

# Action Plan

**Grantee:** Rialto, CA

**Grant:** B-08-MN-06-0518

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<b>LOCCS Authorized Amount:</b>	\$ 5,461,574.00
<b>Grant Award Amount:</b>	\$ 5,461,574.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 5,200,627.00
<b>Total Budget:</b>	\$ 10,662,201.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

There were a total of 49,973 properties taken all the way through the foreclosure process in the MSA from July 1, 2007 through September 30, 2008 in Riverside (29,607) and San Bernardino (20,366) Counties. In relation to all housing units (as estimated by the California Department of Finance, 2008), this represents 3.42% for the MSA (3.83% in Riverside County and 2.97% in San Bernardino County). This also corresponds to 1 in 29 homes becoming bank-owned during this period. The range of impacts in a city-by-city basis is from a low of 0.36% of all housing units in the City of Indian Wells to high of 13.05% of all housing units in the City of Perris. The City will establish its highest need area as the area bounded on the north by Highland Avenue and on the south by San Bernardino Avenue. The area will stretch from the easterly to the westerly city boundary.

### Distribution and and Uses of Funds:

The City of Rialto will develop programs that will assist those areas hardest hit, creating economic and housing stability for the area residents. The City hoped for a much larger allocation to have a greater impact on foreclosed properties and to create new housing opportunities for low- and moderate-income residents in the City. However, additional funds may still become available through the State. The City will be applying for these funds and is including the amounts that will be requested from the State under this Substantial Amendment.

### Definitions and Descriptions:

**Blighted Structure** A blighted structure is a building in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities. The City of Rialto defines a "Blighted Structures" in accordance with Section 33031(a) of the California Health and Safety Code: 33031(a) This subdivision describes physical conditions that cause blight: (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities. (2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards. (3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area. (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions. **Affordable Rents** For the purpose of a definition of affordable rents, the City of Rialto shall define such as 30% of



the household's adjusted income, less utility allowance as adopted by the Housing Authority of the County of San Bernardino Section 8 program. HUD's Fair Market Rent schedule for the Riverside/San Bernardino/Ontario MSA will be used. Should any gap be present, funds from this gap will be required from other sources of funding. Continued Affordability The City of Rialto shall ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental, or redevelopment of abandoned and foreclosed-upon homes and residential properties remain affordable to individuals or families with incomes below 120 percent of area median income or, for units originally assisted with funds under the requirements of Section 2301(f)(3)(A)(ii), remain affordable to individuals and families with incomes below 50 percent of area median income. The resale price, as determined by the City of Rialto, must be affordable to the new purchaser and may not exceed the affordable housing cost for a low-income household. The affordable housing cost is the product of 30 percent times 80 percent of the area median income adjusted for family size appropriate for the property. Resale of the property by the participants during the affordability period to a new purchaser that is not a low-income household, does not intend to occupy the property as a primary residence, or the resale price is not an affordable price, the City shall recapture the entire amount of the City loan, including principal, accrued interest and other applicable loan charges. During the affordability period, should participant transfer the property title, not occupy the property as a primary residence or not comply with any portion of the loan agreement, the City shall recapture the entire amount of the City loan, including principal, accrued interest and other applicable loan charges. Continued affordability will be ensured for the entire period of affordability through monitoring, following the specific HOME monitoring requirements as defined in 24 CFR Part 92. Housing Rehabilitation Standards The City of Rialto will use the housing rehabilitation standards per the requirements of the City's Municipal

### Low Income Targeting:

At least 25 percent or \$1,365,394 of the City's NSP funding must benefit persons at or below 50 percent of the median area income. The City intends to purchase, rehabilitate and dispose of foreclosed upon or abandoned residential properties to house individuals or families that meet this NSP income requirement.

### Acquisition and Relocation:

The primary NSP eligible activity that the City of Rialto will undertake involves the acquisition and disposition of homes and residential properties that have been abandoned or foreclosed upon. The City will then rehabilitate the home/unit to ensure that all health and safety and code violations are addressed prior to making any general property improvements. Rehabilitated homes/units will then be made available to first time homeownerships. The City will commence the acquisition and rehabilitation activity upon the release and authorization of NSP funds. All initial NSP funds for this activity will be committed within the statutory 18-month period, as set forth in Section 2301(c) (1) of HERA. The number of NSP affordable housing units that the City of Rialto will make available to low-, moderate- and middle-income households will be determined by the current market conditions at the time of acquisition and rehabilitation. The City does not anticipate carrying out any conversion activities. Moreover, the City will not undertake demolition activities of blighted structures.

### Public Comment:

A public notice was published in the San Bernardino County Sun newspaper (a paper of general circulation) on November 7, 2008 announcing the public comment period on this amendment ending on November 25, 2008. Further, the NSP Substantial Amendment to the City's 2008-2009 One Year Action Plan and 2005-2009 Consolidated Plan was posted on the City's website at [www.rialtoca.gov](http://www.rialtoca.gov). On November 25, 2008, a Public Hearing was conducted by the Rialto City Council and no public comments were received. The NSP substantial amendment to the 2008-2009 Annual Action Plan and the City's 2005-2009 Consolidated Plan was approved.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-1	Acquisition, Rehab, Resale	NSP 1.1	Aquisition, Rehab, Resale
NSP-2	Acquisition, Rehabilitation and	NSP 2.1	Acquisition, Rehab, Rental <50% AMI
NSP-3	Down Payment Assistance	NSP 3.1	Downpayment Assistance
NSP-4	NSP Administration	NSP 4.1	NSP Administration
NSP1.2	Acquisition, Rehab, Resale <50%	NSP 1.2	Acquisition, Rehab, Resale <50%AMI

# Activities

**Project # /** NSP-1 / Acquisition, Rehab, Resale

**Grantee Activity Number:** NSP 1.1  
**Activity Title:** Aquisition, Rehab, Resale

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

04/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Acquisition, Rehab, Resale

**Projected End Date:**

07/31/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 6,020,253.35

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 6,020,253.35

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

**Total** **Low** **Mod** **Low/Mod%**

73

20

27.40

# of Households

73

20

27.40

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

73

# of Housing Units

73

# of Properties

73



**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

City of Rialto

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Rialto

City of Rialto Redevelopment Agency

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 6,020,253.35

\$ 0.00

**Location Description:**

The program activity is city-wide but staff has identified the area bounded by Highland Avenue on the north, San Bernardino Avenue to the south, the Rialto city boundaries to the west, and the Rialto city boundaries to the east as the high risk areas.

**Activity Description:**

The City of Rialto will use funds from the NSP to facilitate the acquisition, rehabilitation, & resale (ARR) of abandoned and foreclosed single-family homes (this includes condominiums and townhomes). Acquisitions will include individual units and an attempt to negotiate with lenders and financial institutions a discounted bulk purchase of foreclosed properties. The City will attempt to leverage the NSP funds with other private and/or public financing. The City will follow the required NSP purchase discount requirements at a minimum of 1%.

**Environmental Assessment:** COMPLETED**Environmental** None**Project # / NSP-2 / Acquisition, Rehabilitation and Rental (LH25)****Grantee Activity Number:** NSP 2.1**Activity Title:** Acquisition, Rehab, Rental <50% AMI**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP-2

**Project Title:**

Acquisition, Rehabilitation and Rental

**Projected Start Date:**

04/01/2009

**Projected End Date:**

07/31/2019

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Draw Block Date by HUD:**

<b>Total Budget:</b>	\$ 2,676,350.27
<b>Most Impacted and Distressed Budget:</b>	\$ 0.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 2,676,350.27

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Renter Households</b>	8	8		100.00
<b># of Households</b>	8	8		100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Multifamily Units</b>	8
<b># of Housing Units</b>	8
<b># of Properties</b>	2

**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

City of Rialto

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of Rialto	Local Government	\$ 2,676,350.27
City of Rialto Redevelopment Agency	Unknown	\$ 0.00

**Location Description:**

The program activity is citywide but staff has identified it has the area bounded by Highland Avenue to the north, San Bernardino Avenue to the south, the Rialto city boundaries to the west, and the Rialto city boundaries to the east. More specifically it will consist of multi-family neighborhoods within two miles at the intersection of Baseline Avenue and Riverside Avenue, within two miles of the intersection of Foothill Blvd. and Spruce Avenue, within two miles of the intersection of Riverside Avenue and Merrill Avenue, and within two miles of the intersection of Merrill Avenue and Linden Avenue.

**Activity Description:**

The City of Rialto will use a minimum of 25% of allocated NSP funds to facilitate the acquisition, rehabilitation, and rental of multi-family or single-family properties for households earning 50% or less of the area median income as an affordable housing project. The City and/or their development partners will negotiate with lenders and financial institutions to purchase vacant or abandoned foreclosed properties at the required NSP discount. An affordability covenant will be recorded on the property ensuring that units will remain affordable for a

minimum of 55 years. City staff will conduct an annual evaluation to ensure compliance with the affordability covenant. The project budget has been amended to reflect the 25% set aside amount from program income recieved as of October 19, 2010 plus the initial budget for the activity.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Project # / NSP-3 / Down Payment Assistance**

**Grantee Activity Number:** NSP 3.1  
**Activity Title:** Downpayment Assistance

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP-3

**Projected Start Date:**

04/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Down Payment Assistance

**Projected End Date:**

07/31/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 919,440.38

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 919,440.38

**Benefit Report Type:**

Direct (Households)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	50		20	40.00
# of Households	50		20	40.00

**Proposed Accomplishments****Total**

# of Singlefamily Units

50

# of Housing Units

50

**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

City of Rialto

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Rialto

City of Rialto Redevelopment Agency

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 919,440.38

\$ 0.00

**Location Description:**

The program activity is city-wide but staff has identified the area bounded by Highland Avenue on the north, San Bernardino Avenue to the south, the Rialto city boundaries to the west, and the Rialto city boundaries to the east as the high risk areas.

**Activity Description:**

The City of Rialto will use NSP funds to provide down payment assistance loans to households earning 120% of Area Median Income or below (including those households at 50% AMI or below). The loans will provide up to 10% of the purchase price in the form of a silent second deferred loan. Terms and conditions of these loans will be subject to CALHFA financing in an effort to leverage additional funding and provide below market, 1st mortgage loan financing to the homebuyer. Homebuyers will be required to obtain a low-risk mortgage loan for their 1st trust deed financing, preferably at a fixed interest rate. The loan will be a deferred zero percent (0%) interest loan. An affordability covenant will be recorded on the property ensuring that the homes remain affordable for a minimum of 15 years.

**Environmental Assessment:** COMPLETED**Environmental** None**Project # / NSP-4 / NSP Administration****Grantee Activity Number:** NSP 4.1**Activity Title:** NSP Administration**Activity Type:****Activity Status:**

Administration

**Project Number:**

NSP-4

**Projected Start Date:**

11/25/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

Under Way

**Project Title:**

NSP Administration

**Projected End Date:**

07/31/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,046,157.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,046,157.00

**Benefit Report Type:**

NA

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Rialto

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Rialto

City of Rialto Redevelopment Agency

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 1,046,157.00

\$ 0.00

**Location Description:**

Citywide.

**Activity Description:**

The City of Rialto will use up to 10% of the NSP funds for administration of the various programs and projects



stated in the Rialto NSP Action Plan. Furthermore, if any program income is received, the City may elect to utilize 10% of that amount for future administration if needed. Administration of NSP funds includes, but is not limited to, the following activities: 1. Compliance monitoring 2. Environmental review for compliance with NEPA 3. Contracting with consultant services for the implementation of program activities 4. Procurement (including letting of appropriate Requests for Proposals, Notice of Funding Opportunities, etc.) 5. Financial data collection and reporting 6. Quarterly reporting 7. Data entry and reporting through DRGR 8. Providing technical assistance to activity sponsors 9. Ensuring public participation

**Environmental Assessment:** COMPLETED

**Environmental** None

## Project # / NSP1.2 / Acquisition, Rehab, Resale <50%AMI

**Grantee Activity Number:** NSP 1.2  
**Activity Title:** Acquisition, Rehab, Resale <50%AMI

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP1.2

**Projected Start Date:**

04/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Status:**

Cancelled

**Project Title:**

Acquisition, Rehab, Resale <50%AMI

**Projected End Date:**

07/31/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

**Total Low Mod Low/Mod%**

# Owner Households 0.0

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Rialto

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of Rialto	Local Government	\$ 0.00
City of Rialto Redevelopment Agency	Unknown	\$ 0.00

**Location Description:**

The program activity is bounded by Highland Avenue on the north, San Bernardino Avenue to the south, the Rialto City boundary to the west and the City boundary to the east as the high risk areas.

**Activity Description:**

The program activity will use funds from the NSP to facilitate the acquisition, rehabilitation, and Resale (ARR) of abandoned and foreclosed single-family homes (this includes condominiums and townhomes). Acquisitions will include individual units and an attempt to negotiate with lenders and financial institutions and discounted bulk purchase of foreclosed properties. The city will attempt to leverage the NSP funds with other private and/or public financing. The City will follow the required NSP purchase discount at a minimum of 1%. These homes will be sold to person whose income falls below the 50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Action Plan Comments:**

Reviewer - Change 5% discount to 1% discount. 11/3/09 RMD

Reviewer - Action Plan Activities separated to reflect LH25 Activities. RMD. 4/30/10.

Reviewer - Activity NSP1.2 Total Budget and Proposed Budget do not agree. RMD. 6/29/10.

Reviewer - Budget reallocation. Approved. RMD. 6/29/10.

- Reviewer - Grantee made revisions to the Action Plan in order to complete the additional questions that are required (i.e., definitions, acquisitions, public comments, etc.). Approved. RMD. 9/28/10.
- Reviewer - Grantee is making technical corrections. Approved. RMD. 2/2/11.
- Reviewer - Technical amendment to increase estimated PI and increase budget for LH25 projects to bring funding amounts inline with overall LH25 requirement. Approved. EOO. 4/13/2012.
- Reviewer - Amendment to revise activity types were incorrectly classified as "acquisition-general". Approved. EOO. 1/16/13.
- Reviewer - Dates modified to clear flags. Approved. RMD. 10/24/17.
- Reviewer - Budget adjustments. Approved. RMD. 2/15/18
- Reviewer - Budget updates. Approved. RMD. 4/17/19.

## Action Plan History

Version	Date
B-08-MN-06-0518 AP#1	06/29/2010
B-08-MN-06-0518 AP#2	02/02/2011
B-08-MN-06-0518 AP#3	04/13/2012
B-08-MN-06-0518 AP#4	01/16/2014
B-08-MN-06-0518 AP#5	10/24/2017
B-08-MN-06-0518 AP#6	02/15/2018
B-08-MN-06-0518 AP#7	04/17/2019

