

Action Plan

Grantee: Moreno Valley, CA

Grant: B-11-MN-06-0513

LOCCS Authorized Amount:	\$ 3,687,789.00
Grant Award Amount:	\$ 3,687,789.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,601,071.93
Total Budget:	\$ 5,288,860.93

Funding Sources

Funding Source	Funding Type
Private Lender	Financial Institution Money
HOME	State Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

***ACTION PLAN MODIFIED September 2016 TO REFLECT ADJUSTMENT IN PROJECT BUDGETS DUE TO PROGRAM INCOME GENERATED (-\$123,443.17), RESIDUAL FUNDS FROM COMPLETED PROJECT NSP3-1 ACQ/REHAB (-\$53,993.50) AND INCREASE THE REDEVELOPMENT PROJECT (+\$177,436.67). This substantial amendment was approved by the City of Moreno Valley City Council on August 16, 2016, after the closing of the duly noticed public hearing. ***ACTION PLAN MODIFIED May 2015 TO REFLECT INCREASES IN ACTIVITY BUDGETS DUE TO PROGRAM INCOME GENERATED (\$208,073.76), UPDATED CONTACT INFORMATION FOR DEVELOPER FOR REDEVELOPMENT ACTIVITY, AND UPDATED TO REFLECT LOAN TERMS AND AFFORDABILITY PERIOD TO BE USED FOR HOMEBUYER LOANS FOR HOUSEHOLDS EARNING UP TO 50% AMIL (LH-25). The Housing and Economic Recovery Act of 2008 established the following eligible uses: § Establishment of financing mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low and moderate income homebuyers. § Purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop, such homes and properties. § Establishment of land banks for homes that have been foreclosed upon. § Demolition of blighted structures. § Redevelopment of demolished or vacant properties. With these eligible uses in mind, the City of Moreno Valley has identified activities that would best address the needs of the community while meeting the requirements of Section 2301(c)(2) of HERA, as amended by the Dodd-Frank Act. The proposed activities are described below. The NSP3 grant will fund five primary activities plus Administration: 1) Single Family Residential Acquisition, Rehabilitation, and Resale in the amount of \$1,967,857.57 (LMMH) 2) Multi-Family Residential Acquisition, Rehabilitation, and Rental in the amount of \$544,478.95 (LH25) 3) Neighborhood Stabilization Homeownership Program (NSHP) in the amount of \$0 4) Demolition in the amount of \$0 5) Land banking in the amount of \$0 6) Redevelop demolished or vacant properties as housing in the amount of \$1,967,808.16 7) Administration in the amount of \$519,347.10 NOTE: The City of Moreno Valley amended the initial application to propose the inclusion of a rental component in the NSP3. At the time of the initial application market conditions could support the City's strategy of creating homeownership opportunities for the LH25 population, however, recent shifts in the market makes the strategy no longer viable. Single Family Residential Acquisition/Rehabilitation/Resale (SFR-ARR) (LMMH) /p> The City of Moreno Valley proposes to dedicate \$1,554,010 of the NSP3 grant to acquiring foreclosed single-family detached and/or single-family attached (condominium) residence(s) and then rehabilitating and reselling them to income-eligible households of up to 120% AMI. Alternatively, the City may request transfer of Activity 1 funds in the future to Activities 4 or 5, to provide additional funds for land banking and/or redevelopment, as neededp> Under the NSP1 grant, the SFR-ARR program is already being used effectively to rehatate foreclosed properties in neighborhoods with a Foreclosure Risk Score of 9 or 10 (a score of 10 indicated the highest level of need). As described in Section A above,



How Fund Use Addresses Market Conditions:

MorenoValley's current housing market continues to struggle with excessive numbers of foreclosures: 1,861 are currently in the foreclosure process plus more than 850 are already bank-owned. In general, homes are not available for sale unless they are bank-owned or the owner is seeking a short-sale. According to the Multiple Listing Service (MLS), more than 250 single family homes and more than 45 condominiums are currently for sale inMorenoValley.

Though prices have dropped more than 44%, home sale pricing seems to have stabilized somewhat. Over the last year, the median resale price for single-family homes rose just 2% (or \$3,681) to \$160,208 in December 2010. Sales numbers show strong interest inMorenoValley's market as investors compete to purchase prospective rental or rehabilitation/resale properties. However, owner-occupant home purchasing remains sluggish and pockets ofMorenoValleycontinue to experience price declines. Under the City's NSP1 grant, some ARR homes have required resale price reductions after properties sat on the market for extended periods, to encourage purchase by owner-occupant homebuyers.

Ensuring Continued Affordability:

The City of Moreno Valley is committed to maintaining affordability for its NSP3 assisted housing.

NSP activities using the minimum 25% allocated for households earning up to 50% area median income (LH25) will target efforts to increasing rental opportunities within this income level. The City will partner with a CHDO or other non-profit residential developer who will acquire rehabilitate, rent and manage the units under the City's oversight. The City will enter into an Affordable Housing Agreement with the CHDO or other non-profit developer. Pursuant to the Affordable Housing Agreement, the multi-family units will be subject to a 55-year affordability covenant that will be recorded against the property will run with the land. Continued affordability will be ensured by City staff through an annual recertification process.

All NSP3 single-family home purchase activities involving assistance to households earning up to 120% of area median income (LMMH) will be subject to the affordability period of 15 years. Should the household sell or transfer the property before the affordability period is complete, the City will collect a share of the increased equity. In other words, if the NSP-assisted property is sold or transferred within the 15-year affordability, the City will be entitled to a share of the gain on sale in addition to the principal amount loaned. The funds returned to the City on the sale of the unit will be considered program income and will be recycled back into the appropriate account to fund additional NSP projects. For the properties constructed under the Redevelopment activity by Habitat for Humanity the City will impose a resale provision on each property with an affordability period of 45-years. The City will record the following security instruments to ensure continued affordability: Deed of Trust, Notice of Affordability Restrictions, Regulatory Agreement, and CC&Rs.

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. TheCalifornialegislative definition of blight is found in the Health and Safety Code Sections 33030 and 33031. In sum, the definition describes two basic areas of blight: physical and economic.

Subdivision (a) of section 33031 describes the physical conditions that cause blight as follows:

- § Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
- § Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
- § Adjacent or nearby uses that are incompatible with each other and that prevent the economic development of those parcels or other portions of the project area.
- § The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.

Subdivision (b) of section 33031 describes the economic conditions that cause blight as:

- § Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with 33459), discussed in chapter 6, entitled Environmental Issues.
- § Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
- § A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drugstores and banks, and other lending institutions.
- § Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults that has led to problems of public safety and welfare.
- § A high crime rate that constitutes a serious threat to the public safety and welfare.

Definition of Affordable Rents:

"Affordable Rents" means a rental housing cost not in excess of that which may be charged the applicable eligible person or family pursuant to Section 50053 of the California Health and Safety Code. For NSP assisted projects, the City will use affordable rents under the HOME program, less utility allowances as provided by the Countyof Riverside Housing Authority.



Housing Rehabilitation/New Construction Standards:

The City has Housing Quality Standards (HQS) created to conform to the Department of Housing and Urban Quality Standards, in addition to applicable municipal laws, codes, and Building Code Standards.

The HQS covers six essential areas of construction:

- 1) Physical and/or Environmental Improvements,
- 2) Structural-Exterior Building Improvements and Finishes
- 3) Building Interior,
- 4) Plumbing
- 5) Electrical
- 6) Mechanical

For NSP3 properties in particular, the City's HQS will be revised to include energy efficient and environmentally-friendly "green" requirements for incorporation into the rehabilitation scope of work for each property.

Within the HQS, the City has outlined the minimum requirements that each NSP assisted housing unit must meet prior to occupancy by the eligible participant(s). The City's NSP3 building inspector reviews proposed scopes of work for each NSP3 property and makes revisions in compliance with the HQS. If upon inspection, it is found that a unit does not meet the standards, occupancy will be deferred until the unit does meet the standards (i.e., after repair and successful re-inspection of the unit).

Vicinity Hiring:

The City of Moreno Valley will incorporate local hiring requirements into the Participation Agreements to be executed by the Development Partners selected for NSP3 implementation. The City, shall to the maximum extent feasible, provide for the hiring of employees who reside in Moreno Valley. The City will monitor Development Partner compliance through collection of Section 3 reporting data.

Procedures for Preferences for Affordable Rental Dev.:

The City of Moreno Valley is proposing to use a significant portion of its NSP3 allocation (APPROX. 40%) for the acquisition and/or rehabilitation of multi-family properties. These properties will be used for long-term affordable rental housing units.

Grantee Contact Information:

City of Moreno Valley
Financial Management & Services Department
Financial Resources Division
14177 Frederick St.,
Moreno Valley, CA 92553
Marshall Eyerman, Financial Resources Division Manager
marshalle@moval.org
Dena Heald, Financial Operations Division Manager
denah@moval.org
(951) 413-3063

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
NSP-Admin.	Administration	NSP3-Administration	Administration	
NSP3-1	Acquisition/Rehabilitation	NSP3-1 (LH25)	Acquisition/Rehabilitation/Rental (LH25)	
		NSP3-1 (LMMH)	Acquisition/Rehabilitation/Resale (LMMH)	
NSP3-2	Financing Mechanism	NSP3-2	Neighborhood Stabilization Homeownership Program	
NSP3-3	Demolition	NSP3-3	Demolition	
NSP3-4	Land Banking	NSP3-4	Land Banking	
NSP3-5	Redevelopment	NSP3-5	Redevelopment- Habitat for Humanity	





Activities

Project # / NSP-Admin. / Administration

Grantee Activity Number: NSP3-Administration
Activity Title: Administration

Activity Type:

Administration

Project Number:

NSP-Admin.

Projected Start Date:

03/07/2011

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)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

06/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 513,922.81

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 513,922.81

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Moreno Valley, Economic Development Department

Organization Type

Local Government

Proposed Budget

\$ 513,922.81

Location Description:

City of Moreno Valley
 Community & Economic Development Department,
 Neighborhood Preservation Division
 Dante G. Hall, Redevelopment & Neighborhood Programs Administrator
 Ph. 951-413-3455, E-mail: danteh@moval.org
 14177 Frederick St., Moreno Valley, CA 92553



Activity Description:

City-wide

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-1 / Acquisition/Rehabilitation



Grantee Activity Number: NSP3-1 (LH25)
Activity Title: Acquisition/Rehabilitation/Rental (LH25)

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3-1

Projected Start Date:
 03/07/2011

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 545,610.95

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 545,610.95

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	4
# of Housing Units	4
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Moreno Valley, Economic Development Department	Local Government	\$ 545,610.95

Location Description:

To ensure that NSP3 funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the ARR activity in the Target Areas described in Section A and restated below (all proposed areas have a HUD Foreclosure Risk Score of "20"):

§ Target Area 6: Edgemont Area - Irregularly bounded by Frederick St., Alessandro Blvd., Cottonwood Ave., Day St., Eucalyptus Ave.

Activity Description:

This activity will provide for acquisition, rehabilitation, and rental of foreclosed, vacant, and abandoned multi-family residences by the City in cooperation with residential development partners. The units will be acquired at a minimum discount of 1% off the appraised value. The homes will be rehabilitated and rented to income-eligible qualified households – targeting families earning up to 50% AMI (LH25 population).

This activity is for the acquisition, rehabilitation, and rental of multifamily residential property to households earning up to 50% of the area median income. The City will acquire multi-family structures and contract with a CHDO or non-profit for the rehabilitation and management of the units, OR the City may provide funding to City CHDO/non-profit residential developer to acquire, rehabilitates, rent, and manage the units.

The City will enter into an Affordable Housing Agreement with the CHDO or non-profit residential developer. Pursuant to the Affordable Housing Agreement, the multi-family units will be subject to 55-year affordability covenants that run with the land. Continued affordability will be ensured by City staff through an annual recertification process. The property will be inspected by a City Building Inspector whether or not a CHDO or non-profit residential developer is contacted, to ensure HQS are met.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP3-1 (LMMH)
Activity Title: Acquisition/Rehabilitation/Resale (LMMH)

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3-1

Projected Start Date:
 03/07/2011

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

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,982,682.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,982,682.66

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	9
# of Housing Units	9
# of Properties	9

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Moreno Valley, Economic Development Department	Local Government	\$ 1,982,682.66

Funding Source Name	Matching Funds	Funding Amount
HOME	No	\$ 0.00

Location Description:

To ensure that NSP3 funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the ARR activity in the Target Areas described in Section A and restated below (all proposed areas have a HUD Foreclosure Risk Score of "20"):

- § Target Area 1: Sunnymead Blvd., Frederick St., Dracaea Ave., and Heacock St.
- § Target Area 2: Kitching St., Eucalyptus Ave., Bay Ave., and Morrison St.
- § Target Area 3: Frederick St., Cottonwood Ave., Indian St., and Alessandro Blvd.
- § Target Area 4: Heacock St., Cold Springs, Parkland Ave., and Mark Twain St.
- § Target Area 5: Indian St., Cactus Ave., Lasselle St., Gentian Ave., Margaret Ave., and Chelbana Wy.
- § Target Area 6: Edgemont Area - Irregularly bounded by Frederick St., Alessandro Blvd., Cottonwood Ave., Day St., Eucalyptus Ave.
- § Target Area 7: Heacock St., Dracaea Ave., Perris Blvd., and Fir Ave.
- § Target Area 8: Rojo Tierra, Cremello Wy., and Lasselle St.
- § Target Area 9: Pigeon Pass Rd., Swan St., Graham St., and Ironwood Ave.

Activity Description:

This activity will provide for acquisition, rehabilitation, and resale of foreclosed, vacant, and abandoned single family attached and detached homes by the City in cooperation with residential development partners. The homes will be acquired at a minimum discount of 1% off the appraised value. The homes will be rehabilitated and resold to qualified owner-occupant homebuyers – targeting families earning up to 120% AMI (LMMH population).

Homebuyers will be required to execute an affordable housing agreement that restricts their ability to resell to households in the same income category (i.e., 50% or 120% AMI). Moreno Valley’s affordable housing agreements are structured to run with the property for 15 years. The City estimates subsidizing ARR transactions at an average of \$36,000 per LMMH property. No interest will be charged to the homebuyer for this subsidy. However, to encourage continued owner-occupancy, the City’s affordable housing agreement requires payment of a share of the gain on sale (equity share) if the homebuyer sells, transfers, or ceases to occupy the property prior to the expiration of the 15-year affordability period. The gain of sale returned to the City will not exceed the total investment made into the property by the city.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-2 / Financing Mechanism



Grantee Activity Number: NSP3-2
Activity Title: Neighborhood Stabilization Homeownership Program

Activity Type: Homeownership Assistance to low- and moderate-income	Activity Status: Cancelled
Project Number: NSP3-2	Project Title: Financing Mechanism
Projected Start Date: 03/07/2011	Projected End Date: 03/07/2014
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 0.00
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	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
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Moreno Valley, Economic Development Department	Local Government	\$ 0.00

Location Description:

To ensure that NSP3 funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the ARR activity in the Target Areas described in Section A and restated below (all proposed areas have a HUD Foreclosure Risk Score of "20"):

- § Target Area 1: Sunnymead Blvd., Frederick St., Dracaea Ave., and Heacock St.
- § Target Area 2: Kitching St., Eucalyptus Ave., Bay Ave., and Morrison St.

- § Target Area 3: Frederick St., Cottonwood Ave., Indian St., and Alessandro Blvd.
- § Target Area 4: Heacock St., Cold Springs, Parkland Ave., and Mark Twain St.
- § Target Area 5: Indian St., Cactus Ave., Lasselle St., Gentian Ave., Margaret Ave., and Chelbana Wy.
- § Target Area 6: Edgemont Area - Irregularly bounded by Frederick St., Alessandro Blvd., Cottonwood Ave., Day St., Eucalyptus Ave.
- § Target Area 7: Heacock St., Dracaea Ave., Perris Blvd., and Fir Ave.
- § Target Area 8: Rojo Tierra, Cremello Wy., and Lasselle St.
- § Target Area 9: Pigeon Pass Rd., Swan St., Graham St., and Ironwood Ave.

Activity Description:

This activity will provide for acquisition, rehabilitation, and resale of vacant and abandoned homes by income-eligible households (up to 120% area median income) via a tailored version of the City’s existing first time homebuyer assistance program. The tenure of the beneficiaries is homeownership and the terms of assistance will be in the form of a 30 year deferred, silent second, ‘soft’ loan, with zero interest rate (no monthly payments due, and a proportionate equity share mechanism in lieu of interest).

In this activity, the income-qualified homebuyers will acquire properties directly. The City will not hold ownership under this activity, but will ensure the appraisal requirements are met and required discounts are provided to the NSP homebuyer. Under the program, the responsibility of meeting the City’s Housing Quality Standards (HQS, for more information please refer to the Definitions, Section C) shall be placed on the homebuyer and NSHP funds may be used to fund homebuyer rehabilitation work. The City will educate lenders and local realtors regarding the HQS. The property will be inspected by a City Building Inspector at time of sale to ensure the HQS are met.

Affordability covenants will be recorded against each property for a 15 year term. For more information on affordability covenant terms, please refer to page 9. The ‘soft second’ component encourages income-eligible homeowners to remain in the NSP affordable unit. The loan will be forgiven at the expiration of the affordability period. Continued affordability will be ensured via a monitoring process to be conducted by City staff. Should the household, sell or transfer the property before the affordability period expires, the City will collect an equity share. In other words, if the NSP assisted property is sold or transferred, the City will then be entitled to a share of the gain on sale in addition to the original amount loaned. The gain of sale returned to the City will not exceed the total investment made into the property by the city.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-3 / Demolition

Grantee Activity Number: NSP3-3
Activity Title: Demolition

Activity Type:
 Clearance and Demolition

Project Number:
 NSP3-3

Projected Start Date:
 03/07/2011

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

Benefit Report Type:
 NA

Activity Status:
 Cancelled

Project Title:
 Demolition

Projected End Date:
 03/07/2014

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

Proposed Accomplishments

- # of Singlefamily Units
- # of Multifamily Units
- # of Housing Units
- Activity funds eligible for DREF (Ike Only)
- # of Non-business Organizations benefitting
- # of Businesses
- # of public facilities
- # of buildings (non-residential)
- # of Properties

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 City of Moreno Valley, Economic Development Department

Organization Type	Proposed Budget
Local Government	\$ 0.00

Location Description:

To ensure that NSP3 demolition funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the Demolition activity in Target Areas 1 and 2 only, described in Section A and restated below (both proposed areas have a HUD Foreclosure Risk Score of "20"):

- § Target Area 1: Sunnymead Blvd., Frederick St., Dracaea Ave., and Heacock St.
- § Target Area 2: Kitching St., Eucalyptus Ave., Bay Ave., and Morrison St.
- § Target Area 3: Frederick St., Cottonwood Ave., Indian St., and Alessandro Blvd.
- § Target Area 4: Heacock St., Cold Springs, Parkland Ave., and Mark Twain St.
- § Target Area 5: Indian St., Cactus Ave., Lasselle St., Gentian Ave., Margaret Ave., and Chelbana Wy.
- § Target Area 6: Edgemont Area - Irregularly bounded by Frederick St., Alessandro Blvd., Cottonwood Ave., Day St., Eucalyptus Ave.
- § Target Area 7: Heacock St., Dracaea Ave., Perris Blvd., and Fir Ave.
- § Target Area 8: Rojo Tierra, Cremello Wy., and Lasselle St.
- § Target Area 9: Pigeon Pass Rd., Swan St., Graham St., and Ironwood Ave.

Activity Description:

This activity will provide for the demolition of vacant, foreclosed and abandoned single and multi-family residences by the City in cooperation with residential development partners. Properties that present blight, pose health and safety hazards, and are comprised of illegal structures will be acquired at a discounted rate of at least 1% below appraised value and demolished. Upon completion of the demolition, the land will be added to and maintained through the land bank established by the City as part of the eligible the Program's land banking activity described in further detail below. The land will be redeveloped to create affordable homeownership opportunities for income-eligible households earning up to 50% area median income (LH25) and 120% area median income (LMMH), at a later date.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-4 / Land Banking



Grantee Activity Number:	NSP3-4
Activity Title:	Land Banking

Activity Type:
Land Banking - Acquisition (NSP Only)

Project Number:
NSP3-4

Projected Start Date:
03/07/2011

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

Benefit Report Type:
Area Benefit (Census)

Activity Status:
Cancelled

Project Title:
Land Banking

Projected End Date:
03/07/2014

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

Proposed Accomplishments

- # of Singlefamily Units
- # of Multifamily Units
- # of Housing Units
- # of Properties

Total

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Moreno Valley, Economic Development Department	Local Government	\$ 0.00

Location Description:

To ensure that land banking funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the Land banking activity, when necessary, in Target Areas 1 and 2 only, described in Section A and restated below (both proposed areas have a HUD Foreclosure Risk Score of "20"):

- § Target Area 1: Sunnymead Blvd., Frederick St., Dracaea Ave., and Heacock St.
- § Target Area 2: Kitching St., Eucalyptus Ave., Bay Ave., and Morrison St.
- § Target Area 3: Frederick St., Cottonwood Ave., Indian St., and Alessandro Blvd.
- § Target Area 4: Heacock St., Cold Springs, Parkland Ave., and Mark Twain St.



- § Target Area 5: Indian St., Cactus Ave., Lasselle St., Gentian Ave., Margaret Ave., and Chelbana Wy.
- § Target Area 6: Edgemont Area - Irregularly bounded by Frederick St., Alessandro Blvd., Cottonwood Ave., Day St., Eucalyptus Ave.
- § Target Area 7: Heacock St., Dracaea Ave., Perris Blvd., and Fir Ave.
- § Target Area 8: Rojo Tierra, Cremello Wy., and Lasselle St.
- § Target Area 9: Pigeon Pass Rd., Swan St., Graham St., and Ironwood Ave.

Activity Description:

This activity provides for the acquisition of undeveloped parcels located within the designated Target Areas to eliminate the blight caused by underutilized land. In accordance with NSP3 regulations, the properties will be acquired with a minimum 1% discount off the appraised value. The undeveloped parcels will be held in and maintained through the land bank that will be established through the Program. The parcels will be developed at a later date to create affordable homeownership opportunities to income-eligible households earning up to 50% area median income (LH25%) and income-eligible households earning up to 120% area median income (LMMH). The funds budgeted for this activity will also be used to maintain the properties that have been rendered vacant as a result of Activity 3 - Demolition, as described above. The City will focus its land banking efforts in Target Areas 1 and 2, as described above.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-5 / Redevelopment



Grantee Activity Number: NSP3-5
Activity Title: Redevelopment- Habitat for Humanity

Activity Type:
 Construction of new housing

Project Number:
 NSP3-5

Projected Start Date:
 05/01/2013

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Redevelopment

Projected End Date:
 12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,169,257.43

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,169,257.43

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
#Sites re-used	6
#Low flow showerheads	6
#Low flow toilets	6

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Moreno Valley, Economic Development Department	Local Government	\$ 0.00
Habitat for Humanity, Riverside	Non-Profit	\$ 2,169,257.43

Location Description:

The project is located specifically at 24265 Myers Avenue in Target Area #7 bounded by Heacock St., Dracaena



Ave., Perris Blvd., and Fir Ave. Comprised of Census Tracts/Block Groups:

425.15 (1-2)

425.19 (1)

425.21 (1)

Activity Description:

This activity is for the redevelopment of vacant sites or demolished sites for future development to provide housing to income-eligible households earning up to 50%. The City will focus its redevelopment efforts in Target Areas 1 and 2, as defined above. In addition, the City will leverage the NSP 3 funds with other funding sources (i.e. RDA land) to maximize the effectiveness of the activity. The City will partner with various development partners to create affordable homeownership opportunities for income-eligible households earning up to 50% AMI by redeveloping vacant properties held in the City's land bank as housing assets to the former Redevelopment Agency (RDA).

THIS ACTIVITY WILL CREATE HOMEOWNERSHIP OPPORTUNITIES FOR 8 INCOME-ELIGIBLE HOUSEHOLDS EARNING UP TO 50% AMI.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

DiGruccio, Consistant with Substantial amendment. Approved. RMD. 7/21/11.

Reviewer - Substantial amenedment to include multi-family rental component, reallocate funds between HUD-approved activities to fund the MFR-ARR activity, and redefine target areas. Approved. EOO. 4/26/12.

Reviewer - Grantee updated contact information. Approved. EOO. 4/30/12.

Reviewer - Substantial amendment to add 3 new target areas and re-allocate budgetary amounts across the grant. Approved. EOO. 12/18/13.

DiGruccio, ACTION PLAN HAS BEEN MODIFIED AUGUST 2014 TO REFLECTED INCREASES IN ACTIVITY BUDGETS DUE TO PROGRAM INCOME GENERATED (\$323,013.79) AND UPDATED CONTACT INFORMATION. NO OTHER CHANGES APPLY TO THE ACTION PLAN. Approved. RMD 9/2/14.

DiGruccio, Minor changes to the Action Plan i.e. updated budgets to reflect the most recent PI received and some clarifying language about the Redevelopment project we have underway with Habitat for Humanity. Approved. MR> 5/13/15.

DiGruccio, Approved. RMD. 7/1/15.

DiGruccio, Minor adjustments to LH 25 and LMMI budgets. Approved. RMD. 8/4/15.

DiGruccio, Budget adjustments. Approved. RMD. 8/27/15.

DiGruccio, Increase in program income. Approved RMD. 6/14/16.



- DiGruccio, Adjusted Budget for PI. Approved. RMD. 6/29/16.
- DiGruccio, program income as previous submission on 6/27/16 did not save in the Action Plan. Resubmitted. Approved. RMD. 7/13/16.
- DiGruccio, ACTION PLAN MODIFIED September 2016 TO REFLECT ADJUSTMENT IN PROJECT BUDGETS DUE TO PROGRAM INCOME GENERATED (-\$123,443.17), RESIDUAL FUNDS FROM COMPLETED PROJECT NSP3-1 ACQ/REHAB (-\$53,993.50) AND INCREASE THE REDEVELOPMENT PROJECT (+\$177,436.67). This substantial amendment was approved by the City of Moreno Valley City Council on August 16, 2016, after the closing of the duly noticed public hearing. Approved. RMD. 9/22/16.
- DiGruccio, Updates narratives. Approved. RMD. 4/26/18
- DiGruccio, Pi added. Approved. RMD. 12/13/18.
- DiGruccio, Updated the environmental status to clear flags. Approved. RMD. 12/18/18.
- DiGruccio, Updating budget figures. Approved. RMD. 4/16/19.
- DiGruccio, updates for close out. Approved. RMD. 8/22/19.
- DiGruccio, General budget updates. Approved. RMD. 9/5/19.
- DiGruccio, Budget updates. Approved. RMD. 10/30/19
- DiGruccio, Activity and budget updates. Approved. RMD. 11/22/19.
- DiGruccio, Approved. RMD. 12/20/19.
- DiGruccio, Budget updates for close out. RMD. Approved. 1/21/20
- DiGruccio, Updating data to reflect correct budgets. Prep for close out. Approved. RMD. 2/27/2020.
- DiGruccio, AP updates. Approved. RMD. 4/6/2021.

Action Plan History

Version	Date
B-11-MN-06-0513 AP#26	04/06/2021
B-11-MN-06-0513 AP#25	02/27/2020
B-11-MN-06-0513 AP#24	01/21/2020
B-11-MN-06-0513 AP#23	12/20/2019
B-11-MN-06-0513 AP#22	11/22/2019
B-11-MN-06-0513 AP#21	10/30/2019
B-11-MN-06-0513 AP#20	09/05/2019
B-11-MN-06-0513 AP#19	08/22/2019
B-11-MN-06-0513 AP#18	04/16/2019
B-11-MN-06-0513 AP#17	12/18/2018
B-11-MN-06-0513 AP#16	12/13/2018
B-11-MN-06-0513 AP#15	04/26/2018



B-11-MN-06-0513 AP#14	09/22/2016
B-11-MN-06-0513 AP#13	07/13/2016
B-11-MN-06-0513 AP#12	06/29/2016
B-11-MN-06-0513 AP#11	06/14/2016
B-11-MN-06-0513 AP#10	08/27/2015
B-11-MN-06-0513 AP#9	08/04/2015
B-11-MN-06-0513 AP#8	07/01/2015
B-11-MN-06-0513 AP#7	05/13/2015
B-11-MN-06-0513 AP#6	01/30/2015
B-11-MN-06-0513 AP#5	09/02/2014
B-11-MN-06-0513 AP#4	12/18/2013
B-11-MN-06-0513 AP#3	04/30/2012
B-11-MN-06-0513 AP#2	04/26/2012
B-11-MN-06-0513 AP#1	07/21/2011

