

Grantee: Anaheim, CA

Grant: B-08-MN-06-0501

July 1, 2020 thru June 30, 2021 Performance Report

Grant Number: B-08-MN-06-0501	Obligation Date: 03/12/2009	Award Date: 03/03/2009
Grantee Name: Anaheim, CA	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,653,455.00	Grant Status: Close	QPR Contact: Stephen Stoewer
LOCCS Authorized Amount: \$2,653,455.00	Estimated PI/RL Funds: \$2,640,600.00	
Total Budget: \$5,294,055.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

This Amendment is a supplement to the FY 2008/2009 Annual Action Plan submitted to the U.S. Department of Housing and Urban Development (HUD) on May 1, 2008 and is necessary to accommodate new HUD funding under the Neighborhood Stabilization Program (NSP) and all of the elements of the original Action Plan are hereby incorporated into the supplemental document. Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) (Public Law 110-289, approved July 30, 2008) appropriates \$3.92 billion for emergency assistance for the redevelopment of abandoned and foreclosed homes and residential properties, and provides under a rule on construction that, unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds.

Distribution and and Uses of Funds:

In accordance with the allocation formula provided by HUD, the City of Anaheim (City) is appropriated \$2,653,455 in NSP funds that is treated as a special allocation of Fiscal Year (FY) 2008/2009 CDBG funding. In order to facilitate the prompt acquisition and disposition of foreclosed residential properties, the City shall enter into a Cooperation Agreement to allow the Anaheim Redevelopment Agency to use NSP funds. The City shall carry out its NSP activities in the context of a comprehensive plan for the community's vision of how it can make its neighborhoods not only more stable, but also more sustainable, competitive, and integrated into the overall metropolitan fabric including access to transit, affordable housing, employers and services.

Definitions and Descriptions:

Affordable Housing Cost and Affordable Rent

"Affordable Housing Cost" for a very-low income household shall not exceed the product of 30% times 50% of AMI; moderate-income household shall not exceed the product of 30% times 70% of AMI; middle-income household shall not exceed the product of 35% of 110% AMI. "Affordable Rents" for a very-low income household shall not exceed the product of 30% times 50% of AMI; moderate-income household shall not exceed the product of 30% times 60% of AMI; middle-income household shall not exceed the product of 30% of 110% AMI. Affordable housing costs and affordable rents shall be determined in the same manner as pursuant to California Health and Safety Code requirements and be adjusted for household size as appropriate for the home/unit.

Continued Affordability

The City shall ensure, to the maximum extent practicable and for the longest feasible term, that NSP assisted housing units remain affordable to households with incomes below 120 percent AMI or, for housing units assisted with funds under the requirements of Section 2301(f)(3)(A)(ii), remain affordable to households with incomes below 50 percent AMI. The resale price, as determined by the City, must be affordable to a new purchaser and shall not exceed the affordable housing cost for a low-income household. The affordable housing cost is the product of 30 percent times 70 percent AMI, adjusted for family size appropriate for the unit. Resale of the property during the affordability period by the NSP participant to a new purchaser that is not a low-income household, does not intend to occupy the property as a primary residence, or the resale price is not an affordable price, the City shall recapture the entire amount of the NSP loan, including principal, accrued interest and other applicable loan charges. During the affordability period, should participant transfer the property title, not occupy the property as a primary residence or not comply with any portion of the loan agreement, the City shall recapture the entire amount of the NSP loan, including principal, accrued interest and other applicable loan charges. Continued affordability will be ensured for the entire period of affordability through monitoring, following the specific HOME monitoring requirements as defined in 24 CFR Part 92.

Housing Rehabilitation Standards

The City will ensure that all rehabilitation of residential properties utilizing NSP funds comply with applicable laws, codes and other requirements relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and



properties.

Blighted Structure

The City defines a “Blighted Structures” in accordance with Section 33031(a) of the California Health and Safety Code: 33031(a) This subdivision describes physical conditions that cause blight: (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities. (2) Conditions that prevent or substantially hinder th

Definitions and Descriptions:

e viable use or capacity of buildings or lots. These conditions may be caused by buildings of 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 present general plan and zoning standards and present market conditions.

Low Income Targeting:

At least 25 percent or \$663,359 of the City’s NSP funding must benefit very-low income households. The City intends to provide homebuyer down payment assistance and/or acquisition, rehabilitation or rental of foreclosed or abandoned residential properties to households that meet the NSP income requirements.

Acquisition and Relocation:

The NSP activities that the City of Anaheim will undertake involve homebuyer down payment assistance, acquisition, rehabilitation, and/or rental of foreclosed or abandoned residential properties. The City will conduct an inspection of the property and require the correction of all city code violations and Housing Quality Standards (HQS) prior to sale or occupancy of the property. The rehabilitated home/unit will then be made available to first-time homebuyers or renters on a first-come, first serve basis, with preference given to households currently residing or employed in Anaheim. The City will commence the acquisition and rehabilitation activity upon the release and authorization of NSP funds. All initial NSP funds for this activity will be committed within the statutory 18-month period, as set forth in Section 2301(c) (1) of HERA. The number of NSP affordable housing units that the City will make available to income eligible households will be subject to market conditions at the time of acquisition and rehabilitation. The City estimates that up to four NSP eligible housing units will be made available to very-low income households and 17 units to moderate- and middle-income households. The City does not anticipate undertaking any conversion or demolition activities of blighted structures.

Public Comment:

To date the City of Anaheim has not received any public comment on its proposed or implemented use of NSP funds. The amendment is posted to the City’s website pursuant to NSP requirements.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$2,656,490.34
Total Budget	\$0.00	\$2,656,490.34
Total Obligated	\$0.00	\$2,653,541.34
Total Funds Drawdown	\$0.00	\$2,656,490.34
Program Funds Drawdown	\$0.00	\$2,653,455.00
Program Income Drawdown	\$0.00	\$3,035.34
Program Income Received	\$344,094.32	\$347,129.66
Total Funds Expended	\$0.00	\$2,653,541.34
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Anaheim	\$ 0.00	\$ 2,151,216.34
City of Anaheim	\$ 0.00	\$ 502,325.00



Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$5,028,689.08	\$.00	\$.00
Limit on Public Services	\$398,018.25	\$.00	\$.00
Limit on Admin/Planning	\$265,345.50	\$264,863.00	\$264,863.00
Limit on Admin	\$.00	\$264,863.00	\$264,863.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,323,513.75		\$666,402.34

Overall Progress Narrative:

The City plans to transfer the current NSP PI to CBDG Prior to July 30, 2021

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01 LMMH 25% Set-Aside, Very low-income Acquisition	\$0.00	\$502,325.00	\$502,325.00
NSP-13 Downpayment Assistance, NSP-13 Downpayment	\$0.00	\$1,725,225.00	\$1,725,225.00
NSP-14 25% Set-Aside, Very low-income Rehabilitation	\$0.00	\$164,077.34	\$161,042.00
NSP-21AA, NSP Administration	\$0.00	\$264,863.00	\$264,863.00

Activities

Project # / NSP-13 Downpayment Assistance / NSP-13 Downpayment



Grantee Activity Number: NSP-13

Activity Title: Down-Payment Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP-13 Downpayment Assistance

Projected Start Date:

01/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

NSP Loan Payoff PI

Activity Status:

Completed

Project Title:

NSP-13 Downpayment Assistance

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Anaheim

Overall	Jul 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,725,225.00
Total Budget	\$0.00	\$1,725,225.00
Total Obligated	\$0.00	\$1,725,225.00
Total Funds Drawdown	\$0.00	\$1,725,225.00
Program Funds Drawdown	\$0.00	\$1,725,225.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$344,094.32	\$347,129.66
Total Funds Expended	\$0.00	\$1,725,225.00
City of Anaheim	\$0.00	\$1,725,225.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Homeownership assistance to low- and moderate-income households. City will issue to each eligible homebuyer a loan commitment in the form of a NSP Homebuyer Voucher which shall be valid for a period of 60 days. Homebuyer must obtain a mortgage loan from a primary lender who agrees to comply with the bank regulators' guidance prohibiting non-traditional mortgages. Homebuyer shall provide a minimum cash down payment equal to 3% of the purchase price of the home from personal resources. NSP assistance is provided in the form a subordinate mortgage loan. The loan is intended to bridge the financing "gap" between the primary mortgage loan a homebuyer can qualify for and the purchase price of the home. The City will provide assistance up to a maximum of \$125,000 for lower-income households and \$100,000 for moderate-income households, excluding rehabilitation assistance. Loan is deferred for a period of 30 years, after which principal and accrued interest is due and payable. Interest accrues at 3 percent, simple interest per annum. Homebuyer shall occupy the home as a primary residence while loan is outstanding. Loan is assumable by another eligible household, at the sole discretion of the City. Resale Control: NSP requires an affordability period for the resale of the home. The affordability period shall match the loan term (30 years). During such period, the homebuyer shall sell the home at an affordable price to another eligible household whose income level, adjusted by household size, is equal to or less than the homebuyer's original income level. Should the homebuyer decide to sell the home at a price that exceeds the affordable sales price and/or to a party that is not an income eligible household, the homebuyer shall repay to the City the full loan amount; including principal, accrued interest and any applicable loan charges. The property resale price will be based on the State Housing and Community Development affordable housing guidelines as defined in the Health and Safety Code Sections 50052.5(b)(2), 50052.5(b)(3) and 50052.5(b)(3).



Location Description:

NSP eligible areas through the City of Anaheim

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/19
# of Multifamily Units	0	17/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/5	14/14	17/19	100.00
# Owner	0	0	0	3/5	14/14	17/19	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

