AGENDA

I. CALL TO ORDER

II. PUBLIC HEARING/COMMENTS

III. APPROVAL OF MINUTES

1) July 17, 2019

IV. ACTION ITEMS

1) UEI Site Acquisition – Staff

2) 2018 – 2019 CAPER – Staff

V. INFORMATIONAL ITEMS

1) Section 8 Rental Assistance Program Waiting List – Kerrin Cardwell

2) Affordable Housing – Andy Nogal

VI. COMMISSIONERS REPORTS AND COMMENTS

VII. STAFF COMMENTS

VIII. ADJOURNMENT

POSTING STATEMENT: on Friday, September 13, 2019 by 5:00 p.m., a true and correct copy of this agenda was posted in the lobby of Anaheim West Tower, 201 S. Anaheim Blvd and online at the Agenda Center at www.anaheimhousingprograms.com.

Any writings or documents provided to a majority of the Anaheim Housing and Community Development Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Community Development Department located at 201 S. Anaheim Blvd., Suite 1003, during regular business hours. ***Attachments available for public viewing on second Floor.
I. CALL TO ORDER:

Grace Stepter called the meeting to order at 5:04 p.m.

II. PUBLIC HEARING / COMMENTS:

Irene Martinez, Community Serve, thanked staff support and funding.
Cynthia Smith, Creative Identity, thanked staff support and funding.
Paula Margeson, Dayle McIntosh Center, thanked staff support and funding.
Omar, Laundry Love, offered to answered questions about the program and thanked staff for consideration.
Kandy Beas, Chair of Community Services Board, offered to answered questions about how the board arrived at funding recommendations.

III. APPROVAL OF MINUTES:

Commissioner Perez moved to approve the meeting minutes of June 19, 2019 as drafted.
Commissioner Tamayo seconded the motion. Motion carried (7-0).

IV. ACTION ITEMS:

Andy Nogal provided a presentation about a proposed project at 2691 W. La Palma Avenue.
Mr. Nogal informed the Commission that the Community and Economic Development Department received a funding request by Jamboree Housing Corporation (JHC) to assist with the rehabilitation and conversion of the Econo Lodge Motel located at 2691 W. La Palma Avenue (Site) to a Permanent Supportive Housing (PSH) apartment community that
will provide long-term housing solutions for individuals who are exiting a chronically homeless condition. After a presentation of the proposed project, Mr. Nogal requested that the HCDC recommend that the Governing Board of the AHA approve a Cooperation Agreement to transfer HOME Investment Partnership funds; a Preliminary Funding Award Letter for the purpose of providing financial assistance to Jamboree Housing in support of the Econo Lodge Apartments; and authorize the issuance of multifamily housing bonds for the purpose of developing affordable housing.

- Commissioner Houchen motioned to approve the request. Commissioner Kurtz seconded the motion. Motion carried (7-0).

Michelle Gallardo requested that the Housing and Community Development Commission review and by motion, recommend the approval of the FY 2019-2020 Action Plan for the Community Development Block Grant, HOME Investment Partnerships, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDs programs. Ms. Gallardo explained that the City of Anaheim prepares a Consolidated Plan every 5 years to identify housing and community development needs, and to outline strategies to address the unmet need. Subsequently, staff prepares the Action Plan to propose activities for the upcoming year and to serve as the City's application to obtain funding. Ms. Gallardo further explained that as part of the planning process, staff solicits public input from the community at-large and that this year the Community outreach was conducted in June, which included presentation of proposed activity at District Meetings.

- Commissioner Anderson-Gohl motioned to approve the recommendation. Commissioner Castro seconded the motion. Motion carried (7-0).

Mika Takayasu requested that the HCDC recommend that the Governing Board of the AHA approve a professional services agreement Western Economic Services, LLC., in the amount of $64,885, to prepare the Fiscal Year 2020-2024 Consolidated Plan, substantially in the form attached hereto and authorize the Director, or his designee, to execute and administer the Agreement on behalf of the Community and Economic Development Department.

- After a brief description of the agreement, Commissioner Perez motioned to approve the recommendation. Commissioner Houchen seconded the motion. Motion carried (7-0).

Albert Ramirez requested that the HCDC recommend that the Governing Board of the AHA approve a professional services agreement with Lawyers’ Committee for Civil Rights Under Law to prepare the 2020 – 2024 Regional Analysis of Impediments to Fair Housing Choice and authorize the CED Director, or his designee, to execute and administer the PSA and to enter in MOU and Payment Agreements with other jurisdictions also participating in the regional study.

- After a brief description of the PSA and the purpose for the study, Commissioner Castro motioned to approve the recommendation. Commissioner Chawla seconded the motion. Motion carried (7-0).
V. **INFORMATIONAL ITEMS:**

Commissioners had a discussion about how to approach making recommendations to Council on housing topics. Following the discussion, Chairperson Kurtz requested that staff explore avenues for the Housing Commission in its formal capacity to make recommendations to the Ad Hoc Committee and other initiatives.

VI. **COMMISSIONER REPORTS AND COMMENTS:**

None.

VII. **STAFF COMMENTS:**

Grace Stepter provided information on the opening of the Waiting List which is set to open on July 29, 2019 and closing on August 9, 2019.

VIII. **ADJOURNMENT:**

Chairperson Kurtz adjourned the meeting at 6:38 p.m.

Respectfully submitted,

**Nadia Martinez**
Secretary to Housing & Community Development Commission
City of Anaheim
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 18, 2019
FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: APPROVE A COMMERCIAL PROPERTY PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS FOR THE ACQUISITION OF 331 AND 401 W. KARCHER WAY, ANAHEIM

ATTACHMENT (Y/N): YES ITEM #

RECOMMENDATION:

That the Housing and Community Development Commission, by Motion, approve the Commercial Property Purchase Agreement and Joint Escrow Instructions (Purchase Agreement), substantially in the form attached hereto, for the purchase of an approximate 2.81 acre property at 331 and 401 W. Carl Karcher Way for Seven Million, Seven Hundred Thousand Dollars ($7,700,000) and authorize the Executive Director of Housing Authority, or his designee, to execute and administer the agreement on behalf of the Housing Authority.

DISCUSSION:

The Anaheim Housing Authority (Authority) owns a vacant property located at 1260 N. Harbor and 1301 N. Anaheim Boulevard measuring approximately 3.16 acres (Authority Site). The owner of the property located at 331 and 401 W. Carl Karcher Way (Acquisition Site), which is adjacent to the Authority-Site (See attached map), is interested in selling their property to the Authority.

The Authority desires to combine the Authority-Site and the Acquisition Site to create a larger housing opportunity site (Development Site). The owner has agreed to sell the 2.81 acre Acquisition Site for Seven Million, Seven Hundred Thousand Dollars ($7,700,000), which is the fair market value established by the Authority’s AMI Appraiser.

The Purchase Agreement requires payment of certain closing costs by the Authority and relocation benefits under State Relocation Law (Government Code 7260), as may be applicable. The proposed Purchase Agreement is attached.

Once the acquisition is completed, staff will begin identifying funding opportunities, exploring partnerships and developing a conceptual plan for the Development Site. Any
future development agreement for the Development Site will be presented to the Governing Board for consideration.

**IMPACT ON BUDGET:**

The funds for this acquisition are available in the Low-Moderate Income Housing Asset Fund in the Community and Economic Development Department’s FY 2018/19 budget.

Respectfully submitted,

John E. Woodhead IV  
Executive Director of  
Community & Economic Development

Attachment:  
1. Map  
2. Purchase Agreement and Joint Escrow Instructions
Attachment 1 – Map
COMMERCIAL PROPERTY PURCHASE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS
(REO RESIDENTIAL)
(C.A.R. Form CPA, Revised 12/18)

1. Owner:
   A. THIS IS AN OFFER PRO
      Seller Name: [Seller's Name]
      Address: [Seller's Address]
      (“Seller”).
      Buyer Name: [Buyer's Name]
      Address: [Buyer's Address]
      (“Buyer”).
   B. THE REAL PROPERTY to be acquired is located in
      City: [City]
      County: [County]
      State: [State]
      Description: [Property Description]
      Assessor's Parcel No.: [Assessor's Parcel Number]
   C. THE PURCHASE PRICE offered is $[Price], Payable in [Number] installments of $[Amount] each.

2. ESCROW:
   D. CLOSE OF ESCROW shall occur on [Date] or [Date] if [Condition] is met.
   E. Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to the Agreement.

3. AGENCY:
   F. DISCLOSURE: The Parties each acknowledge receipt of a "Disclosure Regarding Real Estate Agency Relationship" (C.A.R. Form AD).
   G. CONSIDERATION: The following agency relationships are confirmed for this transaction:
      Seller's Brokerage Firm: [Brokerage Firm]
      Buyer's Brokerage Firm: [Brokerage Firm]
      Seller's Agent: [Agent]
      Buyer's Agent: [Agent]
   H. POTENTIAL COMPETING BUYERS AND SELLERS: The Parties each acknowledge receipt of a "Possible Representation of More Than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PBCS).

4. FINANCE TERMS:
   I. INITIAL DEPOSIT: Deposit shall be in the amount of $[Amount] or [(check one):[check two]:] [ ] $[Amount]
   J. DEPOSIT WITH AGENT: Buyer has given the deposit to the escrow agent within [Number] days after Acceptance (or [ ]).[ ]
   K. INCREASED DEPOSIT: Buyer shall deposit with escrow holder an increased deposit in the amount of $[Amount] within [Number] days after Acceptance (or [ ]).[ ]

5. ADDITIONAL FINANCIAL TERMS:
   L. FIRST LOAN: The amount of $[Amount] will be financed.
   M. SECOND LOAN: The amount of $[Amount] will be financed.
   N. BALANCE OF DOWN PAYMENT OR PURCHASE PRICE in the amount of $[Amount] will be deposited with Escrow Holder pursuant to Escrow Holder's instructions.
H. VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS: Buyer (or Buyer's lender or loan broker pursuant to paragraph 14(1)) shall, within 3 (or ___) Business Days After Acceptance, Deliver to Seller written verification of Buyer's down payment and closing costs. (Verification attached.)

I. APPRAISAL CONTINGENCY AND REMOVAL: This Agreement is (or is NOT) contingent upon a written appraisal of the Property by a licensed or certified appraiser at no less than the purchase price. Buyer shall, as specified in paragraph 14(1), in writing, remove the appraisal contingency or cancel this Agreement within 7 (or ___) Days After Acceptance.

J. LOAN APPLICATION: Within 5 (or ___) Days After Acceptance, Buyer shall Deliver to Seller a letter from Buyer's lender or loan broker stating that, based on Buyer's written application and credit report, Buyer is prequalified or pre-approved for a loan from Buyer's lender or loan broker (as defined in paragraph 14(3)) if any loan is specified in paragraph 3D, or that any loan specified in paragraph 3D is an adjustable rate loan, the prequalification or pre-approval letter shall be based on the qualifying rate, not the initial loan rate. (Letter attached.)

K. LOAN CONTINGENCY: Buyer shall not diligently and in good faith to obtain the designated loan(s). Buyer's qualification for the loan(s) specified above is a contingency of this Agreement and, unless otherwise agreed in writing, if there is no approval contingency or the appraisal contingency has been waived or removed, then failure of the Property to appraise at the purchase price does not entitle Buyer to rescind the cancellation right pursuant to the loan contingency if Buyer is otherwise qualified for the specified loan. Buyer's contingency obligations regarding deposit, balance of down payment and closing costs are not contingencies of this Agreement.

L. NO LOAN CONTINGENCY: Obtaining any loan specified above is NOT a contingency of this Agreement. If Buyer does not obtain the loan and as a result Buyer does not purchase the Property, Seller may be entitled to Buyer's deposit or other legal remedies.

M. LENDER LIMITS ON BUYER CREDITS: Any credit to Buyer, from any source, for closing or other costs that is to be paid by the Purchaser to Buyer's lender, if the total credit allowed by Buyer's lender ("Lender Allowable Credit") is less than the Contractual Credit, then: (i) the Contractual Credit shall be reduced to the Lender Allowable Credit, and (ii) in the absence of a separate written agreement between the Purchaser and Buyer, the Purchaser shall be responsible for the difference between the Contractual Credit and the Lender Allowable Credit.

N. SELLER'S FINANCING: Seller is relying on Buyer's representation of the type of financing specified (including but not limited to, applicable, cash, amount of down payment, or contingent or non-contingent basis). Seller has agreed to a specific closing date, within 5 (or ___) Business Days After Acceptance, and the Purchaser, at Lear's expense, shall be furnished with the final and complete copy of the loan commitment letter from Buyer's lender. Buyer shall likewise be furnished with the final and complete copy of the loan commitment letter from Buyer's lender. Buyer shall be responsible for funds. Seller has no obligation to cooperate with Buyer's efforts to obtain any financing at the Specified loan type or to otherwise deliver the Property. Seller's obligation to cooperate with Buyer's efforts to obtain any financing is not contingent upon the availability of any such alternate financing and does not accrue from the obligation to purchaser the Property and close escrow as agreed in this Agreement.

O. SALE OF BUYER'S PROPERTY: This Agreement and Buyer's ability to obtain financing are NOT contingent upon the sale of any property owned by Buyer.

OR: This Agreement and Buyer's ability to obtain financing are contingent upon the sale of any property owned by Buyer as specified in the attached addendum (C.A.R. Form COP).

6. ADDENDA AND ADVISORIES:
   A. ADDENDA:
      - Addendum # (C.A.R. Form ADD)
      - Back-up Addendum (C.A.R. Form BU)
      - Boundary, Well and Property Monument Addendum (C.A.R. Form BP)
      - Seller Addendum (C.A.R. Form SSA)

   B. BUYER AND SELLER ADVISORIES:
      - Buyer's Inspection Advisory (C.A.R. Form IA)
      - Broker Advisory (C.A.R. Form PA)
      - Seller Advisory (C.A.R. Form SA)
      - Buyer's Inspection Advisory (C.A.R. Form IA)

   C. OTHER ADDENDA:
      - Other

7. ALLOCATION OF COSTS:
   A. INSPECTIONS, REPORTS AND CERTIFICATES: Unless otherwise agreed, in writing, this paragraph only determines who is to pay for the inspection, test, certificate or service ('Report') mentioned. It does not determine who is to pay for any work recommended or identified in the Report.
      - Buyer shall pay for a natural hazard zone disclosure report, including tax [ ] environmental [ ] Other: prepared by:
      - Buyer shall pay for the following Report prepared by:
      - Buyer shall pay for the following Report prepared by:

   Buyer's Initials: [Signature]

C.P.A. REVISED 4/26/18 PAGE 2 OF 11
COMMERCIAL PROPERTY PURCHASE AGREEMENT (C.P.A. PAGE 2 OF 11)
Printed and supplied by Express Ways, Inc., Rancho Cordova, CA 95670. www.cpaforms.com

Property Address: 601 S. Cal Kangaroo Way, Anaheim, CA 92807  
Date: May 10, 2010

II. GOVERNMENT REQUIREMENTS AND REGULATORY:
(1) Buyer shall pay for smoke alarm and carbon monoxide device installation and water heater bracing, if required by Law. Prior to Close Of Escrow, Seller shall provide Buyer written statement(s) of compliance in accordance with state and local Law, unless Seller is exempt.
(2) Buyer shall pay the cost of compliance with any other minimum mandatory government inspections and reports if required as a condition of closing escrow under any Law.
(3) Buyer shall pay for any title insurance policy issuing Buyer’s lender, unless otherwise agreed in writing.

D. OTHER COSTS:
(1) Buyer shall pay County transfer tax or fee.
(2) Buyer shall pay City transfer tax or fee.
(3) Buyer shall pay Owner’s Association (“OA” transfer charge.
(4) Buyer shall pay any fees for preparing all documents required to be delivered by Civil Code §4625.
(5) Buyer shall pay for any HOA certification fees.
(6) Buyer shall pay for any public transfer tax.
(7) Buyer shall pay for any private transfer tax.

III. ITEMS INCLUDED IN AND EXCLUDED FROM SALE:
A. NOTE TO BUYER AND SELLER: Items listed as included or excluded in the MLS, Signs or advertising materials are not included in the purchase price or excluded from the sale unless specified in paragraph 8 B, C or D.

B. ITEMS INCLUDED IN SALE:
(1) All EXISTING fixtures and fittings that are attached to the Property;
(2) EXISTING electrical, mechanical, lighting, plumbing and heating fixtures, ceiling fans, fireplace inserts, gas logs and grills, water heaters, partitions, fixtures, cabinets, counters, lights, windows, doors, draperies, blinds, shutters, window coverings, ceiling coverings, refrigerator, dishwasher, washer and dryer, stove and range, water softener, water purifier, security system.
(3) A complete inventory of all personal property of Seller currently used in the operation of the Property and included in the purchase price shall be delivered to Buyer within the time specified in paragraph 19A.
(4) Seller shall prepare and deliver to Buyer within the time specified in paragraph 19A, a copy of any required government conducted or inspection report prepared pursuant to this Agreement or in anticipation of this sale of the Property.
(5) Buyer shall pay for any title insurance policy issuing Buyer’s lender, unless otherwise agreed in writing.

C. ITEMS EXCLUDED FROM SALE: 

D. OTHER ITEMS:
(1) Existing integrated phone and automation systems, including necessary components such as internet and Internet-connected hardwires or devices, control units (other than non-dedicated mobile devices, electronics and computers) and software, hardware, permissions, passwords, codes and access information, are ( ) are NOT included in the sale.

9. CLOSING AND POSSESSION:
A. Seller-occupied or vacant property: Possession shall be delivered to Buyer. ( ) at 8 PM or ( ) AM(1) PM on the date of Close Of Escrow, or ( ) AM(1) PM or ( ) PM on the date of Close Of Escrow; or ( ) AM(1) PM or ( ) PM on the date of Close Of Escrow; or ( ) AM(1) PM or ( ) PM on the date of Close Of Escrow;
B. Seller Residing In Possession After Close Of Escrow: If Seller has the right to remain in possession after Close Of Escrow, ( ) the Parties are advised to sign a separate occupancy agreement such as ( ) C.A.R. Form CL; or ( ) the Parties are advised to consult with their insurance and legal advisors for information about liability and damage or injury to persons and personal and real property; and ( ) Buyer is advised to consult with Buyer’s lender about the impact of Seller’s occupancy on Buyer’s loan.
C. Tenant Occupied Lease: Possession and occupancy, subject to the rights of tenants under existing leases, shall be delivered to Buyer at Close Of Escrow.

COMMERICAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 3 OF 11)

Buyer's Initials: ___________________________  Seller's Initials: ___________________________

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D. At Close Of Escrow: (a) Seller assigns to Buyer any assignable security rights for land included in the same; and (b) Seller shall deliver to Buyer all copies of such security rights. Seller will not determine the assignability of any security rights.

E. At Close Of Escrow, unless otherwise agreed in writing, Seller shall provide keys, passwords, codes and/or means to operate all locks, meters, security systems, alarms, home automation systems and Internet and Internet-connected devices included in the sale price of the Property, and garage door openers. If the Property is a condominium or located in a common interest subdivision, Buyer may be required to pay a deposit to the Owner's Association ("OA") to obtain keys to access the OA amenities.

10. SECURITY DEPOSITS: Security deposits, if any, to the extent they have not been applied by Seller in accordance with any rental agreement and/or trust, shall be transferred to Buyer in escrow. Seller shall notify each tenant in compliance with the Civil Code.

11. SELLER DISCLOSURES:

A. NATURAL AND ENVIRONMENTAL DISCLOSURES: Seller shall, within the time specified in paragraph 18, if required by Law, (a) deliver to Buyer (i) earthquake zoning and notification, and environmental hazard reports, (ii) if exempt from the obligation to provide an NHD, disclose if the Property is located in a Special Flood Hazard Area, Potential Flooding (Inundation) Area, Very High Flood Hazard Zone, State Flood Responsibility Area, Earthquake Fault Zone, Seismic Hazard Zone, and (b) display any other signs as required by Law and provide any other information required for those areas.

B. ADDITIONAL DISCLOSURES: Within the time specified in paragraph 18, Seller shall deliver to Buyer, in writing, the following disclosures, documentation and information:

(1) RENTAL SERVICE AGREEMENT: (a) all current leases, rental agreements, service contracts, and other agreements pertaining to the operation of the Property; and (b) a rental statement including names of tenants, rental rates, period of rental, dates of last rent increase, security deposits, rental concessions, rebates, or other benefits, if any, and a list of deficient rentals, and their duration. Seller represents that no tenant is entitled to any concession, rebate, or other benefit, except as set forth in these documents.

(2) INCOME AND EXPENSE STATEMENTS: The books and records, including a statement of income and expenses for the 12 months preceding Acceptance. Seller represents that the books and records are those maintained in the ordinary and usual course of business, and used by Seller in the computation of federal and state income tax returns.

(3) TENANT'S ESTATE CERTIFICATE: (if checked) Tenant's estate certificate (C.A.R. Form TEC) completed by Seller or Seller's agent, and signed by tenants, acknowledging: (a) that tenants' rental or lease agreements are unmodified and in full force and effect; (b) that no lease defaults exist; and (c) that the amount of any prepaid rent or security deposit.

(4) SURVEYS, PLANS AND ENGINEERING DOCUMENTS: Copies of surveys, plans, specifications and engineering documents, if any, in Seller's possession or control.

(5) PERMITS: If in Seller's possession, copies of all permits and approvals concerning the Property obtained from any governmental entity, including, but not limited to, certificates of occupancy, conditional use permits, development plans, and licenses and permits pertaining to the operation of the Property.

(6) STRUCTURAL MODIFICATIONS: Any known structural additions or alterations to, or the installation, alteration, repair or replacement of, significant components of the structure(s) upon the Property.

(7) GOVERNMENTAL COMPLIANCE: Any improvements, additions, alterations or repairs made by Seller, or known to Seller to have been made, without required governmental permits, that inspections, and approvals.

(8) VIOLATION NOTICES: Any notice of violations of any Law filed or issued against the Property and actually known to Seller.

(9) WATER CONSERVING PLUMBING DEVICES: Section 1101.6 of the Civil Code, requires that by January 1, 2018, all multi-family residential and commercial real property be equipped with water-conserving plumbing devices. Seller shall disclose in writing whether the property includes any noncompliant plumbing fixtures. Seller may use C.A.R. Form SPO or CWA. See C.A.R. Form WPO for further information.

(10) MISCELLANEOUS ITEMS: Any of the following, if actually known to Seller: (a) any current pending lawsuit(s); (b) any current pending condemnation proceeding(s) affecting the Property; (c) the right to use and occupy; (d) any unmet easements or restrictions(s) affecting the Property; and (e) any that any tenant of the Property is the subject of a deportation.

C. WITHHOLDING TAXES: Unless the time specified in paragraph 10, to avoid required withholding, Seller shall deliver to Buyer or qualified substitute, an affidavit sufficient to comply with Federal (IREPTA) and California withholding Laws. C.A.R. Form 11 or O.B.

D. NOTICE OF LIQUID TRANSPORTATION PIPELINES: This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transportation pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation, Pipeline and Hazardous Materials Safety Administration, at www.psha.dot.gov. To seek further information about possible transportation pipelines near the Property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

E. CONDOMINIUM/PLANNED DEVELOPMENT DISCLOSURES:

(1) SELLER HAS: T Days After Acceptance to disclose to Buyer whether the Property is a condominium, or is located in a planned development or other common interest subdivision.

(2) If the Property is a condominium or located in a planned development or other common interest subdivision, Seller has __T Days After Acceptance to request from the OA (C.A.R. Form HOA-1); (b) copies of any documents required by Law, (c) a statement containing the location and address of any pending or adjudicated claim or litigation by or against the OA; (d) a statement containing the location and address of any pending or adjudicated claim or litigation by any other party against the OA; (e) a statement containing the location and address of any pending or adjudicated claim or litigation against the OA by any other party, and (f) copies of the most recent 24 months of OA minutes for the current number of designated parking and storage spaces.

(3) Seller shall provide Buyer with all such information and contact information of all OAs governing the Property (collectively, "OA Information" or "OA Information"). Buyer shall furnish and deliver to Buyer all OA Information received from the OA and any other Disclosure in Buyer's possession. Buyer's receipt of OA Information is a condition of this Agreement as specified in paragraph 19(b)(3). Buyer may, at a cost to Buyer, obtain and/or inspect from Seller or any other OA any property records and OAs governing the Property.
CHARGES DURING ESCROW:
A. Prior to Close Of Escrow, Seller may only engage in the following acts: (Proposed Changes) Subject to Buyer's rights in paragraph 14B:
(1) make or perform any work or do or perform any act or services or in any way amend or alter the premises; (2) alter, modify, or extend any existing rental or lease agreement; (3) enter into, alter, modify, or extend any service contract; or (4) change the status of the condition of the Property.
B. If (T) or (F) above, Buyer prior to any Proposed Changes, Buyer shall Deliver written notice to Buyer of any Proposed Changes. (T) Within 5 (or [_____] Days after receipt of such notice, Buyer, in writing, may give Seller notice of Buyer's objection to the Proposed Changes in which case Seller shall not make the Proposed Changes.

CONDITION OF PROPERTY: Unless otherwise agreed in writing: (R) the Property is sold "AS IS" in its PRESENT physical condition as of the date of Acceptance and (T) subject to Buyer's investigation rights; (R) the Property, including pool, spa, landscaping and grounds, is to be maintained in substantially the same condition as on the date of Acceptance; and (T) all current and personal property not included in the sale shall be removed by Close Of Escrow.
A. Seller, within the time specified in paragraph 18A, DISCLOSE KNOWN MATERIAL FACTS AND DEFECTS affecting the Property, including those Безименные claims within the past five years, and make any and all other disclosures required by law.
B. Buyer has the right to conduct and to prepare, at Buyer's cost, an investigation of the Property and, as specified in paragraph 18B, based upon information disclosed in Buyer's Investigation Report or in any government records or inspections made available to Buyer.

B. BUYER'S INVESTIGATION OF PROPERTY AND MATTERS AFFECTING PROPERTY:
A. Buyer's acceptance of the condition of, and any other matter affecting the Property, is a contingency of this Agreement as specified in this paragraph and paragraph 18B. Within the time specified in paragraph 18A, Buyer shall have the right, at Buyer's expense unless otherwise agreed, to conduct inspections, investigations, tests, surveys and other studies ("Buyer's Investigations"), including, but not limited to, the right to: (R) request for hand-carved wood and other hand-carved wood; (R) inspect for wood destroying pests and organisms. Any inspection for wood destroying pests and organisms shall be prepared by a registered Structural Pest Control company; shall cover the main building and any structures; may cover other structures; shall NOT include water tests of sewer pipes on upper level units unless the owners of property below the sewer pipe shall, concurrently, shall NOT include roof access; and, if the Property is a unit in a multifamily ownership, or other commercial interest, the inspection shall include only the property itself and inspectable space areas being transferred, and shall NOT include common areas; and shall include a report ("Pest Control Report") showing the findings of the company which shall be submitted within fourteen days after acceptance or inspections (Section 1) and for conditions likely to affect the health and safety of the Property and any government records or inspections made available to Buyer.
B. Buyer shall, at Buyer's cost, prepare an investigation report or in any government records or inspections made available to Buyer, of all current and personal property not included in the sale to be removed by Close Of Escrow.
C. Seller shall make the Property available for all Buyer Investigations. Buyer shall (1) be specified in paragraph 18B, complete Buyer Investigations and (2) give Seller, at no cost, complete copies of all such investigation reports obtained by Buyer, at Seller's sole expense and such investigation shall serve as the termination of this Agreement.
D. Seller shall have under, gas, electricity and all applicable plat rights as for Buyer's Investigations and through the date possession is made available to Buyer.

TITLES AND VESTED:
A. Within the time specified in paragraph 18B, Buyer shall provide a current preliminary title report ("Preliminary Report"). The Preliminary Report is only an offer by the title insurer to issue a policy of title insurance and may not contain away from being binding. Buyer's review of the Preliminary Report and any other matters which may affect the title are a contingency of this Agreement as specified in paragraph 18B. The company providing the Preliminary Report shall, prior to issuing a Preliminary Report, conduct a search of the General Index for all, Seller except lessees and other institutional lenders holding property (OCCs), corporations, and government entities. Seller shall within 7 Days After Acceptance, give Escrow the decision of information.
B. Title is taken in its present condition subject to all encumbrances, easements, covenants, conditions, reservations, rights and other agreements of record and the date of Acceptance except for: (R) monthly taxes of record (which Buyer is obligated to pay); (R) incur in the good faith of the Buyer's investigation of the Property and, as specified in paragraph 18A, based upon information disclosed in Buyer's Investigation Report or in any government records or inspections made available to Buyer.
C. Within the time specified in paragraph 18A, Seller has the duty to disclose to Buyer all matters known to Seller affecting title, whether of record.
D. At close of Escrow, Seller shall receive a good deed conveying title (or, for stock cooperative or long-term lease, an assignment of stock certificates or of Seller's interest), including all, mineral and water rights if currently owned by Seller. Title shall vest as designated in Buyer's supplemental escrow instructions. THE BANNER OF TAKING TITLE MAY HAVE SIGNIFICANT LEGAL AND TAX CONSEQUENCES, CONSULT AN APPROPRIATE PROFESSIONAL.

E. Buyer shall receive a standard contingency escrow O.T.A. policy of Title insurance. An O.T.A. policy or the addition of endorsements may provide greater coverage for Buyer. A title company, at Buyer's request, can provide information about the availability, desirability, coverage, and cost of various title insurance coverages and endorsements. If Buyer desires title coverage other than that required by this paragraph, Buyer shall indeed Encore Holder in writing and shall pay any increase in cost.

15. TIME PERIOD: REMOVAL OF CONTINGENCIES: CANCELLATION RIGHTS: The following time periods may only be extended, amended, modified or otherwise a change in a written agreement. Any removal of contingencies or cancellation under this paragraph, either by Buyer or Seller must be in good faith and in writing (C.A.R. Form CR or CC).

A. SELLER NOTICE: 7 (or ___) Days After acceptance to Deliver to Buyer all Reports, disclosures and information for which Seller is responsible under paragraphs 6A, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18. Buyer after filing delivering to Seller a Notice to Seller to Perform (C.A.R. Form HSP) may cancel this Agreement if Seller has not Delivered the items within the time specified.

B. (1) SELLER WAIVER: 17 (or ___) Days After Acceptance, unless otherwise agreed in writing, to (i) complete all Buyer investigations, review all disclosures, reports, bids, documents to be reviewed by Buyer pursuant to paragraphs 6A(7) and other applicable information, which Buyer receives from Seller; and approve all matters affecting the Property.

(2) Within the time specified in paragraph 16B(1), Buyer may request that Seller make repairs or take any other action regarding the Property (C.A.R. Form RSP). Seller has no obligation to agree to or respond to (C.A.R. Form RPP) Buyer's requests.

C. (1) SELLER NOTICE: 7 (or ___) Days After delivery to Seller of any report, or portion thereof, specified in paragraph 16B(1), whichever is later, to Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement.

(2) Cancellation of Contingency: Even after the end of the time specified in paragraph 16B(1) and after Seller cancels, if at all, pursuant to paragraph 16C, Buyer retains the right, in writing, to either (i) remove remaining contingency, or (ii) cancel this Agreement based on a remaining contingency. Once Buyer's written receipt of all contingencies is delivered to Seller, Seller may not cancel this Agreement pursuant to paragraph 16C(1).

C. SELLER RIGHT TO CANCEL

(1) Seller right to cancel: Buyer Contingencies: If, by the time specified in this Agreement, Seller does not Deliver to Buyer a removal of the applicable contingency or cancellation of this Agreement, then Buyer, after delivering to Buyer a Notice to Seller to Perform (C.A.R. Form HSP) Seller shall authorize Buyer to cancel this Agreement. In such event, Seller shall authorize the return of Buyer's deposit, except for loss incurred by Buyer.

(2) Seller right to cancel: Buyer Contract Obligations: Seller, after delivering to Buyer a Notice to Seller to Perform (C.A.R. Form HSP), may cancel this Agreement if, by the time specified in paragraph 16B(1), Buyer has not complied with the applicable action(s). (i) Deposit funds as required by paragraph 3A or 3B or if the funds deposited pursuant to paragraph 3A or 3B are not good when deposited; (ii) Deliver a letter as required by paragraph 3C, 3D or 3E; (iii) Deliver a letter as required by paragraph 16B(1) or 16B(2); or (iv) Seller reasonably determines that the verification provided by paragraph 3C or 3D or (v) in writing assume or accept losses or fees specified in paragraph 16B(3); (vi) Deliver any other requirement as required by paragraphs 3A and 3D; or (vii) Provide evidence of authority to be in written agreement. Any removal of contingencies or cancellation under this paragraph, either by Buyer or Seller must be in good faith and in writing (C.A.R. Form CR or CC).

D. NOVATION OR ASSIGNMENT TO BUYER TO PERFORM: The HSP or HSP shall: (i) be in writing; (ii) be signed by the applicable Buyer or Seller, and (iii) give the other Party at least 3 (or ___) Days After Delivery (or until the time specified in the applicable paragraph, then the provision above occurs to take the applicable action. A HSP or HSP may not be delivered any earlier than 3 Days Prior to the scheduled close of escrow.

E. EFFECT OF BUYER'S REMOVAL OF CONTINGENCIES: If Buyer removes, in writing, any contingency or cancellation right, unless otherwise specified in writing, Seller shall be deemed to have completed Buyer's investigation, review of reports and other applicable information and disclosures pertaining to the contingency or cancellation right. If elected to proceed with the transaction, and if so then any and all notice or letter of intent to purchase or to negotiate shall be null and void.

F. CLOSING: If Seller fails to Deliver to Buyer or Seller, Buyer may cancel this Agreement for failure of the other Party to close escrow pursuant to this Agreement, Buyer or Seller must deliver to the other Party a demand to close escrow (C.A.R. Form DCE). The DCE shall: (i) be in writing; (ii) be signed by the applicable Buyer or Seller, and (iii) give the other Party at least 3 (or ___) Days After Delivery (or until the time specified in the applicable paragraph then the provision above occurs to take the applicable action. A DCE may not be delivered any earlier than 3 Days Prior to the scheduled close of escrow.

G. EFFECT OF CANCELLATION ON DEPOSIT: If Buyer or Seller gives written notice of cancellation pursuant to rights duly exercised under the terms of this Agreement, the Parties agree to sign mutual instructions to cancel the sale and escrow and release deposits. If any, to the party entitled to the funds, fees and costs and interest paid by that party. Fees and costs may not be payable to service providers and vendors for services and products provided during the Contract.

H. EFFECT OF BUYER'S CANCELLATION: If Buyer's notice of cancellation is received by Seller, or Seller's notice of cancellation is received by Buyer, the party receiving the notice agrees to sign the mutual instructions to cancel the sale and escrow and release deposits. If any, to the party entitled to the funds, fees and costs and interest paid by that party. Fees and costs may not be payable to service providers and vendors for services and products provided during the Contract.
19. REPAIRS: Repairs shall be completed promptly after final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable laws, including environmental permits, regulations, and approvals. Repairs shall be completed in a good, salable manner with materials equivalent to existing materials. Failure to complete repairs may make the Property unmarketable. Any costs or expenses incurred for repairs shall be paid by Seller. Failure to complete repairs may cause the Property to be held in escrow and prevent the closing of the transaction.

20. FINAL VERIFICATION OF CONDITION: Buyer shall have the right to inspect the Property within [ ] days prior to the closing date to verify the condition of the Property. Any inspection reports or warranties provided by Seller shall be subject to Buyer's approval. Any inspections or tests performed by Buyer shall be at Buyer's expense. Any repairs or corrections shall be made by Seller at Seller's expense. Any remaining issues shall be resolved by Seller.

21. PAYMENT OF PROPERTY TAXES: Property taxes shall be paid by Seller in accordance with the terms of this Agreement. Buyer shall have the right to inspect the Property at any time during the term of this Agreement to verify the condition of the Property. Any inspections or tests performed by Buyer shall be at Buyer's expense. Any repairs or corrections shall be made by Seller at Seller's expense. Any remaining issues shall be resolved by Seller.

22. ESCROW: Seller agrees to pay all costs and expenses associated with the escrow. The costs and expenses shall be paid by Seller in accordance with the terms of this Agreement. Buyer shall have the right to inspect the Property at any time during the term of this Agreement to verify the condition of the Property. Any inspections or tests performed by Buyer shall be at Buyer's expense. Any repairs or corrections shall be made by Seller at Seller's expense. Any remaining issues shall be resolved by Seller.

23. REPRESENTATIVE CAPACITY: If Seller is not a natural person, Seller shall execute this Agreement in the capacities described in the C.A.R. Form DS. If Seller is a limited liability company, Seller shall execute this Agreement in the capacities described in the C.A.R. Form DS.

24. JOINT ESCROW INSTRUCTIONS: The following instructions shall govern the escrow:

A. Seller's initials: ____________________________

B. Buyer's initials: ____________________________

C. Date: ____________________________

D. Property Address: ____________________________

E. Date: ____________________________

F. C.P.A. Revenue Code Form RE: ____________________________

G. C.P.A. Revenue Code Form RD: ____________________________

H. C.P.A. Revenue Code Form RD: ____________________________

I. C.P.A. Revenue Code Form RD: ____________________________

J. C.P.A. Revenue Code Form RD: ____________________________

K. C.P.A. Revenue Code Form RD: ____________________________

L. C.P.A. Revenue Code Form RD: ____________________________

M. C.P.A. Revenue Code Form RD: ____________________________

N. C.P.A. Revenue Code Form RD: ____________________________

O. C.P.A. Revenue Code Form RD: ____________________________

P. C.P.A. Revenue Code Form RD: ____________________________

Q. C.P.A. Revenue Code Form RD: ____________________________

R. C.P.A. Revenue Code Form RD: ____________________________

S. C.P.A. Revenue Code Form RD: ____________________________

T. C.P.A. Revenue Code Form RD: ____________________________

U. C.P.A. Revenue Code Form RD: ____________________________

V. C.P.A. Revenue Code Form RD: ____________________________

W. C.P.A. Revenue Code Form RD: ____________________________

X. C.P.A. Revenue Code Form RD: ____________________________

Y. C.P.A. Revenue Code Form RD: ____________________________

Z. C.P.A. Revenue Code Form RD: ____________________________
B. A Copy of this Agreement including any counter offer(s) and addenda shall be delivered to Escrow Holder within 3 Days after Acceptance (or rejection). Buyer and Seller authorize Escrow Holder to accept and rely on Copies and Signatures as defined in this Agreement as original to open escrow and for other purposes of escrow. The validity of this Agreement as between Buyer and Seller is not affected by whether or when Escrow Holder Signs this Agreement. Escrow Holder shall provide Seller's Statement of Information to Title company when received from Seller. If Seller delivers an affidavit to Escrow Holder to satisfy Seller's FIPPA obligation under paragraph 10G, Escrow Holder shall notify Buyer in writing that the affidavit has been received. Buyer acknowledges that Buyer has received a copy of this Agreement and all Addenda and has been provided with all information required by law.

C. Buyer and Seller are a party to the escrow for the sole purpose of compensation pursuant to paragraph 22A and paragraph D of the escrow titled West Coast Brokerage on page 21. Buyer and Seller irrevocably assign to Brokers compensation specified in paragraph 22A, and irrevocably instruct Escrow Holder to disburse those funds to Brokers at Closing. Escrow Holder is not liable to any other party that may claim entitlement to such funds.

D. Upon receipt, Escrow Holder shall provide Seller and Buyer's Broker verification of Buyer's deposit of funds pursuant to paragraph 23A and 23B. Once Escrow Holder becomes aware of any of the following, Escrow Holder shall immediately notify Escrow Holder of the receipt of such funds: (i) if Buyer's initial or any additional deposit is not made pursuant to this Agreement, or is not good at time of deposit with Escrow Holder; (ii) if Buyer shall not deposit the required amount in accordance with the terms of the Agreement. Escrow Holder receives a copy of the Agreement and all Addenda and has been provided with all information required by law.

25. REMEDIES FOR BUYER’S BREACH OF CONTRACT:

A. Any claim submitted by the Parties specifying a remedy (such as return of deposit or making a deposit non-refundable) for failure of Buyer to complete the purchase in violation of this Agreement shall be deemed invalid unless the claim independently satisfies the statutory liquidated damages requirements set forth in the Civil Code.

B. LIQUIDATED DAMAGES: If Buyer fails to complete this purchase because of Buyer's default, Seller shall retain, as liquidated damages, the deposit actually paid to Buyer by Seller. Each Party agrees that this amount is a reasonable sum given that it is impractical or extremely difficult to establish the amount of damages that would actually be suffered by Seller in the event Buyer were to breach this Agreement. Release of funds will require written, signed release instructions from both Buyer and Seller, judicial election or arbitration award. AT THE TIME OF ANY INCREASED DEPOSIT, Buyer and Seller shall sign a separate Liquidated Damages Provision incorporating the INCREASED DEPOSIT AS LIQUIDATED DAMAGES (CA.FORSI ND).

Buyer's Initials ________________________ Seller’s Initials ______________________

26. DISPUTE RESOLUTION:

A. mediation: The Parties agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration or court action through the C.A.R. Consumer Mediation Center (www.consumermediation.org) or through any other mediation provider or service mutually agreed to by the Parties. The Parties also agree to mediate any disputes or claims with Brokers, either, in writing, agree to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. If any dispute or claim to which this paragraph applies, any Party (i) commences an action or is served with a summons and complaint among the Parties involved, or (ii) before commencement of an action, release is not available to the Party in any such action. This MEDiation provision APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIATED. Exclusions from this mediation agreement are specified in paragraph 23C.

B. ARBITRATION OF DISPUTES:

The Parties agree that any dispute or claim in Law or equity arising between them out of this Agreement, or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The Parties agree to arbitrate any dispute or claim with Brokers, either, in writing, agree to such arbitration prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. The arbitrator(s) shall have at least 6 years of transactional real estate Law experience, unless the parties mutually agree to a different arbitrator. The Parties shall agree to the discovery in accordance with Code of Civil Procedure § 1282.2. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part 3 of the Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this agreement to arbitrate shall be governed by the California Arbitration Act. Enforcement of the agreement to arbitrate is conditional upon deposit of $50,000.00 into a separate escrow account for the benefit of each of the Parties.

"NOTICE: BY INITIATING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MAY HAVE TO INITIATE A LAWSUIT IN A COURT OR TO HAVE A JURY TRIAL. BY INITIATING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS "THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION. IF "THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION, IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPelled TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE.

"YOU HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION TO NEUTRAL ARBITRATION."
C. ADDITIONAL MEDIATION AND ARBITRATION TERMS:

(1) EXCLUSIONS: The following matters are excluded from mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §592; (ii) an intentional tort or contract action; and (iii) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court.

(2) WAIVER OF ACTION OR ARBITRATION PROVISIONS: The following shall not constitute a waiver or violation of the mediation and arbitration provisions: (i) the filing of a court action to preserve a statute of limitations; (ii) the filing of a court action to secure the performance or specific performance of this Agreement; (iii) the filing of a mechanic’s lien.

(3) BROKERS: Brokers shall not be obligated nor entitled to mediate or arbitrate unless they agree to do so in writing. Any Broker(s) participating in mediation or arbitration shall not be deemed a party to the Agreement.

27. SELECTION OF SERVICE PROVIDERS: Broker(s) do not guarantee the performance of any vendor, service or product providers selected by Buyer or Seller. Buyer and Seller may select ANY Providers or Service Providers.

28. MULTIPLE LISTING SERVICES/PROPERTY DATA SYSTEMS: If Broker is a participant in a Multiple Listing Service ("MLS") or Property Data System ("PDS"), Broker is authorized to report to the MLS or PDS a pending sale and, upon Close Of Escrow, the terms of the transaction to be reported and the information within the reasonable ability to the persons and entities authorized to use the information on terms approved by the MLS or PDS.

29. ATTORNEY FEES: In any action, proceeding, or arbitration between Buyer and Seller arising out of this Agreement, the prevailing party shall be entitled to reasonable attorney fees and costs from the non-prevailing party in accordance with the terms of this Agreement.

30. ASSIGNMENT: Neither party is permitted to assign any part of its interest in the Agreement without prior written consent of the other party. Such consent shall not be unreasonably withheld unless otherwise agreed in writing. Any assignment will not release Buyer or Seller of their obligations under this Agreement unless otherwise agreed in writing by Buyer and Seller.

31. SUCCESSORS AND ASSIGN: This Agreement shall be binding upon, and inure to the benefit of, Buyer and Seller and their respective successors and assigns, except as otherwise provided herein.

32. ENVIRONMENTAL HAZARD CONSULTATION: Buyer and Seller acknowledge: (i) Federal, state, and local legislation impose liability upon existing and former owners and users of real property, in applicable situations, for certain asbestos-containing, environmentally hazardous substances, (ii) the buyer(s) have made no representation concerning the applicability of any such representation concerning the existence, testing, discovery, location and evaluation offer, and risks posed by, environmentally hazardous substances, if any, located on or potentially affecting the property; and (iii) Buyer and Seller and their advisors are each fully aware of the applicable technical expertise to determine whether a building is in compliance with ADA requirements, or to advise a principal on those requirements. Buyer and Seller are advised to retain an attorney, contractor, architect, engineer or other qualified professional of Buyer or Seller's own choosing to determine to what degree, if any, the ADA impacts the principal or this transaction.

33. COPY: Seller and Buyer represent that Copies of all reports, documents, certificates, approvals and other documents that are furnished to the other party are accurate copies of the original documents, if the originals are in the possession of the furnishing party.

34. EQUAL HOUSING OPPORTUNITY: The Property is sold in compliance with federal, state and local anti-discrimination laws.

35. GOVERNING LAW: This Agreement shall be governed by the Laws of the state of California.

36. TERMS AND CONDITIONS OF OFFER: This is an offer to purchase the Property on the above terms and conditions. The liquidated damages paragraph or the arbitration of disputes paragraph is incorporated in this Agreement if initiated by all Parties or if incorporated by mutual agreement in a counter offer or addendum. If at least one, but not all Parties initial, a counter offer is required until agreement is reached. Seller has the right to continue to offer the Property for sale and to accept any offer at any time prior to notification of Acceptance. Buyer has read and acknowledges receipt of a Copy of the offer and agrees to the terms of the offer. If this offer is accepted and Buyer subsequently defaults, Buyer may be responsible for payment of Broker's compensation. This Agreement and any supplement, addendum or modification, all of which shall constitute one and the same writing.

37. TIME OF ESSENCE: ENTIRE CONTRACT; CHANGES: This is the essence of this Agreement. All understandings between the Parties are incorporated in this Agreement. Any contract between the Parties is intended by the Parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be invalid or invalid, the remaining provisions will nevertheless be given full force and effect. Except as otherwise specified, this Agreement shall be interpreted and disputes shall be resolved in accordance with the laws of the State of California. Neither this Agreement nor any provision in it may be amended, modified, altered or changed, except in writing signed by Buyer and Seller.

38. DEFINITION: As used in this Agreement:

A. "Acceptance" means the time the offer or final counter offer is accepted in writing by a Party and is delivered to and personally received by the other Party or that Party's authorized agent in accordance with the terms of this offer or final counter offer.

B. "Agreement" means the offer and any counter offers and any incorporated addenda, collectively forming the binding agreement between the Parties. Addenda are incorporated only when signed by all Parties.

CFA REVISED 12/95 (PAGE 9 OF 11)

COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 8 OF 11)

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412.0x792.0

40 W. Karl
REAL ESTATE BROKERS:
A. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.
B. Agency relationships are conditioned as stated in paragraph 2.
C. If specified in paragraph 34(2), Agent who submitted the offer for Buyer acknowledges receipt of deposit.
D. COOPERATING BROKER'S COMPENSATION: Seller's Broker agrees to pay Buyer's Broker and Buyer's Broker agrees to accept, out of Seller's Broker's proceeds in escrow, the amount specified in the MLS, provided Buyer's Broker is a Participant of the MLS in which the Property is offered for sale or a regional MLS. If Seller's Broker and Buyer's Broker are not both Participants of the MLS, or a regional MLS, in which the Property is offered for sale, then compensation must be specified in a separate written agreement (C.A.R. Form C60-1). Declaration of License and Tax (C.A.R. Form DL-7) may be used to document that tax reporting will be required or that an exemption exists.
E. PRESENTATION OF OFFER: Pursuant to Standard of Practice 1-7, if Buyer's Broker makes a written request, Seller's Broker shall confirm in writing that this offer has been presented to Seller.

Buyer's Brokerage Firm: [Name]
By: [Name]
Address: [Address]
Telephone: [Tel.]
Fax: [Fax]
E-mail: [E-mail]

Seller's Brokerage Firm: [Name]
By: [Name]
Address: [Address]
Telephone: [Tel.]
Fax: [Fax]
E-mail: [E-mail]

ESCROW HOLDER ACKNOWLEDGMENT:
Escrow Holder acknowledges receipt of a Copy of this Agreement, if cashed. [ ] Transfer of deposit in the amount of $ [ ]

Buyer's Statement of Information and
[ ] Seller's Statement of Information and
[ ] Seller's elaborate in any terms of the Escrow Holder's general practices.

Escrow Holder is advised that the date of Confirmation of Acceptance of the Agreement as between Buyer and Seller is

Escrow Holder: [Name]
By: [Name]
Address: [Address]
Telephone: [Tel.]
Fax: [Fax]
E-mail: [E-mail]

[ ] Department of Business Oversight, [ ] Department of Insurance, [ ] Department of Real Estate.

PRESENTATION OF OFFER: [ ] Listing Broker presented this offer to Seller on ___ (date).

REJECTION OF OFFER: [X] No counter offer is being made. This offer was rejected by Seller on ___ (date).

Buyer's initials: ____________________________
Seller's initials: ____________________________

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CPA 1974 (PAGE 11 OF 11)
COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 11 OF 11)
Prepared and approved by S.C. Law No. 1974-111, Section 43670.01

This form is not intended to be and should not be used for further disclosures or agreements with or by any real estate broker or individual. This form is not intended to be and should not be used for further disclosures or agreements with or by any real estate broker or individual. This form is not intended to be and should not be used for further disclosures or agreements with or by any real estate broker or individual. This form is not intended to be and should not be used for further disclosures or agreements with or by any real estate broker or individual. This form is not intended to be and should not be used for further disclosures or agreements with or by any real estate broker or individual.
"C.A.R. Farms" means the most current version of the specific form referenced or another comparable form agreed to by the parties.

"Close Of Escrow" or "COE" means the date the grant deed, or other evidence of transfer of title, is recorded.

"Copy" means any means including photography, Xerox, facsimile, and electronic.

"Days" means calendar days. However, after Acceptance, the last Day for performance of any act required by this Agreement (including Close Of Escrow) shall not include any Saturday, Sunday, or legal holiday and shall instead be the next Day.

"Days After" means the specified number of calendar days after the occurrence of the event specified, and ending at 11:59 PM on the final day.

"Days Prior" means the specified number of calendar days before the occurrence of the event specified, and counting the calendar date on which the specified event occurred.

"Deliver", "Delivered" or "Delivery", unless otherwise specified in writing, means and shall be effective upon personal receipt by Buyer or Seller or the individual Real Estate Licensee for that principal as specified in the section titled Real Estate Brokers on page 11, regardless of the method used (i.e., messenger, mail, email, fax, other).

"Electronic Copy" or "Electronic Signature" means, as applicable, an electronic copy or signature complying with California law, Buyer and Seller agree that electronic means will not be used by either Party to modify or alter the content or integrity of this Agreement without the knowledge and consent of the other Party.

"Laws" means any law, code, statute, ordinance, regulation, rule or order, which is adopted by a controlling city, county, state or federal legislative, judicial or executive body or agency.

"Notice" means any notice (including past notice), alterations, replacements, modifications or retrofitting of the Property provided for under this Agreement.

M. "Signed" means either a handwritten or electronic signature on an original document, Copy or any counterpart.

40. AUTHORITY: Any person or persons signing this Agreement agree(s) that such person has full power and authority to bind that party's principal, and that the designated Buyer and Seller has full authority to enter into and perform this Agreement. Entering into this Organization, By-Laws, Operating Agreement, Partnership Agreement or other document governing the activity of either Buyer or Seller, Buyer and Seller agree that electronic means will not be used by either Party to modify or alter the content or integrity of this Agreement without the knowledge and consent of the other Party.

41. EXPIRATION OF OFFER: This offer shall be deemed revoked and the deposit, if any, shall be returned to Buyer unless the offer is accepted by Buyer or Buyer is authorized to accept the offer, by 5:00 PM on the third Day after this offer is signed by Buyer (or by [ ] AM [ ] PM on [May 19, 2019] (date)).

One or more Buyers is signing the Agreement in a representative capacity and not for himself/herself as an individual. See attached Representative Capacity Signature Addendum (C.A.R. Form 920-0) for additional terms.

Date: 5-12-19

(Buyer)

Additional Signature Addendum attached (C.A.R. Form ASA).

42. ACCEPTANCE OF OFFER: Seller warrants that Seller is the owner of the Property, or has the authority to execute this Agreement. Seller accepts the above offer and agrees to sell the Property on the above terms and conditions, and agrees to the above confirmation of agency relationship. Seller has read and acknowledges receipt of a Copy of this Agreement, and authorizes Broker to Deliver a Signed Copy to Buyer.

SELLER'S ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER (C.A.R. Form 920-1 or 920-2) DATED: [05-12-19].

One or more Sellers is signing the Agreement in a representative capacity and not for himself/herself as an individual. See attached Representative Capacity Signature Addendum (C.A.R. Form 920-0) for additional terms.

Date: 05/12/19

(Seller)

Additional Signature Addendum attached (C.A.R. Form ASA).

[ ] (Do not initial if making a counter offer) CONFIRMATION OF ACCEPTANCE: A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent on [date] at [ ] AM [ ] PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement. It is solely intended to evidence the date that Confirmation of Acceptance has occurred.

C.P.A. REVISED 12/16 (PAGE 10 OF 11)

COMMERCIAL PROPERTY PURCHASE AGREEMENT (C.P.A. PAGE 10 OF 11)


48 W. Can
WIRE FRAUD AND ELECTRONIC FUNDS TRANSFER ADVISORY:

The ability to communicate and conduct business electronically is a convenience and reality in nearly all parts of our lives. At the same time, it has provided hackers and scammers new opportunities for their criminal activity. Many businesses have been victimized and the real estate business is no exception.

While wiring or electronically transferring funds is a welcome convenience, we all need to exercise extreme caution. Emails attempting to induce fraudulent wire transfers have been received and have appeared to be legitimate. Reports indicate that some hackers have been able to intercept emailed transfer instructions, obtain account information and, by altering some of the data, redirect the funds to a different account. It also appears that some hackers were able to provide false phone numbers for verifying the wiring or funds transfer instructions. In those cases, the victim called the number provided to confirm the instructions, and then unwittingly authorized a transfer to somewhere or someone other than the intended recipient.

ACCORDINGLY, YOU ARE ADVISED:

1. Obtain phone numbers and account numbers only from Escrow Officers, Property Managers, or Landlords at the beginning of the transaction.

2. DO NOT EVER WIRE OR ELECTRONICALLY TRANSFER FUNDS PRIOR TO CALLING TO CONFIRM THE TRANSFER INSTRUCTIONS. ONLY USE A PHONE NUMBER YOU WERE PROVIDED PREVIOUSLY. Do not use any different phone number or account number included in any emailed transfer instructions.

3. Orally confirm the transfer instruction is legitimate and confirm the bank routing number, account numbers and other codes before taking steps to transfer the funds.

4. Avoid sending personal information in emails or texts. Provide such information in person or over the telephone directly to the Escrow Officer, Property Manager, or Landlord.

5. Take steps to secure the system you are using with your email account. These steps include creating strong passwords, using secure WiFi, and not using free services.

If you believe you have received questionable or suspicious wire or funds transfer instructions, immediately notify your bank, and the other party, and the Escrow Office, Landlord, or Property Manager. The sources below, as well as others, can also provide information:

Federal Bureau of Investigation: https://www.fbi.gov; the FBI's IC3 at www.ic3.gov; or 310-477-6565

National White Collar Crime Center: http://www.nw3c.org/

On Guard Online: https://www.onguardonline.gov

NOTE: There are existing alternatives to electronic and wired fund transfers such as cashier's checks.

By signing below, the undersigned acknowledge that each has read, understands and has received a copy of this Wire Fraud and Electronic Funds Transfer Advisory.

Buyer/Tenant

Anthem Housing Authority Date 5-10-19

Buyer/Tenant

Date

Seller/Landlord

US Pacific Group LLC Date 5-13-19

Seller/Landlord

Date
This is a counter offer to the [Seller Counter Offer No. 1, Seller Multiple Counter Offer No. [Offer] on property known as [Property]).

between: [Anahiem Housing Authority] (Buyer) and [US Pacific Group LLC] (Seller).

1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
   A. Paragraphs in the Offer that require initialed by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in subparagraph 1C of this or another Counter Offer or an addendum.
   B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
   C. OTHER TERMS: 1) Sells Price to be $7,700,000.00 (Seven Million Seven Hundred Thousand dollars)
      2) Close of Escrow to be within 60 days
      3) Buyer to deposit $100,000.00 within 10 days of mutual acceptance. Buyer’s deposit will be non-refundable after 30 days from the opening of escrow.
      4) Buyer will pay all closing costs within this transaction except commission which will be seller’s sole responsibility.
      5) Buyer will provide and approve a copy of the current lease agreement with the existing tenant within 3 days after the opening of escrow.

   D. [The following attached addenda are incorporated into this Buyer Counter offer: Addendum No.]

2. EXPIRATION: This Buyer Counter Offer shall be deemed revoked and the deposits, if any, shall be returned:
   A. Unless by 5:00pm on the third day after the date it is signed in paragraph 3 (if more than one signature then, the last signature date(s) by __________ AM/PM on _______ date) or it is signed in paragraph 4 by Seller and (b) if a copy of the signed Buyer Counter Offer is personally received by Buyer or __________ AM/PM, who is authorized to receive it.
   OR B. If Buyer withdraws this offer (CAR Form WC999) any time prior to Acceptance.

3. OFFER: BUYER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.

Buyer[Signature]: [Anahiem Housing Authority] Date: 1/19/19

4. ACCEPTANCE: We accept the above Buyer Counter Offer (if unchecked SUBJECT TO THE ATTACHED COUNTER OFFER)

Seller[Signature]: US Pacific Group LLC Date: 1/19/19 Time: 5:30 PM

CONFIRMATION OF ACCEPTANCE:

(____/____) (Initial) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by Buyer or Buyer’s authorized agent as specified in paragraph 2A on (date) at ______ AM/PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer’s authorized agent whether or not confirmed in this document.
RECOMMENDATION:

That the Housing & Community Development Commission, by Motion, approve and direct staff to submit the Fiscal Year 2018-2019 Consolidated Annual Performance Evaluation Report (CAPER), substantially in the form attached hereto to the U.S. Department of Housing and Urban Development (HUD).

DISCUSSION:

Every year, HUD requires the City to submit the Consolidated Annual Performance Evaluation Report (CAPER). The purpose of this document is to report to HUD any accomplishments and progress made on projects that the City funded under the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs. The City evaluates goals and accomplishments of each project relative to the goals and objectives of the 2015-2019 Consolidated Plan. The reporting period for this CAPER starts from July 1, 2018 to June 30, 2019.

Below is a list of key accomplishments. Refer to Attachment 1 (the 2018 CAPER) for details on completed projects and related accomplishment data.

- A total of 17,576 low income persons were assisted through CDBG funded public services.
- A total of 63 homeless families and individuals were assisted through HOME funded tenant-based rental assistance programs.
- A total of 254 low-income persons with AIDS benefitted from housing subsidy assistance under the HOPWA program.
- A total of 784 homeless persons were assisted and linked to housing under the ESG program.

Overall, the City expended a total of $11,098,717 in HUD funds in fiscal year 2018-2019. These funds were used towards enhancing community development efforts throughout the City. The amount expended is inclusive of entitlement funds allocated in prior years. The detailed breakdown is shown below:
CDBG FY 2018/19 funds expended | $3,912,804  
---|---  
CDBG funds from previous year | $1,287,900  
**Total CDBG Funds** | **$5,200,704**  
HOME FY 2018/19 funds expended | $65,567  
HOME funds from previous year | $3,931,557  
**Total HOME Funds** | **$3,997,124**  
ESG FY 2018/19 funds expended | $239,799  
ESG funds from previous year | $101,275  
**Total ESG Funds** | **$341,074**  
HOPWA FY 2018/19 funds expended | $896,121  
HOPWA funds from previous year | $663,694  
**Total HOPWA Funds** | **$1,559,815**  
**TOTAL** | **$11,098,717**  

**Attachment:**  
1. The 2018 CAPER
The City of Anaheim

Consolidated Annual Performance and Evaluation Report (CAPER) - Draft

HUD Program Year 2018
City Fiscal Year 2018
CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2018 CAPER covers the period of July 1, 2018 through June 30, 2019 and reports on completed projects in the 2018 program year. This CAPER is the fourth CAPER of the 2015-2019 Consolidated Plan. For the 2018 program year, the City followed its allocation strategy by funding public services, public facilities, affordable housing projects, homeless related projects, and fair housing services to address unmet community needs. The City conducted a 15-day public review and held a public workshop on September 18, 2019 to obtain public comment on this CAPER. No comments were received. Below summarizes the accomplishments of the following priority needs.

- **Affordable Housing** - The City continued implementing Residential Rehabilitation program and offering Tenant-Based Rental Assistance (TBRA) program to homeless families and individuals. The Residential Rehabilitation program, carried out by the Habitat for Humanity, provides financial assistance to qualified low-income homeowners for major home improvement projects. In PY 2018, the City continued to operate the Chronically Homeless Individual Pilot Program (CHIPP) that is funded under the HOME and ESG programs. The purpose of this pilot program is to provide case management services and housing services to chronically homeless individuals. The City used HOME funds to operate the Homeless Assistant Pilot Program (HAPP) and the CHIPP program to provide rental assistance to homeless families and individuals. The City continued its revitalization efforts of the Avon Dakota neighborhood. This year the City acquired a 4 unit apartment complex that will be used for affordable housing.

- **Code Enforcement** – The City continued its community preservation efforts in deteriorated areas to maintain and preserve residential neighborhoods.

- **Homelessness** - The City continued its efforts by 1) participating in the Orange County Continuum of Care to develop a regional approach to address and reduce homelessness, 2) providing funding to the Homeless Assistance Pilot Program to focus on homeless families with children in Anaheim schools, 3) providing funding to the CHIPP Program to focus on chronically homeless individuals, and 4) collaborating with other Orange County ESG grantees, including the cities of Santa Ana and Garden Grove and the County of Orange.

- **Public Facilities** – In PY 2018, the City completed one previously CDBG funded public facilities project. The installation of new streetlights on Oak and Chestnut; Louise, Forest, and Boden; Florence, Claudina, Narda, Susanne, and Charlotte was completed in FY 2018. The project is located in a CDBG-Eligible area. The City continued allocating CDBG funds to repay Section 108 loan for Miraloma Park site acquisition, Thornton Storm Drainage improvement, and Family Justice Center site acquisition. The City funded various library improvement projects in 2018 that are currently underway. The anticipated completion date is 2020.
- **Public Service** - The City provided CDBG funding to 15 local nonprofits to offer social services to low and moderate income households. Additionally, the City allocated CDBG funds to 3 public services projects implemented by the City’s Community Services Department and Fire and Rescue Department. Additionally, the City provided funding to 2 local nonprofits to offer supportive services to low income individuals with HIV/AIDS.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

<table>
<thead>
<tr>
<th>Goal</th>
<th>Category</th>
<th>Source / Amount</th>
<th>Indicator</th>
<th>Unit of Measure</th>
<th>Expected – Strategic Plan</th>
<th>Actual – Strategic Plan</th>
<th>Percent Complete</th>
<th>Expected – Program Year</th>
<th>Actual – Program Year</th>
<th>Percent Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code Enforcement</td>
<td>Code Enforcement</td>
<td>CDBG: $</td>
<td>Housing Code Enforcement/Foreclosed Property Care</td>
<td>Household Housing Unit</td>
<td>40000</td>
<td>27730</td>
<td>69.33%</td>
<td>7000</td>
<td>6001</td>
<td>85.73%</td>
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<tr>
<td>Economic Development</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Businesses assisted</td>
<td>Businesses Assisted</td>
<td>1</td>
<td>0</td>
<td>0.00%</td>
<td>900</td>
<td>823</td>
<td>91.44%</td>
</tr>
<tr>
<td>Fair Housing</td>
<td>Fair Housing</td>
<td>CDBG: $</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Fair Housing</td>
<td>Fair Housing</td>
<td>CDBG: $</td>
<td>Other</td>
<td>Other</td>
<td>500</td>
<td>3945</td>
<td>789.00%</td>
<td>900</td>
<td>823</td>
<td>91.44%</td>
</tr>
<tr>
<td>Category</td>
<td>Program</td>
<td>HOME: $500000 / ESG: $</td>
<td>Description</td>
<td>Households Assisted</td>
<td>Persons Assisted</td>
<td>Assisted</td>
<td>100000</td>
<td>100000000</td>
<td>1000000000</td>
<td>10000000000</td>
</tr>
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<td>-------------------------------------</td>
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</tr>
<tr>
<td>Homelessness</td>
<td>Homeless</td>
<td>$</td>
<td>Tenant-based rental assistance / Rapid Rehousing</td>
<td>0</td>
<td>261</td>
<td>62</td>
<td>76</td>
<td>122.58%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homelessness</td>
<td>Homeless</td>
<td>$</td>
<td>Homeless Person Overnight Shelter</td>
<td>500</td>
<td>588</td>
<td>117.60%</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Homelessness</td>
<td>Homeless</td>
<td>$</td>
<td>Overnight/Emergency Shelter/Transitional Housing Beds added</td>
<td>Beds 500</td>
<td>0</td>
<td>0.00%</td>
<td>330</td>
<td>338</td>
<td>102.42%</td>
<td></td>
</tr>
<tr>
<td>Homelessness</td>
<td>Homeless</td>
<td>$</td>
<td>Homelessness Prevention</td>
<td>Persons Assisted 500</td>
<td>144</td>
<td>28.80%</td>
<td>15</td>
<td>28</td>
<td>186.67%</td>
<td></td>
</tr>
<tr>
<td>Housing Opportunities</td>
<td>Affordable Housing</td>
<td>$</td>
<td>Rental units constructed</td>
<td>Household Housing Unit 70</td>
<td>70</td>
<td>100.00%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Opportunities</td>
<td>Affordable Housing</td>
<td>$</td>
<td>Rental units rehabilitated</td>
<td>Household Housing Unit 269</td>
<td>4</td>
<td>1.49%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Opportunities</td>
<td>Affordable Housing</td>
<td>$</td>
<td>Homeowner Housing Added</td>
<td>Household Housing Unit 61</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Opportunities</td>
<td>Affordable Housing</td>
<td>$</td>
<td>Tenant-based rental assistance / Rapid Rehousing</td>
<td>Households Assisted 80</td>
<td>26</td>
<td>32.50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infrastructure Improvements</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted 1000</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infrastructure Improvements</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit</td>
<td>Households Assisted</td>
<td>1000</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>-----------------------------</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program Administration</td>
<td>Program Administration</td>
<td>CDBG: $ / HOPWA: $ / HOME: $ / ESG: $</td>
<td>Other</td>
<td>Other</td>
<td>5</td>
<td>5</td>
<td>100.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide Housing for Persons with Special Needs</td>
<td>Affordable Housing</td>
<td>HOPWA: $ / HOME: $</td>
<td>Tenant-based rental assistance / Rapid Rehousing</td>
<td>Households Assisted</td>
<td>1250</td>
<td>302</td>
<td>24.16%</td>
<td>50</td>
<td>254</td>
<td>508.00%</td>
</tr>
<tr>
<td>Provide Housing for Persons with Special Needs</td>
<td>Affordable Housing</td>
<td>HOPWA: $ / HOME: $</td>
<td>Housing for People with HIV/AIDS added</td>
<td>Household Housing Unit</td>
<td>20</td>
<td>0</td>
<td>0.00%</td>
<td>5</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Provide Housing for Persons with Special Needs</td>
<td>Affordable Housing</td>
<td>HOPWA: $ / HOME: $</td>
<td>HIV/AIDS Housing Operations</td>
<td>Household Housing Unit</td>
<td>100</td>
<td>100</td>
<td>100.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Facilities</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>1000</td>
<td>70590</td>
<td>7,059.00%</td>
<td>4500</td>
<td>6230</td>
<td>138.44%</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit</td>
<td>Households Assisted</td>
<td>1000</td>
<td>0</td>
<td>0.00%</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Public Services</td>
<td>Non-Homeless Special Needs</td>
<td>CDBG: $ / HOPWA: $894322</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>25000</td>
<td>35078</td>
<td>140.31%</td>
<td>6000</td>
<td>6878</td>
<td>114.63%</td>
</tr>
<tr>
<td>Public Services</td>
<td>Non-Homeless Special Needs</td>
<td>CDBG: $ / HOPWA: $894322</td>
<td>Public service activities for Low/Moderate Income Housing Benefit</td>
<td>Households Assisted</td>
<td>1200</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Rehabilitation Program</td>
<td></td>
<td>CDBG: $</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>20</td>
<td>6</td>
<td>30.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City allocated HUD funds to meet the high priority needs identified in the Consolidated Plan and Annual Action Plan. The following lists specific accomplishments for the Program Year 2018-2019 that demonstrate the use of funds to meet high priority needs. See Appendix 1 (PR02 – CDBG - Activities) for detailed information on CDBG funded projects.
CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

According to Table 2, most households assisted were Hispanic (______). Based on the Census Bureau’s ethnicity/race estimates, Anaheim is approximately 53.8% Hispanic/Latino. The second largest minority population in the City is Asian, which comprise approximately 16.5% of the City’s population. Only ____ of assisted households were Asians. Generally, Asians earn higher income and are not qualified to participate in CDBG funded projects or they have a strong family network providing them financial assistance. For these reasons, a small percentage of Asians were assisted compared to the overall percentage of the Asian population in Anaheim.
CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Source</th>
<th>Resources Made Available</th>
<th>Amount Expended During Program Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>8,685,221</td>
<td>5,199,406</td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>7,506,885</td>
<td>3,997,124</td>
</tr>
<tr>
<td>HOPWA</td>
<td>public - federal</td>
<td>2,677,176</td>
<td>1,559,815</td>
</tr>
<tr>
<td>ESG</td>
<td>public - federal</td>
<td>474,898</td>
<td>341,075</td>
</tr>
</tbody>
</table>

Table 3 - Resources Made Available

Narrative

The City had a total of $8,685,221 in CDBG funds available for CDBG eligible projects. This amount includes entitlement funds ($4,258,685) carryover funds of $4,269,546 and program income ($156,991). A total of $7,506,885 in 2018 HOME funds was allocated for Tenant Based Rental Assistance, the El Verano Apartments project, and eligible HOME projects. The 2018 HOPWA funds for a total of $2,677,176 was allocated for eligible programs and services, Tenant Based Rental Assistance, and future housing development projects. The City will work with a developer to provide housing for low-income households with AIDS/HIV. The 2018 ESG funds of $474,898, which includes carryover funds of $77,777 and was allocated for eligible homeless programs and services. The City currently funds three multi-year public facility projects (Euclid Library Greenspace, Central Library Greenspace, and City Historic Facilities Rehab), which were funded with carryover funds from FY 2015, 2016, and 2017; and therefore drawdowns are not reflected in the FY 2018 PR05 drawdown reports attached. See Appendix 3 for the drawdown reports (PR05).

Identify the geographic distribution and location of investments

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Planned Percentage of Allocation</th>
<th>Actual Percentage of Allocation</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Eligible Areas</td>
<td>70</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Citywide</td>
<td>20</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Countywide</td>
<td>10</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City has 6 districts with districts 1 to 5 as predominantly low income and thus considered as CDBG eligible areas. District 6 is mostly non-eligible. The City allocated more than 70% of its CDBG funds to CDBG eligible areas. Public services funded with CDBG funds served citywide low-income population. The City allocated HOPWA funds countywide. See Appendix-4 for the complete map of project locations.
Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

While the CDBG program does not require match funds, the City asked the CDBG subrecipients to leverage CDBG funds with other funding sources for public services projects. The CDBG subrecipients used state, local, and private funds (e.g., fundraising proceeds and foundation money) to supplement CDBG funds. Total funds leverage for CDBG projects are $3,000,000.

With regards to HOME funds, the City allocated its set-aside funds (i.e., previously redevelopment funds) to meet the 25% match requirement. Since the City has excess match funds ($43,455,782), the City generally uses this match credit for future affordable housing projects. For the ESG program, the ESG subrecipients used local, state and private funds as well as in-kind services and cash to meet the 100% match requirement. HOPWA funded agencies utilized volunteers, donated services, cash, and in-kind contributions to supplement HOPWA funds.

<table>
<thead>
<tr>
<th>Fiscal Year Summary – HOME Match</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Excess match from prior Federal fiscal year</td>
<td>43,455,782</td>
</tr>
<tr>
<td>2. Match contributed during current Federal fiscal year</td>
<td>0</td>
</tr>
<tr>
<td>3. Total match available for current Federal fiscal year (Line 1 plus Line 2)</td>
<td>43,455,782</td>
</tr>
<tr>
<td>4. Match liability for current Federal fiscal year</td>
<td>0</td>
</tr>
<tr>
<td>5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)</td>
<td>43,455,782</td>
</tr>
</tbody>
</table>

Table 5 – Fiscal Year Summary - HOME Match Report
### Match Contribution for the Federal Fiscal Year

<table>
<thead>
<tr>
<th>Project No. or Other ID</th>
<th>Date of Contribution</th>
<th>Cash (non-Federal sources)</th>
<th>Foregone Taxes, Fees, Charges</th>
<th>Appraised Land/Real Property</th>
<th>Required Infrastructure</th>
<th>Site Preparation, Construction Materials, Donated labor</th>
<th>Bond Financing</th>
<th>Total Match</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

<table>
<thead>
<tr>
<th>Program Income</th>
<th>Enter the program amounts for the reporting period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance on hand at begin-ning of reporting period $</td>
<td>Amount received during reporting period $</td>
</tr>
<tr>
<td>1,023,166</td>
<td>172,356</td>
</tr>
</tbody>
</table>

Table 7 – Program Income
### Minority Business Enterprises and Women Business Enterprises

Indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

<table>
<thead>
<tr>
<th>Contracts</th>
<th>Minority Business Enterprises</th>
<th>White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Alaskan Native or American Indian</td>
</tr>
<tr>
<td>Dollar Amount</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sub-Contracts</th>
<th>Total</th>
<th>Women Business Enterprises</th>
<th>Male</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dollar Amount</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contracts</th>
<th>Minority Property Owners</th>
<th>White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Alaskan Native or American Indian</td>
</tr>
<tr>
<td>Number</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dollar Amount</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 8 - Minority Business and Women Business Enterprises

### Minority Owners of Rental Property

Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted.

<table>
<thead>
<tr>
<th>Minority Property Owners</th>
<th>White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>Alaskan Native or American Indian</td>
</tr>
<tr>
<td>Number</td>
<td>0</td>
</tr>
<tr>
<td>Dollar Amount</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 9 – Minority Owners of Rental Property
**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Parcels Acquired</th>
<th>1</th>
<th>700,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Displaced</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nonprofit Organizations</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Displaced</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households Temporarily</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relocated, not Displaced</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Households Displaced</th>
<th>Total</th>
<th>Minority Property Enterprises</th>
<th>White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Alaskan Native or American Indian</td>
<td>Asian or Pacific Islander</td>
</tr>
<tr>
<td>Number</td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cost</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 10 – Relocation and Real Property Acquisition
CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

<table>
<thead>
<tr>
<th>Number of Homeless households to be provided affordable housing units</th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,006</td>
<td>63</td>
</tr>
<tr>
<td>Number of Non-Homeless households to be provided affordable housing units</td>
<td>89</td>
<td>0</td>
</tr>
<tr>
<td>Number of Special-Needs households to be provided affordable housing units</td>
<td>239</td>
<td>254</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,334</strong></td>
<td><strong>317</strong></td>
</tr>
</tbody>
</table>

Table 11 – Number of Households

<table>
<thead>
<tr>
<th>Number of households supported through Rental Assistance</th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,239</td>
<td>63</td>
</tr>
<tr>
<td>Number of households supported through The Production of New Units</td>
<td>53</td>
<td>0</td>
</tr>
<tr>
<td>Number of households supported through Rehab of Existing Units</td>
<td>30</td>
<td>5</td>
</tr>
<tr>
<td>Number of households supported through Acquisition of Existing Units</td>
<td>12</td>
<td>4</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,334</strong></td>
<td><strong>72</strong></td>
</tr>
</tbody>
</table>

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Providing affordable housing to the homeless is a high priority need; however due to the shortage of rental units within the City and the County, agencies are finding it difficult to place clients into rent assisted units. To alleviate some of these issues, the City is diligently working on several projects that will provide affordable units to the low-income and homeless population, including the El Verano Senior Housing project, which consists of 53 housing units for low-income seniors and homeless seniors. This project is currently in the process of securing tax credits and is expected to be awarded by September.
Concerning the Residential Rehabilitation program that is carried out by Habitat for Humanity, the City anticipated assisting 30 low-income homeowners. However, the City was only able to assist five homeowners. The reason for not meeting this annual goal is due to the increasingly high value of properties within the Anaheim and Orange County area, where homeowners would typically need to earn income much higher than the low-income limits required by HUD to qualify for this program. The City continues to conduct outreach through the City’s Code Enforcement Department to assist those in need of health and safety repairs.

The HOPWA program served 254 families through the Rental Assistance Program.

Discuss how these outcomes will impact future annual action plans.

The City actively searches for opportunities to provide affordable housing to low income families. Habitat for Humanity increased its capacity to efficiently assist low-income homeowners in need of major home repairs thus increasing the number of people assisted this current fiscal year. The El Verano Senior Housing project, previously known as the Sandman Project, is currently under construction and is anticipating to be awarded tax credits by September 2019. The City will be designating 50 percent of the total units (53 units) for homeless senior households. The City has a number of projects in the pipeline (Orangewood-Manchester project, Econo Lodge project which will consist of 74 Permanent Supportive Housing Units, and 1020 S. Anaheim Blvd project for homeless housing) to address the shortage of affordable housing for low income families and homeless.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

<table>
<thead>
<tr>
<th>Number of Households Served</th>
<th>CDBG Actual</th>
<th>HOME Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-income</td>
<td>0</td>
<td>63</td>
</tr>
<tr>
<td>Low-income</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Moderate-income</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>63</td>
</tr>
</tbody>
</table>

Table 13 – Number of Households Served

Narrative Information
Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City committed ESG funds to street outreach services that is carried out by City Net, a nonprofit organization. The City of Anaheim also provided City Net with general fund monies totaling $100,000 to support their street outreach and homeless coordination services. In FY 18, City Net was able to outreach and served 1,627 individuals. Of the 1,627 served, 783 individuals were linked to services and/or housing.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City allocated its ESG funds to 4 agencies that provided emergency shelter to homeless. The City spent a total of $148,546 in emergency shelter services. The 4 agencies provided emergency shelter to 338 homeless.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City allocated ESG funds to homeless prevention activities carried out by two nonprofits, the Illumination Foundation and Mercy House. Both nonprofits assisted 63 households with rental assistance to avoid evictions.

Every jurisdiction receiving McKinney-Vento Homeless Assistance Act funds must develop and implement a Discharge Coordination policy. The County of Orange assists people discharged from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions). This assistance prevents homelessness resulting from discharge. The City will refer people discharged from public institutions to the County of Orange for additional resources.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that**
individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City allocated the ESG funds to 5 nonprofits to provide rapid rehousing services to homeless population. A total of 172 homeless households received assistance. These nonprofits used other funding sources (e.g., the Orange County Children and Families Commission, Cal OES Emergency Housing, and in-kind) to provide 100% match requirement. The City continues to operate the Chronically Homeless Pilot Program (CHIPP) and the Homeless Assistance Pilot Program (HAPP) which provides tenant based rental assistance to those who were homeless or at risk of being homeless.
CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Actions taken to provide assistance to troubled PHAs
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Per the 2015-2019 Consolidated Plan, the City took the following actions to reduce barriers to affordable housing.

- Approved a General Plan Amendment to expand housing opportunities.
- Approved the conversion of 743 acres of underutilized commercial land to residential land use.
- Approved a zoning code amendment to provide more flexible development standards for multiple family development.
- Included a new Multiple Family Affordable Housing Development ordinance to encourage the development of affordable housing for very low income families.
- Provided density bonus and deferred impact fees to developers that agree to allocate a portion of the housing units to low income household including seniors and the disabled.
- Continued to encourage mixed-use development projects and provide incentives such as reduced parking standards, open space and increased densities.
- Allocated HOME funds and “set-aside” funds from the former redevelopment agency to qualified affordable housing projects.

Additionally, in July 2019, the City adopted a Motel and Commercial Office Conversion Ordinance which allows for the creation of new Permanent Supportive Housing apartment units under specified perimeters. The City is currently moving forward with rehabilitating and subsequently converting an Econo Lodge Motel located in the City of Anaheim to a Permanent Supportive Housing (PSH) apartment community that will provide long-term housing solutions for individuals who are exiting a chronically homeless condition.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City allocated CDBG and HOME funds to projects addressing the housing and services needs of low income population (seniors and homeless) identified in the Consolidated Plan as underserved. A total of 748 low income seniors benefitted from social services program such as meal delivery, adult day services, and counseling services. The City allocated HOME funds to the Sandman Senior Housing project (53 housing units) where 50% of the units are earmarked to homeless seniors.

The City allocated CDBG funds to nonprofits that provide life skills training and supportive services to individuals with disabilities. A total of 100 low income household with disabilities were assisted through
these programs.

Finally, the City allocated CDBG funds to fair housing activities to promote and advance fair housing practices among low-income tenants and the respective landlords.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City works with the Orange County Health Care Agency Lead Poisoning Prevention Program to identify lead poisoning cases in Anaheim for houses older than 1978. For the 2018 program year, there were no reported cases of childhood lead poisoning in Anaheim.

Additionally, the City has implemented lead-based paint testing and removal activities as required under HUD’s Lead-Based Paint regulations. The City has several environmental consultants on-call to assist with lead-based paint testing and evaluation services as needed.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City provided funding to the following projects:

- Allocated HOME and ESG funds the HAPP and CHIPP programs to provide housing (HOME funds in the form of rental assistance) and case management services (ESG funds) to homeless families and individuals. Both programs housed 63 homeless families and individuals during the 2018 program year.
- Allocated ESG funds to three nonprofits to provide homeless prevention and rapid-rehousing services. A total of 172 homeless households received housing services under the ESG program.
- Allocated HOME funds to the Sandman Senior Housing project (53 housing units) and earmarked 50% of the units to homeless seniors.
- Allocated CDBG funds to the Residential Rehabilitation program to provide financial assistance to low income homeowners for major home improvements.
- Allocated CDBG funds to support public services program to improve the life quality for seniors, youth, the disabled and other populations that are severely impacted by the high cost of living in Anaheim. These services include meal programs for the seniors, workforce development for youths, and life skills training for developmentally disabled adults.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City continued to work on increasing administrative efficiencies during the 2018 program year, resulting in the following achievements:

- Collaborated with the Community Services Department to kick off the pre-application meeting for nonprofits applying for CDBG funds for public service projects.
- Held several technical workshops for all subrecipients to explain the City's new software
requirements for streamlining the submission of quarterly reports and invoices.

- Collaborated with various City departments on public facilities projects to provide technical guidance on labor standards.
- Collaborated with the Anaheim Housing Authority to improve the Section 8 voucher process for homeless families.
- Collaborated with the Workforce Department to facilitate the Section 3 process for CDBG funded public facilities projects.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City took the following actions to improve coordination between public and private housing and social services agencies.

- The City worked with private housing developers for the construction of affordable housing units by allocating HOME funds and “set-a-side” funds from the former redevelopment agency and assist them with the federal and state tax credit application.
- The City worked with Habitat for Humanity to implement the Residential Rehabilitation program to provide financial assistance to low income homeowners in need of major home repairs.
- The City worked with nonprofits (Illumination Foundation and Mercy House) to carry out the HAPP and CHIPP programs that provides housing and case management services to the homeless population.
- The City worked with the cities of Santa Ana and Garden Grove to streamline the application process for ESG funds.
- The City attended the homeless collaborative meetings led by City Net to learn and discuss homeless related issues.
- The City sits on the CoC board to provide policy guidance to the County of Orange CoC on issues related to homelessness and HMIS and take part in the allocation of funds including ESG funds.
- The City has a representative on the HOPWA Planning Council to provide policy guidance and to recommend HOPWA allocations to project sponsors.
- The City partners with the County of Orange to select project sponsors for the HOPWA related services and programs.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City identified the following two items as impediments to fair housing during the preparation of the 2016-2020 Analysis of Impediments to Fair Housing Choice.

- **Imposing a fee for a reasonable accommodation application.** In June of 2018, the City's Planning and Building Department amended its fee schedule. The amended schedule Included
the removal of the reasonable accommodation application fee.

- **Updating the density bonus code to include the recent addition of anti-displacement provisions under AB 222 and modified parking standards under AB 744.** Community Development and Planning staff will continue its review of AB 222 and AB 744 and plan to incorporate the necessary standards and provisions into our next zoning code update.

Furthermore, the City allocated CDBG funds to the Fair Housing Foundation (FHF) to provide fair housing services to the Anaheim residents and operators of rental properties. These services include holding tenant and landlord workshops, counseling, and resolving any housing issues and allegations of discrimination. The FHF served 823 clients for the 2018 program year.
CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City has a monitoring plan for subrecipients receiving HUD funds. The monitoring process includes in-house review of the progress reports and expenditures and onsite monitoring visits. The City developed a monitoring checklist to review project files and identify any or potentially non-compliant areas. The City uses a risk assessment tool to determine subrecipients for onsite monitoring visits. The risk assessment criteria consists of the following.

- The subrecipient is a new subrecipient or has experienced a major organizational change
- The grant award is more than $25,000
- Performance concerns or findings exist from last year’s monitoring visit

The monitoring process helps improve performance by identifying deficiencies and implementing new processes to ensure compliance with the CDBG, HOME, ESG, and HOPWA programs.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City published the draft 2018 CAPER for a 15-day public review from September 5 to September 19, 2019. In addition, the Housing and Community Development Commission held a public hearing on September 18, 2018. Notice of the public comment period and public hearing was advertised in the Anaheim Bulletin on September 5, 2019. Copies of the CAPER document were also made available for review at the City of Anaheim Community & Economic Development Department, the Anaheim Central Library and online at www.Anaheim.net. See Appendix 5 for the proof of publication and public comments.
CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes were undertaken to the City’s CDBG or HOME program objectives during the reporting period.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.
CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City follows a monitoring plan for HOME-funded affordable rental housing projects. The monitoring schedule is based on the size of the rental housing project. A project of size 1 to 4 units is monitored every 3 years. A project with 5 to 25 housing units is monitored every 2 years. Any project having more than 26 units is monitored annually. All units were inspected in accordance with 92.504(d). Below is the list of projects inspected for the 2018 program year.

- Case Delia - No issues identified
- Coletette’s Apts - No issues identified
- Diamond Aisle - No issues identified
- Hermosa Village Phase 1 - No issues identified
- Mariposa Village - No issues identified
- Monarch Point - No issues identified
- Paseo Village - No issues identified
- Rockwood - No issues identified
- The Crossings at Cherry Orchard - No issues identified
- Tyrol Plaza - No issues identified
- Vineyard Townhomes - No issues identified

Below is the list of projects not inspected for the 2018 program year:

- Casa Del Sol (inspected in 2017)
- The Arbors at Vintage Crossing (inspected in 2017)

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City continued its efforts to comply with affirmative marketing actions. Program policies require CHDOs and developers to reach out to minority and women owned businesses for contracting and subcontracting opportunities. Moreover, the CHDOs and developers are required to ensure housing units assisted with federal funds are accessible to all qualified households regardless of race, ethnicity,
The City’s Affirmative Marketing Plan includes the following:

- List of methods to inform the public, owners and potential tenants about fair housing laws and the City’s affirmative marketing policy
- Description of outreach efforts to people not likely to apply for housing without special outreach.
- Maintenance of records to document actions taken to affirmatively market HOME-assisted units and to assess affirmative marketing effectiveness.
- Description of actions that will be taken if requirements are not met.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

The City received $172,356 in program income during the 2018 program year. The City plans to use the HOME program income for future housing development projects.

<table>
<thead>
<tr>
<th>Number of Households Served Through</th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family</td>
<td>0</td>
<td>82</td>
</tr>
<tr>
<td>Tenant-based rental assistance</td>
<td>0</td>
<td>53</td>
</tr>
<tr>
<td>Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds</td>
<td>0</td>
<td>82</td>
</tr>
</tbody>
</table>

Table 14 - HOPWA

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.
CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

<table>
<thead>
<tr>
<th>Number of Households Served Through:</th>
<th>One-year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family</td>
<td>50</td>
<td>201</td>
</tr>
<tr>
<td>Tenant-based rental assistance</td>
<td>50</td>
<td>53</td>
</tr>
<tr>
<td>Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds</td>
<td>139</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 15 – HOPWA Number of Households Served

Narrative

Tenant Based Rental Assistance

The Tenant Based Rental Assistance program served 254 HOPWA eligible clients. Of the 254 served, 48 clients will continue receiving assistance next fiscal year. Three of those clients successfully exited the program and were able to obtain housing and two exited the program into jail/prison.

Transitional/Short-Term Housing

During FY 2018, both HOPWA and Ryan White funds were used to provide short-term housing services at APAIT and Radiant Health Centers. HOPWA funded 50% of services and Ryan White funded the remaining 50%. HOPWA funds served a total of 85 clients. Of those served, 82 were unduplicated and 3 were duplicate clients. The outputs for each provider are described below. For FY 2018, three previous providers terminated their contracts (for various reasons) to provide Short Term Supportive Housing. However, the number of clients in FY 2018 is consistent with previous years and demonstrate a consistent need for this service.

APAIT
At APAIT, HOPWA funded 51% of STSH and Ryan White funded the remaining 49% of contracted services. HOPWA funds served 14 clients, exceeding the goal of 11 (127% of goal). Additionally, 802 bed nights of the 473 contracted bed nights (169% of goal) were provided with HOPWA funds.

**Radiant**

At Radiant, HOPWA funded 50% of STSH and Ryan White funded the remaining 50% of contracted services. HOPWA funds served 71 clients, exceeding the goal of 32 (197% of goal). Additionally, 2,191 bed nights of the 2,007 contracted bed nights (109% of goal) were provided with HOPWA funds.

**STRMU Assistance**

During FY 2018, HOPWA funded 100% of the short term rent, mortgage and utility (STRMU) assistance at APAIT and Radiant. For HOPWA funded providers in Orange County, this is referred to as emergency financial assistance (EFA) for rent and utilities and short term assistance for rent (STAR). This program served a total of 74 clients of the contracted goal of 130 (57% of goal). A total of 25 clients were identified as duplicate clients.

At APAIT, HOPWA funded 100% of contracted EFA for rent and utilities. HOPWA funds served 26 clients of the 26 contracted clients (100% of goal). Additionally, 26 payments of the 40 contracted payments (6% of goal) were provided with HOPWA funds.

At Radiant, HOPWA funded 100% of contracted emergency financial assistance (EFA) for rent and utilities. HOPWA funds served 39 clients of the 72 contracted clients (54% of goal). Additionally, 27 payments of the 40 contracted payments (68% of goal) were provided with HOPWA funds. HOPWA also fully funded the STAR program and served 34 clients of the 32 contracted clients (106% of goal). Additionally, 91 payments of the 122 contracted payments (75% of goal) were provided with HOPWA funds.

Since 2016, Orange County began receiving Ryan White Part B funding from the California Department of Public Health (CDPH), Office of AIDS (OA) for a new housing service (Housing Plus Project or HPP). This service provides rental assistance for eligible clients for up to 24 months. As clients seek rental assistance from housing staff, most clients were found to be better served by the HPP program instead of EFA for rent or STAR. Since 2016, STRMU has served less clients and provided less assistance compared to previous years due to clients accessing assistance from HPP. However, the future of the HPP program is unknown after 2021 and there may be an increase in the number of clients accessing HOPWA services as a result.
CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in e-snaps

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name          Anaheim
Organizational DUNS Number 044329993
EIN/TIN Number          956000666
Identify the Field Office LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance Santa Ana/Ashem/Orange County CoC

ESG Contact Name

Prefix          Ms
First Name      Mika
Middle Name     0
Last Name       Takayasu
Suffix          0
Title           Staff Analyst

ESG Contact Address

Street Address 1  201 S. Anaheim Blvd.
Street Address 2  Suite 1003
City             Anaheim
State            CA
ZIP Code         92805-
Phone Number     7147654300
Extension        4818
Fax Number       0
Email Address    Mtakayasu@anaheim.net

ESG Secondary Contact

Prefix          Mr
First Name      John
Last Name       Woodhead
Suffix          0
Title           Community and Economic Development Director
Phone Number    7147654332
Extension       0
Email Address   jwoodhead@anaheim.net
2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2018
Program Year End Date 06/30/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: INTERVAL HOUSE
City: Long Beach
State: CA
Zip Code: 90803, 4221
DUNS Number: 113510176
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 12247

Subrecipient or Contractor Name: MERCY HOUSE TRANSITIONAL LIVING CENTERS
City: Santa Ana
State: CA
Zip Code: 92702, 1905
DUNS Number: 879797165
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 45537

Subrecipient or Contractor Name: FULLERTON INTERFAITH EMERGENCY SERVICES
City: Fullerton
State: CA
Zip Code: 92834, 6326
DUNS Number: 555890946
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 80000
Subrecipient or Contractor Name: Illumination Foundation
City: Irvine
State: CA
Zip Code: 92606, 5124
DUNS Number: 829919047
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 125537

Subrecipient or Contractor Name: People for Irvine DBA 211 OC
City: Santa Ana
State: CA
Zip Code: 92705, 8506
DUNS Number: 884339003
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 10935

Subrecipient or Contractor Name: Kingdom Causes, DBA City Ne
City: Long Beach
State: CA
Zip Code: 90809, 0243
DUNS Number: 361759140
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: Colette's Children's Home
City: Huntington Beach
State: CA
Zip Code: 92647, 4574
DUNS Number: 147361380
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 20000
CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

<table>
<thead>
<tr>
<th>Number of Persons in Households</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adults</td>
<td>8</td>
</tr>
<tr>
<td>Children</td>
<td>8</td>
</tr>
<tr>
<td>Don't Know/Refused/Other</td>
<td>0</td>
</tr>
<tr>
<td>Missing Information</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>16</strong></td>
</tr>
</tbody>
</table>

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

<table>
<thead>
<tr>
<th>Number of Persons in Households</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adults</td>
<td>28</td>
</tr>
<tr>
<td>Children</td>
<td>10</td>
</tr>
<tr>
<td>Don't Know/Refused/Other</td>
<td>0</td>
</tr>
<tr>
<td>Missing Information</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>38</strong></td>
</tr>
</tbody>
</table>

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

<table>
<thead>
<tr>
<th>Number of Persons in Households</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adults</td>
<td>124</td>
</tr>
<tr>
<td>Children</td>
<td>238</td>
</tr>
<tr>
<td>Don't Know/Refused/Other</td>
<td>0</td>
</tr>
<tr>
<td>Missing Information</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>362</strong></td>
</tr>
</tbody>
</table>

Table 18 – Shelter Information
4d. Street Outreach

<table>
<thead>
<tr>
<th>Number of Persons in Households</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adults</td>
<td>726</td>
</tr>
<tr>
<td>Children</td>
<td>98</td>
</tr>
<tr>
<td>Don't Know/Refused/Other</td>
<td>4</td>
</tr>
<tr>
<td>Missing Information</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>828</strong></td>
</tr>
</tbody>
</table>

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

<table>
<thead>
<tr>
<th>Number of Persons in Households</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adults</td>
<td>726</td>
</tr>
<tr>
<td>Children</td>
<td>354</td>
</tr>
<tr>
<td>Don't Know/Refused/Other</td>
<td>4</td>
</tr>
<tr>
<td>Missing Information</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,084</strong></td>
</tr>
</tbody>
</table>

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>410</td>
</tr>
<tr>
<td>Female</td>
<td>426</td>
</tr>
<tr>
<td>Transgender</td>
<td>1</td>
</tr>
<tr>
<td>Don't Know/Refused/Other</td>
<td>0</td>
</tr>
<tr>
<td>Missing Information</td>
<td>16</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>853</strong></td>
</tr>
</tbody>
</table>

Table 21 – Gender Information
### 6. Age—Complete for All Activities

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 18</td>
<td>0</td>
</tr>
<tr>
<td>18-24</td>
<td>0</td>
</tr>
<tr>
<td>25 and over</td>
<td>0</td>
</tr>
<tr>
<td>Don't Know/Refused/Other</td>
<td>0</td>
</tr>
<tr>
<td>Missing Information</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>0</td>
</tr>
</tbody>
</table>

*Table 22 – Age Information*

### 7. Special Populations Served—Complete for All Activities

#### Number of Persons in Households

<table>
<thead>
<tr>
<th>Subpopulation</th>
<th>Total</th>
<th>Total persons served – Prevention</th>
<th>Total persons served – RRH</th>
<th>Total persons served in Emergency Shelters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veterans</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Victims of Domestic Violence</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Elderly</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HIV/AIDS</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Chronically Homeless</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Persons with Disabilities:**

<table>
<thead>
<tr>
<th>Subpopulation</th>
<th>Total</th>
<th>Total persons served – Prevention</th>
<th>Total persons served – RRH</th>
<th>Total persons served in Emergency Shelters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Severely Mentally Ill</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Chronic Substance Abuse</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other Disability</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total (Unduplicated if possible)</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*Table 23 – Special Population Served*
CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of New Units - Rehabbed</td>
<td>0</td>
</tr>
<tr>
<td>Number of New Units - Conversion</td>
<td>0</td>
</tr>
<tr>
<td>Total Number of bed-nights available</td>
<td>47,423</td>
</tr>
<tr>
<td>Total Number of bed-nights provided</td>
<td>44,402</td>
</tr>
<tr>
<td>Capacity Utilization</td>
<td>93.63%</td>
</tr>
</tbody>
</table>

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)
CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

<table>
<thead>
<tr>
<th>Dollar Amount of Expenditures in Program Year</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expenditures for Rental Assistance</td>
<td>18,836</td>
<td>20,722</td>
<td>20,000</td>
</tr>
<tr>
<td>Expenditures for Housing Relocation and Stabilization Services - Financial Assistance</td>
<td>5,288</td>
<td>0</td>
<td>1,000</td>
</tr>
<tr>
<td>Expenditures for Housing Relocation &amp; Stabilization Services - Services</td>
<td>0</td>
<td>6,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Expenditures for Homeless Prevention under Emergency Shelter Grants Program</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal Homelessness Prevention</strong></td>
<td>24,124</td>
<td>26,722</td>
<td>24,000</td>
</tr>
</tbody>
</table>

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

<table>
<thead>
<tr>
<th>Dollar Amount of Expenditures in Program Year</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expenditures for Rental Assistance</td>
<td>50,137</td>
<td>6,938</td>
<td>10,600</td>
</tr>
<tr>
<td>Expenditures for Housing Relocation and Stabilization Services - Financial Assistance</td>
<td>40,000</td>
<td>877</td>
<td>52,590</td>
</tr>
<tr>
<td>Expenditures for Housing Relocation &amp; Stabilization Services - Services</td>
<td>0</td>
<td>86,199</td>
<td>0</td>
</tr>
<tr>
<td>Expenditures for Homeless Assistance under Emergency Shelter Grants Program</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal Rapid Re-Housing</strong></td>
<td>90,137</td>
<td>94,014</td>
<td>63,190</td>
</tr>
</tbody>
</table>

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

<table>
<thead>
<tr>
<th>Dollar Amount of Expenditures in Program Year</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Essential Services</td>
<td>85,000</td>
<td>83,986</td>
<td>95,956</td>
</tr>
<tr>
<td>Operations</td>
<td>70,000</td>
<td>58,073</td>
<td>52,590</td>
</tr>
<tr>
<td>Renovation</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
### 11d. Other Grant Expenditures

<table>
<thead>
<tr>
<th></th>
<th>Dollar Amount of Expenditures in Program Year</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Outreach</td>
<td></td>
<td>22,491</td>
<td>38,483</td>
<td>3,999,237</td>
</tr>
<tr>
<td>HMIS</td>
<td></td>
<td>47,496</td>
<td>11,158</td>
<td>10,936</td>
</tr>
<tr>
<td>Administration</td>
<td></td>
<td>28,409</td>
<td>27,324</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 28 - Other Grant Expenditures

### 11e. Total ESG Grant Funds

<table>
<thead>
<tr>
<th>Total ESG Funds Expended</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>367,657</td>
<td>339,760</td>
<td>4,245,909</td>
</tr>
</tbody>
</table>

Table 29 - Total ESG Funds Expended

### 11f. Match Source

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Non-ESG HUD Funds</td>
<td>0</td>
<td>0</td>
<td>10,935</td>
</tr>
<tr>
<td>Other Federal Funds</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>State Government</td>
<td>0</td>
<td>172,680</td>
<td>173,084</td>
</tr>
<tr>
<td>Local Government</td>
<td>0</td>
<td>55,867</td>
<td>45,416</td>
</tr>
</tbody>
</table>
### Table 30 - Other Funds Expended on Eligible ESG Activities

<table>
<thead>
<tr>
<th>Description</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Funds</td>
<td>367,657</td>
<td>144,528</td>
<td>20,000</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>51,615</td>
<td>20,000</td>
</tr>
<tr>
<td>Fees</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Program Income</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Match Amount</strong></td>
<td>367,657</td>
<td>424,690</td>
<td>269,435</td>
</tr>
</tbody>
</table>

### 11g. Total

<table>
<thead>
<tr>
<th>Total Amount of Funds Expended on ESG Activities</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>735,314</td>
<td>764,450</td>
<td>4,515,344</td>
</tr>
</tbody>
</table>

**Table 31 - Total Amount of Funds Expended on ESG Activities**