

Action Plan

Grantee: Imperial County, CA

Grant: B-11-UN-06-0507

| | |
|---------------------------------|-----------------------|
| LOCCS Authorized Amount: | \$ 1,708,780.00 |
| Grant Award Amount: | \$ 1,708,780.00 |
| Status: | Reviewed and Approved |
| Estimated PI/RL Funds: | \$ 3,000,000.00 |
| Total Budget: | \$ 4,708,780.00 |

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The Imperial County applied and has been awarded \$1,708,780 from the U.S. Department of Housing and Urban Development under the Neighborhood Stabilization Program (NSP3).

\$1,037,902 is allotted for the Acquisition and Rehabilitation (Project 1: Affordable Housing) and will be utilized for the development and/or rehabilitation of vacant and/or abandoned residential, commercial and/or industrial properties for the purpose of providing permanent affordable housing.

\$500,000 has been allotted for the Homebuyer Assistance Program (Project 2: Financing), to assist Homebuyers in purchasing a foreclosed home that is located within the identified eligible Census Tract. The maximum assistance for each eligible homebuyer is \$60,000. Should the County determine at any given time that the Homebuyer Assistance Program is not meeting the desired outcome, the County intends to transfer the funding for this activity to the Affordable Housing Program.

\$170,878 is allotted to Program Administration (Project 3: Admin) not to exceed 10% of the total award and 10% of any program income earned.

How Fund Use Addresses Market Conditions:

Funds from the NSP program will address market conditions by addressing housing activities that will have a stabilizing effect on the County's housing market, create affordable housing opportunities for income-qualified household, improve sustainability, and provide opportunities for job-creation or retention. Additional consideration involve the incorporation of energy efficient and green improvements in project designs to improve the overall impact on the environment. An assessment of the local market conditions suggests that a homebuyer driven homeownership program and an affordable rental housing program would be the most effective and impactful uses of the NSP3 funding to combat the ill effects of the housing market and restore stability.

Ensuring Continued Affordability:

The County will require that an affordability covenant be recorded against the property requiring affordable rents for the low-income tenants per HOME guidelines. The NSP3 Program will use the County's housing rehabilitation standards from the on-going federal and state requirements. (Note: the County's NSP3 Program will not involve any gut rehabilitation work or rehabilitation of mid- or high-rise multi-family buildings).

Definition of Blighted Structure:

In the October 19, 2010 Notice, HUD has defined a blighted structure when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The Notice also indicates that grantees must define blighted structure in the context of state or local law. As such, the following provides the definition of blighted structure under the Amended State of California Health and Safety Code (Effective January 1, 2007): Section 33030

(a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities,



requiring redevelopment in the interest of health, safety, and general welfare of the people of these communities and of the state. (b) A blighted area is one that contains BOTH of the following: (1) An area that is predominately urbanized, as the term is defined in section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. (2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031. (c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer facilities.

Section 33031

(a) This subdivision describes physical conditions that cause blight: (1) Buildings which are unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, serious dilapidation and deterioration caused by long term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities. (2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. This condition may be caused by buildings of a substandard, defective or obsolete design or construction given the present general plan, zoning or other development standards. (3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area. (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given the present general plan, and zoning standards and present market conditions. (b) This subdivision describes economic conditions that cause blight: (1) Depreciated or stagnant property values. (2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459). (3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings. (4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions. (5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of regulations. (6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems. (7) A high crime rate that constitutes a serious threat to the public safety and welfare. (3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area. (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given the present general plan, and zoning standards and present market conditions. (b) This subdivision describes economic conditions that cause blight: (1) Depreciated or stagnant property values. (2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459). (3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings. (4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions. (5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of regulations. (6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems. (7) A high crime rate that constitutes a serious threat to the public safety and welfare.

Definition of Affordable Rents:

Due to the current marketing conditions, the Affordable Rental Housing Program is not meeting the desired outcome; therefore the County intends to transfer the funding of \$512,634 for this activity to the Affordable Housing Program. By transferring these monies to the Affordable Housing Program, the County will still meet the statutory requirement of 25% target of very-low income households through the homebuyer program.

Housing Rehabilitation/New Construction Standards:

The NSP3 Program will use the County's housing rehabilitation standards from the on-going federal and state requirements. (Note: the County's NSP3 Program will not involve any gut rehabilitation work or rehabilitation of mid- or high-rise multi-family buildings). The level of rehabilitation will be addressed in the following manner:

Code/Health & Safety Repairs – Eliminate, or otherwise "cure", any and all pre-existing code violations and Health and Safety Hazards. Therefore, all rehabilitations must correct pre-existing code deficiencies and/or health and safety related repairs needed. This includes pre-existing construction found that was done without County permits (room additions, garage conversions, patio additions, etc). All such pre-existing construction must be either brought up to code and obtain approved building permits, or must be demolished, as part of the project. Lead Based Paint Hazards – Reduce/abate any lead-based paint hazards present in the homes. A Lead-Based Paint test (XRF testing) and a Risk Assessment will be required on all rehabilitations to identify the existence and scope of any lead based paint hazards in the home. The standards of "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 apply. Termite Repairs – The program will require a termite inspection report be prepared for every home by a licensed inspector. The report will identify any areas of dry rot or termite damaged wood members in the home and whether or not there are active termite infestations. Any termite or dry wood damaged wood members will be repaired or replaced due to health and safety risk they pose to the structure integrity of the home. Fumigation or other treatment types recommended to eliminate active infestations are required. General Property Improvements – Once the cost of repairing all code deficiencies, health and safety items, lead based paint hazards, and termite repairs are totaled up, then any additional program funding may be used to address general property improvements. General property improvements may include a variety of items such as painting, replacement of flooring, cabinets, fixtures, etc. General property improvements may NOT include any materials or items that are of a type and quality which far exceed building standard grades. Minimally acceptable standards may be found at 24CFR 983.101.

Energy Efficiency and Cost Effective Green Improvements: In California, all residential remodels are mandated to comply with

Title 24, Part 6 of California's Energy Efficient Standards for Residential Buildings. For example, some of the updated code, effective August 1, 2009, requires energy standards that are equal or less than the existing home that is being remodeled by installing energy efficient windows, natural gas water heating when possible, and standards for sealing duct systems and roofing materials. The County's NSP3 program will comply with this State of California established energy efficiency standard.

Energy Star Labeled Products: All moderate rehabilitation work will include only the purchase of Energy Star products and appliances. This includes refrigerators, dishwashers, washing machines, light bulbs, light fixtures, and water heaters, which may include gas tanks, tank-less models, heat pumps, and solar with electric back-up, heating and cooling systems, and roof products.

Vicinity Hiring:

All Imperial County NSP3 subrecipients, contractors and subcontractors will be required to demonstrate efforts to achieve Vicinity Hiring during the contracting, rehabilitation, sale and rental property management process. These efforts are to provide for the hiring of qualified employees who reside in the vicinity of NSP3 projects and extends hiring preference to Imperial County residents if project area residents do not apply or are not hired. Contracts issued by subrecipients, contractors and subcontractors are also required to demonstrate vicinity preferences with qualified small businesses that are owned and operated by persons residing within the target area vicinity and then to small businesses owned and operated by county residents. Documentation of this requirement will be an element of all NSP contracts awarded and include but not be limited to:

Points in the scoring matrix for rating responses to Requests for Qualifications and Requests for Proposals issued by the County for demonstrated vicinity hiring practices and policies of companies that submit responses.

Requirements for marketing employment opportunities, receiving applications and partnerships for job training.

Reporting schedules and forms required of all approved subrecipients, contractors and subcontractors for NSP contracts.

Language in policy and procedure manuals for NSP stating all preferences and requirements for vicinity hiring.

Procedures for Preferences for Affordable Rental Dev.:

The County has established relationships with local housing development organizations that can serve as program partners. For that reason, the County will solicit the services of an affordable housing developer to provide support in the implementation of the NSP3 Program. The primary responsibility of the developer will be to undertake the acquisition, redevelopment, resale and/or rental property management of the affordable housing units to income-eligible families. Should the County determine, at any given time, that the Affordable Housing Program is not meeting the desired outcome, the County intends to transfer the funding for this activity to the Homebuyers Program.

The County requires that construction contractors and recipients of certain financial assistance, to the greatest extent possible, provide job training, employment and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. Signage placed at project sites offering employment opportunities and giving preference to local low income families, local newspaper advertisements and direct recruiting through the Employment Development Department in the project area comprise the recruiting activities. These requirements comply with both Section 3 and the NSP 3 vicinity hiring requirements.

Grantee Contact Information:

County of Imperial
940 W. Main Street, Ste. 203
El Centro, CA 92243
Esperanza M. Colio
(442) 265-1100
esperanzacolio@co.imperial.ca.us

Project Summary

| Project # | Project Title | Grantee Activity # | Activity Title |
|-----------|----------------------|---|---|
| 1 | Acquisition/Rehab | NSP3 Activity 1(a)-Affordable Housing NSP3 Activity 1(B) - Affordable Housing LH25 | Affordable Housing |
| 2 | Homebuyer Assistance | NSP3 Activity 2(a)-FTHB NSP3 Activity 2(b)-FTHB LH25 | Homebuyer Assistance Program Homebuyer Assistance Program-LH25 |
| 3 | Administration | B-11-UN-06-0507 | Program Administration |
| 9999 | Restricted Balance | No activities in this project | |



Activities

Project # / Title: 1 / Acquisition/Rehab

Grantee Activity Number: NSP3 Activity 1(a)-Affordable Housing
Activity Title: Affordable Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

09/01/2011

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab

Projected End Date:

03/17/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,358,656.91

Other Funds: \$ 0.00

Total Funds: \$ 1,358,656.91

Program Income Account:

NSP3 Program Income

Proposed Beneficiaries

Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 6 | | | 0.00 |
| 6 | | | 0.00 |

of Households

Proposed Accomplishments

of Singlefamily Units

Total

6

of Housing Units

6

of Properties

6



Activity is being carried out by Grantee:

No

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

County of Imperial

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

County of Imperial

Organization Type

Local Government

Proposed Budget

\$ 1,358,656.91

Location Description:

Unincorporated areas of Imperial County including: Heber, Salton City (partial), and Seeley.

Participating cities including: City of Brawley (partial), City of Calexico (partial), City of El Centro (partial), City of Holtville (partial) and City of Imperial (partial).

Activity Description:

NSP3 funds will be utilized for the redevelopment and/or rehabilitation of vacant and/or abandoned residential properties for the purpose of providing permanent affordable housing. The site must be vacant and have been foreclosed upon or abandoned pursuant to NSP guidelines. Eligible properties must be located within an eligible census tract in the County.

Activity Supporting Documents**Document**

05-03-16 NSP3 Target Area Maps- all.pdf

| | |
|---------------------------------|---|
| Grantee Activity Number: | NSP3 Activity 1(B) - Affordable Housing LH25 |
| Activity Title: | Affordable Housing LH25 |

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

09/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab

Projected End Date:

03/17/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 636,580.50

Other Funds: \$ 0.00

Total Funds: \$ 636,580.50

Program Income Account:

NSP3 Program Income

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

8

0.00

of Households

8

0.00

Proposed Accomplishments

of Singlefamily Units

Total

8

of Housing Units

8

of Properties

8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Imperial

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Imperial

Organization Type

Local Government

Proposed Budget

\$ 636,580.50



Location Description:

Unincorporated areas of Imperial County including: Heber, Salton City (partial), and Seeley.

Participating cities including: City of Brawley (partial), City of Calexico (partial), City of El Centro (partial), City of Holtville (partial) and City of Imperial (partial).

Activity Description:

NSP3 funds will be utilized for the redevelopment and /or rehabilitation of vacant and/or abandoned residential properties for the purpose of providing permanent affordable housing. The site must be vacant and have been foreclosed upon or abandoned pursuant to NSP guidelines. Eligible properties must be located within an eligible census tract in the County.

Activity Supporting Documents**Document**

05-03-16 NSP3 Target Area Maps- all.pdf

Project # / Title: 2 / Homebuyer Assistance**Grantee Activity Number:****NSP3 Activity 2(a)-FTHB****Activity Title:****Homebuyer Assistance Program****Activity Type:**

Homeownership Assistance to low- and moderate-income

Project Number:

2

Projected Start Date:

09/01/2011

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

Environmental Assessment:**Benefit Report Type:**

Direct (Households)

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

03/17/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 283,500.00**Other Funds:** \$ 0.00**Total Funds:** \$ 283,500.00**Program Income Account:**

NSP3 Program Income

Proposed Beneficiaries**# Owner Households****Total**

4

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

0.00



| | | |
|-----------------|---|------|
| # of Households | 4 | 0.00 |
|-----------------|---|------|

Proposed Accomplishments

Total

of Singlefamily Units

4

of Housing Units

4

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

County of Imperial

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

County of Imperial

Local Government

\$ 283,500.00

Location Description:

Unincorporated areas of Imperial County including: Heber, Salton City (partial), and Seeley.

Participating cities including: City of Brawley (partial), City of Calexico (partial), City of El Centro (partial), City of Holtville (partial) and City of Imperial (partial).

Activity Description:

The County's First Time Homebuyers Program (FTHB) will be made available for foreclosed homes and residential properties that are located within the identified eligible Census Tracts. It is expected that the maximum assistance to each residential homeowner under this NSP3 activity is \$60,000.



| | |
|---------------------------------|--|
| Grantee Activity Number: | NSP3 Activity 2(b)-FTHB LH25 |
| Activity Title: | Homebuyer Assistance Program-LH25 |

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

2

Projected Start Date:

09/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

03/17/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 254,500.00

Other Funds: \$ 0.00

Total Funds: \$ 254,500.00

Program Income Account:

NSP3 Program Income

Proposed Beneficiaries

Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 4 | | | 0.00 |
| 4 | | | 0.00 |

of Households

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Imperial

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Imperial

Organization Type

Local Government

Proposed Budget

\$ 254,500.00

Location Description:



Unincorporated areas of Imperial County including: Heber, Salton City (partial), and Seeley.
Participating cities including: City of Brawley (partial), City of Calexico (partial), City of El Centro (partial), City of Holtville (partial) and City of Imperial (partial).

Activity Description:

The County's First Time Homebuyers Program (FTHB) will be made available for foreclosed upon homes and residential properties that are located within the identified eligible Census Tracts. It is expected that the maximum assistance to each residential homeowner under this NSP3 activity is \$60,000.

Project # / Title: 3 / Administration

Grantee Activity Number: B-11-UN-06-0507
Activity Title: Program Administration

Activity Type:

Administration

Project Number:

3

Projected Start Date:

06/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/17/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 280,056.42

Other Funds: \$ 0.00

Total Funds: \$ 280,056.42

Program Income Account:

NSP3 Program Income

Activity is being carried out by Grantee:

No

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

County of Imperial

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

County of Imperial

Organization Type

Local Government

Proposed Budget

\$ 280,056.42

Location Description:

Unincorporated areas of Imperial County including: Heber, Salton City (partial), and Seeley.

Participating cities including: City of Brawley (partial), City of Calexico (partial), City of El Centro (partial), and City of Imperial (partial).

Activity Description:

Eligible Program Administration expenses as allowed by NSP3 regulations. Not to exceed 10% of the total award and 10% of any program income earned.

Action Plan Comments:

Reviewer - Electronic version matches submitted version. Approved 6.15.11 jwy

Reviewer - Opened in error Approved 7.28.11 jwy

Reviewer - Minor revision to clarify and expand the definition of affordable rents. Approved 9.28.11 jwy

Reviewer - Substantial amendment approved May 8, 2012 re-allocating funds from rental activity to homeownership. In addition, grantee amended its target area. Approved. EOO. 7/12/12.

Reviewer - Technical amendment to increase estimated PI amount to \$3,000,000. Approved. 9/14/12. EOO.

Reviewer - Technical amendment to create LLH25 activity for resale projects. Approved. EOO. 5/13/13.

Reviewer - Minor amendment to change activity status for homeownership assistance and program administration activities from "planned" to "underway". Approved. EOO. 8/20/13.

Reviewer - Our office contacted HUD's office to fix the problem with the DRGR system. It looks like the problem was that we updated the contact information in our action plan but it was not properly submitted. This action prevented us from submitting QPR report during the second quarter. HUD's office requested that we re-submit the plan explaining the situation to our HUD's representative.

Other than the contact information update, no additional changes have been made. email from grantee. Approved. RMD. 5/21/15.

Reviewer - grantee revised the ¿Location Description¿ under each activity to include additional target areas. The narratives all remained the same and we did not add any activities. Substantial amendment has been

submitted. Approved. RMD. 6/30/15.

Reviewer - Submitted substantial amendment. Approved. RMD. 5/10/16.

Reviewer - Budget modification. Approved. RMD. 7/27/16.

Reviewer - Updating budgets. Approved. RMD. 1/13/17.

Reviewer - modify the action plan to show the exact number of properties for 2 activities. Activity 1a & Activity 1b.
Approved. RMD. 1/26/17.

Action Plan History

| Version | Date |
|-----------------------|------------|
| B-11-UN-06-0507 AP#1 | 01/26/2017 |
| B-11-UN-06-0507 AP#2 | 01/13/2017 |
| B-11-UN-06-0507 AP#3 | 07/27/2016 |
| B-11-UN-06-0507 AP#4 | 05/10/2016 |
| B-11-UN-06-0507 AP#5 | 06/30/2015 |
| B-11-UN-06-0507 AP#6 | 05/21/2015 |
| B-11-UN-06-0507 AP#7 | 08/20/2013 |
| B-11-UN-06-0507 AP#8 | 05/13/2013 |
| B-11-UN-06-0507 AP#9 | 09/14/2012 |
| B-11-UN-06-0507 AP#10 | 07/12/2012 |
| B-11-UN-06-0507 AP#11 | 09/28/2011 |

