

Action Plan

Grantee: Orange County, CA

Grant: B-11-UN-06-0503

LOCCS Authorized Amount:	\$ 1,004,948.00
Grant Award Amount:	\$ 1,004,948.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 1,004,948.00

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program 3	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

The County of Orange received an allocation in the amount of \$1,004,948 in NSP 3 funding. The County will apply this funding for housing individuals and families whose incomes do not exceeds 50% of the area median income.

How Fund Use Addresses Market Conditions:

The County utilized the HUD NSP 3 mapping tool to locate unincorporated areas within four census tracts. The HUD User Data site has provided supporting data that identifies these areas as the highest risk and thus the areas of greatest need. Since the State of California minimum foreclosure score is 17, NSP eligible projects must have an average foreclosure score of 17. The Countys first priority is to locate eligible abandoned and/or foreclosed properties within an eligible census tract in the unincorporated County. The County has identified four eligible census tracts within the unincorporated area of the county.

HUD User Data provided by the NSP3 Mapping tool server describes these target communities in the following manner:

Census Tracts: 087701, 087703 & 087806 (unincorporated areas within)

Neighborhood NSP3 Score: 17.33

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 2023

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 76.44

Percent Persons Less than 80% AMI: 46.69

Total Housing Units to receive a mortgage between 2004 and 2007: 1110

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 27.1

Percent of Housing Units 90 or more days delinquent or in foreclosure: 14.9

Number of Foreclosure Starts in past year: 80

Number of Housing Units Real Estate Owned July 2009 to June 2010: 44

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 15

Census Tract: 087805 (unincorporated areas within)

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 75

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 75.7

Percent Persons Less than 80% AMI: 26.5

Total Housing Units to receive a mortgage between 2004 and 2007: 22

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 27.8



Percent of Housing Units 90 or more days delinquent or in foreclosure: 15
Number of Foreclosure Starts in past year: 2
Number of Housing Units Real Estate Owned July 2009 to June 2010: 1
Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Ensuring Continued Affordability:

The County will require that an affordability covenant be recorded against the property requiring affordable rents for the low income tenants per HOME guidelines.

Definition of Blighted Structure:

In the October 19, 2010 Notice, HUD has defined a blighted structure when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The Notice also indicates that grantees must define blighted structure in the context of state or local law. As such, the following provides the definition of blighted structure under the Amended State of California Health and Safety Code (Effective January 1, 2007):

Section 33030

(a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of health, safety, and general welfare of the people of these communities and of the state.

(b) A blighted area is one that contains BOTH of the following:

(1) An area that is predominately urbanized, as the term is defined in section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

(2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

(c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer facilities.

Section 33031

(a) This subdivision describes physical conditions that cause blight:

(1) Buildings which are unsafe or unhealthy for persons to live or work. These conditions can 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. This condition may be caused by buildings of a substandard, defective or obsolete design or construction given 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 the present general plan, and zoning standards and present market conditions.

(b) This subdivision describes economic conditions that cause blight:

(1) Depreciated or stagnant property values.

(2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).

(3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.

(4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drugstores, and banks and other lending institutions.

(5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, overcrowding means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of regulations.

Definition of Affordable Rents:

The County will use the HOME Program Rent definitions.

Housing Rehabilitation/New Construction Standards:

The County has established written rehabilitation standards for rental housing opportunities and will comply with all applicable state and local laws, codes, and other requirements.

Vicinity Hiring:

County will adhere to the Section 3 Guidelines.

Procedures for Preferences for Affordable Rental Dev.:



Grantee Contact Information:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3-A	Administration	NSP3-2	NSP 3 Admin
NSP3-P	Acquisition/Rehab - 50% and below	NSP3-1	NSP 3



Activities

Project # / Title: NSP3-A / Administration

Grantee Activity Number: NSP3-2
Activity Title: NSP 3 Admin

Activity Type:

Administration

Project Number:

NSP3-A

Projected Start Date:

06/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,494.80

Other Funds \$ 0.00

Total Funds \$ 100,494.80

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

OC Community Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization

OC Community Services

Organization Type

Unknown

Proposed

\$ 100,494.80

Location Description:



Activity Description:

Administration funds will be utilized for staff costs associated with the management and administration of the County of Orange/OC Community Service's NSP 3 program, including planning, regulatory compliance (i.e. underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management. The Program Administration Activity will allow NSP 3 funding to be applied towards approximately two (2) Full-Time Equivalents (FTEs).

Project # / Title: NSP3-P / Acquisition/Rehab - 50% and below households

Grantee Activity Number: NSP3-1
Activity Title: NSP 3

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3-P

Projected Start Date:
 06/01/2011

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Acquisition/Rehab - 50% and below

Projected End Date:
 06/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 904,453.20
Other Funds: \$ 0.00
Total Funds: \$ 904,453.20

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	25	25		100.00
# of Households	25	25		100.00

Proposed Accomplishments	Total
# of Multifamily Units	25

of Housing Units 25
 # of Parcels acquired voluntarily 1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

OC Community Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
OC Community Services	Unknown	\$ 904,453.20

Location Description:

The County first priority is to locate eligible abandoned and/or foreclosed properties within an eligible census tract in the unincorporated County. The County has identified four eligible census tracts (087701, 087703, 087805, 087806) within the unincorporated area of the county.

Activity Description:

The program will provide financial assistance for affordable rental housing for low-income persons. The site must be vacant and have been foreclosed upon or abandoned pursuant to NSP guidelines. Eligible properties must be located within an eligible census tract in the County.

NSP3 funds will be utilized for the redevelopment and/or rehabilitation of vacant and/or abandoned residential, commercial and/or industrial properties for the purpose of providing permanent affordable housing in support of a "campus model" which would include emergency housing, permanent housing and service center.

The Orange County Housing Opportunities Overlay allows the maximum density for each development site to be twenty-five 25 dwelling units per gross acre, or the allowable density of the base zone for residential parcels, whichever is higher. Additionally, state density bonus law requires that a density bonus on a sliding scale up to 35% be granted to projects that provide units affordable to lower or very low income households. The County will acquire up to one (1) acre utilizing NSP III funds which would support 25 units of permanent affordable rental housing.

Action Plan Comments:

- Reviewer - Action Plan Approved per original NSP3 application. RMD. 4/8/11.
- Reviewer - Grantee inadvertently submitted. No changes made. EOO. 1/24/13.
- Reviewer - Grantee added projects. Activities were previously setup under Restricted 9999 project code. Approved. EOO. 2/22/13.
- Reviewer - Grantee amended activity status from "planned" to "underway". Approved. EOO. 4/29/13.
- Reviewer - Action plan changes to alter activity types from "acquisition general" to "residential rehab" per HQ guidance on reporting. Approved. EOO. 11/20/13.



Reviewer - Activities modified for close out. Approved. RMD. 9/17/15.

Reviewer - Approved. RMD. 10/15/15.

Action Plan History

Version	Date
B-11-UN-06-0503 AP#1	10/15/2015
B-11-UN-06-0503 AP#2	09/17/2015
B-11-UN-06-0503 AP#3	11/20/2013
B-11-UN-06-0503 AP#4	04/29/2013
B-11-UN-06-0503 AP#5	02/22/2013
B-11-UN-06-0503 AP#6	01/24/2013
B-11-UN-06-0503 AP#7	04/08/2011

