriate activity.

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

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:	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:

AFF-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	Jan 1 thru Mar 31, 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:

Irvine Community Land Trust is currently looking to purchase NSP2 properties.

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

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:	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:

AFF-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	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,084,135.06
Total CDBG Program Funds Budgeted	N/A	\$2,084,135.06
Program Funds Drawdown	\$678,738.51	\$1,990,695.73
Program Funds Obligated	\$361,006.44	\$2,071,878.72
Program Funds Expended	\$678,738.51	\$1,990,695.73
Neighborhood Housing Services of Orange County	\$678,738.51	\$2,389,610.79
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
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.

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:

In the last quarter Neighborhood Housing Services of Orange County (NHS OC) has purchased nine properties that are intended to be sold to households at or below 120% Area Median Income (AMI). Since the beginning of the NSP2 program, NHS OC has purchased a total of 14 properties that are intended to be sold to households at or below 120% AMI. Of these 14 properties, one is in escrow to be sold, four are for sale, and eight are being rehabilitated. Some of these properties may be sold to households at or below 50% or 80% AMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/34
#Light Fixtures (indoors) replaced	0	0/16
#Light fixtures (outdoors) replaced	0	0/16
#Low flow toilets	0	0/16
#Low flow showerheads	0	2/34

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:	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:

AFF-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	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$615,864.94
Total CDBG Program Funds Budgeted	N/A	\$615,864.94
Program Funds Drawdown	\$0.00	\$615,864.93
Program Funds Obligated	\$0.00	\$615,864.94
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:

This quarter Neighborhood Housing Services of Orange County (NHS OC) has completed rehabilitation of the three properties that are intended to be sold to households below 50% Area Median Income (AMI). Two of these properties are currently for sale and one is expected to be for sale in the next month.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	0	1/6
#Low flow showerheads	0	0/6

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

ARR-SFR

Project Title:

AFF-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	Jan 1 thru Mar 31, 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	\$218,988.45	\$218,988.45
Program Funds Obligated	\$220,350.45	\$220,350.45
Program Funds Expended	\$218,988.45	\$218,988.45
Orange County Community Housing Corporation	\$218,988.45	\$218,988.45
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

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:

This quarter Orange County Community Housing Corporation (OCCHC) has purchased one single family residential property that is intended to be sold to a household at or below 120% Area Median Income.

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

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
