

Action Plan

Grantee: California

Grant: B-11-DN-06-0001

LOCCS Authorized Amount:	\$ 11,872,089.00
Grant Award Amount:	\$ 11,872,089.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 6,000,000.00
Total Budget:	\$ 17,872,089.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

December, 2013:

In order to respond to shifts in current market conditions and foreclosure impacts, and to allow the jurisdictions to more substantially stabilize their neighborhoods, HCD will allow the NSP3 grantees to expand their existing, approved Areas of Greatest Need. The expanded areas must reflect similar housing stock, neighborhood and demographic makeup and must be consistent to the current approved Areas of Greatest Need, and must receive the federal minimum needs score of 17 in the NSP Mapping Tool, and must be approved by HCD.

If any of the NSP-3 grantees identify unused or disencumbered NSP-3 funds, HCD will work to re-distribute the funds to the other NSP-3 grantees.

The State held the comment period for the changes proposed (1/2/14- 1/17/14) and received no comments.

How Fund Use Addresses Market Conditions:

The purchase and rehabilitation of foreclosed single family residential (SFR) units for homeownership or rental housing for income qualified households will eliminate vacancies within the identified areas of greatest need, while providing affordable housing to low and moderate income households, an often underserved population. The rehabilitation work will be targeted to local workers within the defined area. This 3-pronged approach will help remove vacancies, provide affordable housing and provide employment opportunities within the neighborhood.

NSP3 grantees will be able to include vacant lots for rehabilitation as an eligible property within the Areas of Greatest Need.

Ensuring Continued Affordability:

Each unit will have a minimum affordability period, based on activity (sale or rental). The HOME affordability standards will be used as the minimum requirements (resale and single family rental housing will have a maximum term of 15 years, based on the amount of assistance provided).

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This definition is consistent with California Health & Safety Code definition of a substandard structure under Section 17920.



Definition of Affordable Rents:

At minimum, all properties assisted with NSP funds will be subject to the HOME requirements of continued affordability as outlined in the regulations for the HOME Investment Partnership Program, Final Rule, 24 CFR Part 92. These regulations are available at the following sites: HOME affordability rental housing 92.242: http://edocket.access.gpo.gov/cfr_2004/aprqr/pdf/24cfr92.252.pdf and HOME affordability periods-Homeownership 92.254: http://edocket.access.gpo.gov/cfr_2004/aprqr/pdf/24cfr92.254.pdf.

Housing Rehabilitation/New Construction Standards:

All grantees will be required to submit their local Rehabilitation Standards for Department review prior to activity work. Each project work write up must be developed as outlined by the Rehabilitation Standards and must be submitted to the Department. At completion, all properties must meet local and state building codes, be free of all health and safety hazards and include energy efficient system if remaining economic life is less than 20 years.

Vicinity Hiring:

Each grantee will be required to provide hiring of employees who reside within the vicinity defined, and contract with small businesses that are owned and operated by persons residing within the vicinity of the projects to the maximum extent feasible. Each jurisdiction must provide their outreach plan for contacting eligible residences for Department review. The "Vicinity Hiring" requirement is in addition to all responsibilities and requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and 24 CFR Part 135, as long as no obligation is in direct conflict.

Procedures for Preferences for Affordable Rental Dev.:

All NSP3 funds will be used to acquire and rehabilitate foreclosed single family residential units (1-4) to be sold or rented to income eligible households. A minimum of 25% of all the total NSP3 funds will be used to assist households at or below the 50% AMI level.

Grantees originally drew funds from the non-set aside funds until they were aware of the household's income limits. The State must move the funds, associated address and beneficiary data to the set aside activity to have the results be properly reflect our accomplishments (without reporting the <50%AMI households with the set aside activity the households do not appear). The State has requested HUD TA on how to adjust the records within DRGR.

Grantee Contact Information:

Karen Patterson, Section Chief, 916-263-1466
State of California Department of Housing & Community Development
Division of Financial Assistance
2020 West El Camino Avenue, Suite 500
P. O. Box 952054
Sacramento, CA 94252-2054

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
11-NSP3-001	Admin	8111-21A	General ADM	
		8112-21A	Gen. Adm.	
		8113-21A	General Administration	
		State of California	General Administration	
11-NSP3-002	25% Set Aside	8111-SA	25% Set Aside	
		8112-SA		
		8113-SA		
11-NSP3-003	Acq/Rehab/Disposition	8111-GR	Aquisition/Rehab/Rental	
		8112-GS	Acquisition/Rehab/Resale	
		8113-GS	Acquisition/Rehabilitation/Disposition	
9999	Restricted Balance	<i>No activities in this project</i>		



Activities

Project # / 11-NSP3-001 / Admin

Grantee Activity Number: 8111-21A

Activity Title: General ADM

Activity Type:

Administration

Project Number:

11-NSP3-001

Projected Start Date:

04/17/2012

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Admin

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 96,245.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 96,245.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Yuba City

Organization Type

Local Government

Proposed Budget

\$ 96,245.00

Location Description:

Yuba City

Activity Description:

Gen. Adm.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 8112-21A

Activity Title: Gen. Adm.

Activity Type:

Administration

Project Number:

11-NSP3-001

Projected Start Date:

04/23/2012

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Admin

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 168,904.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 168,904.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Yuba

Organization Type

Local Government

Proposed Budget

\$ 168,904.00

Location Description:

County of Yuba

Activity Description:

Gen. Adm.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 8113-21A

Activity Title: General Administration

Activity Type:

Administration

Project Number:

11-NSP3-001

Projected Start Date:

04/10/2012

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Admin

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 137,013.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 137,013.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of West Sacramento

Organization Type

Local Government

Proposed Budget

\$ 136,983.00

Location Description:

City of West Sacramento

Activity Description:

General administration activities for the City of West Sacramento.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: State of California

Activity Title: General Administration

Activity Type:

Administration

Project Number:

11-NSP3-001

Projected Start Date:

03/05/2012

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Admin

Projected End Date:

03/24/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 593,605.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 593,605.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

State of California - CDBG Administration

Organization Type

State

Proposed Budget

\$ 593,605.00

Location Description:

State of California

Activity Description:

Administrative costs incurred by the State of California administering NSP3.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 8111-SA

Activity Title: 25% Set Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3-002

Projected Start Date:

04/17/2012

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:

Under Way

Project Title:

25% Set Aside

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,983,355.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,983,355.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

	Total
# ELI Households (0-30% AMI)	4
# of Properties	8

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Yuba City	Local Government	\$ 1,983,355.00

Location Description:

In the City of Yuba City - concentrating on census tracts 505.04, 502.01, 505.03 and 505.01. Proposed activity includes acquisition of foreclosed or abandoned single-family homes (1-4) units), rehab of the acquired homes, and disposition by rental to households earning 50% of area median income or less. Housing units will be identified for acquisition using local foreclosure data, and must be located within the census tracts



listed. Appraisals will meet NSP criteria. Once properties are acquired, NSP funds will then be used to rehabilitate the units to bring them up to applicable health, safety and energy efficiency standards. After the rehabilitation of a unit is complete, it will be rented to an income-qualified household for a minimum affordability period as required by NSP. The Regional Housing Authority of Sutter and Nevada Counties will be managing these rentals.

Activity Description:

Proposed activity includes acquisition of foreclosed or abandoned single-family homes (1-4) units), rehab of the acquired homes, and disposition by rental to households earning 50% of area median income or less. Housing units will be identified for acquisition using local foreclosure data, and must be located within the census tracts listed. Appraisals will meet NSP criteria. Once properties are acquired, NSP funds will then be used to rehabilitate the units to bring them up to applicable health, safety and energy efficiency standards. After the rehabilitation of a unit is complete, it will be rented to an income-qualified household for a minimum affordability period as required by NSP. The Regional Housing Authority of Sutter and Nevada Counties will be managing these rentals.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 8112-SA

Activity Title: 25% Set Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3-002

Projected Start Date:

04/23/2012

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:

Under Way

Project Title:

25% Set Aside

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,690,661.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,690,661.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8

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

County of Yuba

Organization Type

Local Government

Proposed Budget

\$ 1,690,661.00

Location Description:

In Yuba County the census tracts that were concentrated on were 403.03 and 403.01.

Activity Description:

Acquisition/Rehab/Resale-Single Family Housing of foreclose homes less then 50% AMI.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 8113-SA

Activity Title: 25% Set Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3-002

Projected Start Date:

04/10/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

25% Set Aside

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,133,789.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,133,789.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# Owner Households	10	10		100.00
# of Households	20	20		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	20
# of Multifamily Units	
# of Housing Units	20
# of Properties	20

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of West Sacramento	Local Government	\$ 684,921.00
State of California	State	\$ 0.00

Location Description:

The City of West Sacramento concentrated on the following census tracts, 102.04, 101.02 and 101.01.



Activity Description:

Acquisition/rehabilitation/disposition (sale or rental) to households at or below 50%AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 11-NSP3-003 / Acq/Rehab/Disposition



Grantee Activity Number: 8111-GR

Activity Title: Aquisition/Rehab/Rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3-003

Projected Start Date:

04/17/2012

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab/Disposition

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,983,064.55

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,983,064.55

Proposed Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

25

25

100.00

of Households

25

25

100.00

Proposed Accomplishments

of Singlefamily Units

Total

25

of Housing Units

25

of Properties

25

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

City of Yuba City

Organization Type

Local Government

Proposed Budget

\$ 1,983,064.55

Location Description:

The city of Yuba City concentrated on census tracts, 501.02, 505.04, 504.01, 502.001 and 505.03.

Activity Description:

In the City of Yuba City - concentrating on census tracts 505.04, 502.01, 505.03 and 505.01. Proposed activity includes acquisition of foreclosed or abandoned single-family homes (1-4) units), rehab of the acquired homes,



and disposition by rental to households earning 80% of area median income or less. Housing units will be identified for acquisition using local foreclosure data, and must be located within the census tracts listed. Appraisals will meet NSP criteria. Once properties are acquired, NSP funds will then be used to rehabilitate the units to bring them up to applicable health, safety and energy efficiency standards. After the rehabilitation of a unit is complete, it will be rented to an income-qualified household for a minimum affordability period as required by NSP. The Regional Housing Authority of Sutter and Nevada Counties will be managing these rentals.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 8112-GS

Activity Title: Acquisition/Rehab/Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3-003

Projected Start Date:

04/23/2012

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acq/Rehab/Disposition

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 3,648,916.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,648,916.00

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

25

25

100.00

of Households

25

25

100.00

Proposed Accomplishments

of Singlefamily Units

Total

25

of Housing Units

25

of Properties

25

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

County of Yuba

Organization Type

Local Government

Proposed Budget

\$ 3,648,916.00

Location Description:

The County of Yuba concentrated on census tracts, 403.01 and 403.03,

Activity Description:

Aquisition/Rehab/Resale-Single Family Housing of foreclosed homes over 50% AMI.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 8113-GS

Activity Title: Acquisition/Rehabilitation/Disposition

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3-003

Projected Start Date:

04/10/2012

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:

Acq/Rehab/Disposition

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,887,048.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,887,048.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	15		15	100.00
# Owner Households	43		43	100.00
# of Households	58		58	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	58
# of Multifamily Units	
# of Housing Units	58
# of Properties	58

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of West Sacramento	Local Government	\$ 1,780,794.00
State of California	State	\$ 0.00

Location Description:

The City of West Sacramento concentrated on the census tracts 101.01 and 102.02.



Activity Description:

Acquisition/Rehabilitation/Disposition (sale or rental) to households at or below 80%AMI.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

Blanco, Public notice was provided to FO.

LAWRENCE Revisions are required; however, approved on 4/20/16 to facilitate submission of QPR.

Walkup, Reviewed by L. Johnson and A. Walkup on 10/1/2021.

Action Plan History

Version	Date
B-11-DN-06-0001 AP#17	10/01/2021
B-11-DN-06-0001 AP#16	01/29/2018
B-11-DN-06-0001 AP#15	07/19/2016
B-11-DN-06-0001 AP#14	04/20/2016
B-11-DN-06-0001 AP#13	10/02/2015
B-11-DN-06-0001 AP#12	02/03/2015
B-11-DN-06-0001 AP#11	01/28/2015
B-11-DN-06-0001 AP#10	01/22/2015
B-11-DN-06-0001 AP#9	12/08/2014



B-11-DN-06-0001 AP#8	09/29/2014
B-11-DN-06-0001 AP#7	07/28/2014
B-11-DN-06-0001 AP#6	04/29/2014
B-11-DN-06-0001 AP#5	01/23/2014
B-11-DN-06-0001 AP#4	04/23/2013
B-11-DN-06-0001 AP#3	04/25/2012
B-11-DN-06-0001 AP#2	01/27/2012
B-11-DN-06-0001 AP#1	07/29/2011

