

# Action Plan

**Grantee:** Perris, CA

**Grant:** B-11-MN-06-0525

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<b>LOCCS Authorized Amount:</b>	\$ 1,342,449.00
<b>Grant Award Amount:</b>	\$ 1,342,449.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 938,608.85
<b>Total Budget:</b>	\$ 2,281,057.85

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Total low-income set-aside percentage (25 percent): 25.00%

Total funds set aside for low-income individuals = \$335,613.00

For new construction the City of Perris will restrict a minimum of 25% for individuals or families with an income level at or below 50% of AMI.

The City will record Affordability Covenants against the property to insure the property maintains the Low-Income level restriction over a given affordability period. For Down Payment assistance the City will reserve 25% of the total monies set aside for this program toward home buyers at or below the 50%AMI level. As part of the loan documents completed with each transaction, the City will record affordability covenants against each property to ensure the affordability is maintained.

Staff is presenting for consideration an agreement for purchase of real property for 0.13 acres, APN: 313-272-005 with its property owners.

This purchase is for the development of a single family residence that will provide three bedrooms, two baths, and a garage. The unit will be rented out by the City of Perris to either an extremely low, very low, or low income household to meet the City's NSP and LH25 requirements under HUD regulations.

### How Fund Use Addresses Market Conditions:

The City of Perris utilized a number of resources/tools to determine the area(s) of greatest need and impact. The primary tool utilized was the NSP mapping tool located at <http://www.huduser.org/nsp/nsp3.html>. In addition to this tool the City has also contacted the following real estate professionals to discuss market conditions and available inventory:

\* Ashley Kroencke Real Estate - Eric Kroencke, Real Estate Professional

\* QMG Real Estate - Scott Larson, Real Estate Professional

\* Marcus & Millichap - Reza Ghaffari, First Vice President Investments

\* National Community Stabilization Trust - Adam Eliason, President Civic Stone

The City of Perris utilized the expertise of two local real estate companies, one in particular which has specialized in the City of Perris market for over 10-years. Ashley Kroencke Real Estate has operated in the City of Perris since 1995 and has been a key contributor to the City's Foreclosed Homeownership Program (FHP). In 2009 The Perris City Council approved the use of Redevelopment Agency set-aside funds to purchase foreclosed single family homes in Perris, rehabilitate and resell these homes to income qualified first time home buyers. To date the City has completed 25 homes and currently owns 1 property still under construction or being marketed for re-sale. Ashley Kroencke real estate has provided the City of Perris with resale and comparable sales reporting data on single family homes sales over the past two years.

The City has worked closely with this group to establish purchase price guidelines and evaluate the sales prices for homes completed in the FHP Program.



The City of Perris also utilized data within the Perris Downtown Specific Plan to help identify target areas which could be cross referenced to target areas established using HUD's NSP mapping tool. Finally the City compiled data on the over 200 down payment assistance loans the City of Perris has issued over the past 2 1/2 years to determine which areas within the City had foreclosed homes purchased by first-time home buyers. This data was cross-referenced with the data provided from the HUD mapping tool.

The City will distribute funds in targeted Census tracts/Block groups as identified on the map generated using the HUD NSP3 mapping tool. 060650428002003, 060650428002005, 060650428002007, 060650428002024, 060650428002023, 060650428002022, 060650428002021, 060650428002020, 060650428002019, 060650428002018, 060650428002042, 060650428002041, 060650428002040, 060650428002039, 060650428002038, 060650428002037, 060650428002036, 060650428002035, 060650428002034, 060650428002060, 060650428002059, 060650428002058, 060650428002057, 060650428002056, 060650428002053, 060650428002052, 060650428002051, 060650428002050, 060650428002047, 060650428002046, 060650428002045, 060650428002044, 060650428002043, 060650428002033, 060650428002032, 060650428002031, 060650428002006, 060650428002004, 060650428003012

Funds will be distributed for the following eligible uses:

1. Financing Mechanisms
2. Purchase and rehabilitation of residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties
3. Demolition of blighted structures
4. Redevelop demolished or vacant properties
5. Land Banks
6. Administration and Planning

Funds in an amount not to exceed 10% of the total grant amount, plus 10% of program income will be used for Program Planning/Administration.

### **Ensuring Continued Affordability:**

#### **Long-Term Affordability**

The City will enter into long term NSP Regulatory Agreements recorded against each property to ensure long-term affordability for a minimum term of 15 years for all NSP activities.

### **Definition of Blighted Structure:**

#### **Blighted Structure**

The City of Perris will rely upon California Health and Safety Code Sections 33030 and 33031 <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=33001-34000&file=33030-33039>. The City of Perris defines a "substandard conditions/property and unsafe building/structure" in order to determine "blight." A "blighted structure" will include, but is not limited to, the following:

- \* A building in which it is unsafe or unhealthy for persons to live - for instance, if there are serious building code violations; if the structure is severely dilapidated or deteriorated; or if the building suffers from serious neglect;
- \* A building which suffers from substandard, defective design or construction given the current development standards;
- \* A building that has hazardous waste within;
- \* A building which is vacant and abandoned;
- \* A building in need of extensive rehabilitation;
- \* A building susceptible to collapse from seismic hazards; and,
- \* A building in such a state as to cause serious public safety concerns.

### **Definition of Affordable Rents:**

#### **Affordable Rents**

The City will ensure that 100% of NSP funds will be used to benefit individuals and households with incomes below 120% of the area median income (AMI). The City is using the maximum rent limits allowed for affordable units in accordance with Section 92.252 of HUD's HOME Program Regulations for households at or below 80% of the AMI. The HUD fair market rent limits will be used for households with incomes between 81% and 120% of the AMI. In addition, at least 25% of the NSP funds will be used to benefit individuals and households with incomes below 50% of the AMI.

HUD Riverside County-San Bernadino-Ontario, CA FY 2019 Fair Market Rent are:

Efficiency-\$826.00

One Bedroom-\$986.00

Two Bedroom-\$1,232.00

Three Bedroom-\$1,717.00

Four Bedroom-\$2,132.00

### **Housing Rehabilitation/New Construction Standards:**

#### **Housing Rehabilitation Standards**

At a minimum, NSP grantees must follow the adopted California Green Building Code available for preview at

[http://www.documents.dgs.ca.gov/bsc/CALGreen/2010\\_CA\\_Green\\_Bldg.pdf](http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf). All City of Perris Housing Rehabilitation programs follow



these standards and specifications. In addition, developers/contractors participating in the City of Perris NSP Programs will follow the standards listed below:

\* All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard of Energy Star Qualified New Homes.

\* All gut rehabilitation or new construction of mid- or high-rise multi-family housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90. 1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

\* Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

\* Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed.

\* Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, and fires).

\* When applicable and/or cost feasible, the City of Perris requires the NSP grantees to adopt the energy efficient and environmentally-friendly green elements as part of NSP3 program design. Attachment C to the NSP3 Notices describes in more detail how energy efficient and environmentally-friendly green elements can be incorporated and additional tools on incorporating green rehabilitation standards can be found on the NSP Resources Exchange at [www.hud.gov/nspta](http://www.hud.gov/nspta) and <http://www.federalregister.gov/articles/2010/10/19/2010-26292/notice-of-formula-allocations-and-program-requirements-for-neighborhood-stabilization-program#h-84>.

### Vicinity Hiring:

The City of Perris will consult with the Riverside County GAIN program office to advertise any training or employment opportunities from NSP3 activities.

### Procedures for Preferences for Affordable Rental Dev.:

For new construction of a multi-family affordable development the City of Perris will restrict a minimum of 25% of the units for individuals or families with an income level at or below 50% of AMI. The City will record Affordability Covenants against the property to insure the property maintains the Low-Income level restriction over a given affordability period.

### Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First): Miramontes, Clara

Email Address: [cmiramontes@cityofperris.org](mailto:cmiramontes@cityofperris.org)

Phone Number: 951-943-6100 ext. 272

Mailing Address: 101 N. D Street, Perris CA 92570

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
DELETED-ACTIVITIES	DELETED-ACTIVITIES (Temporary)	F030170-10042019143125	Perris Station Senior Apartments, New Construction
NSP-068-170	Financing Mechanism	068170-LH25	Homebuyer Assistance for Foreclosed Home Purchases
		068170-LMMI	
NSP-7101	NSP3 Administration	NSP-7101	NSP3 Administration
NSP-H001	Redevelopment	H001170-LH25	Single Family New Construction-LH25
		NSP-H001170-LMMI	Single Family New Construction-LMMI
NSP-H002	Acquisition and New Construction	H002170-LMMI	Single Family Acquisition/New Construction



## Activities

### Project # / DELETED-ACTIVITIES / DELETED-ACTIVITIES (Temporary)

**Grantee Activity Number:** F030170-10042019143125  
**Activity Title:** Perris Station Senior Apartments, New Construction

**Activity Type:**

Construction of new housing

**Project Number:**

DELETED-ACTIVITIES

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

**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:**

Cancelled

**Project Title:**

DELETED-ACTIVITIES (Temporary)

**Projected End Date:**

03/02/2014

**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 Beneficiaries

**Total Low Mod Low/Mod%**

# Renter Households 0.0

# of Households 0.0

#### Proposed Accomplishments

**Total**

# of Multifamily Units

# of Housing Units

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets



## #Units with solar panels

### Activity is being carried out by

No

### Activity is being carried out through:

### Organization carrying out Activity:

City of Perris

### Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Perris	Local Government	\$ 0.00

### Location Description:

Project Name: Perris Downtown

Block Group: 060659245056700042800U1; 060659245056700042800U2; 060659245056700042800U3

Total neighborhood housing units: 1198

Neighborhood NSP3 Score: 20.00

State minimum threshold NSP3 Score: 17

### Activity Description:

The City of Perris Redevelopment Agency purchased a vacant parcel several years ago within the downtown area and contracted with an affordable housing developer to design, build and operate 80 units of affordable senior housing. The project has competed for 9% tax credits over the last year and the additional subsidy (other than tax credits) has not been high enough for the project to win funding. The City of Perris is proposing to replace a portion of the tax credits with NSP-3 funding in order to raise the 9% tax credit tie breaker and allow the project to receive funding. If the Developer is able to lower the dollar amount request for tax credits and replace this gap with NSP-3 funds, the overall tiebreaker for the 9% tax credits would go up and the project will have a strong chance of being awarded financing.

- The City of Perris Redevelopment Agency already owns the land and is donating it as part of their contribution.
- The project is a mixed use development that will have retail on the bottom floor and affordable senior rental apartments on floors 2-4. All NSP-3 funding will go towards construction costs on floors 2-4 only (housing only).
- The project has additional funding sources including approx \$18M in tax credit equity, \$6M in RDA funding, \$1M in County funding and \$800k in a transit oriented development grant
- The project site is located in the City's downtown area, across the street from the City of Perris Senior Center, a public library and City Hall
- The proposed project is a Transit Oriented Development that will be located approximately 1000 feet from the newly completed Perris Multimodal (train/bus) station which will begin rail service in 2013.
- This project provides the City of Perris with the greatest opportunity to leverage the NSP-3 funds and make a strong centralized impact with 80-units all meeting the income requirements of NSP
- 20 units will be reserved for tenants at or below 50% AMI in order to meet the 25% NSP rule
- The City of Perris has already entered into a DDA with the selected affordable housing developer and all City Council approvals needed for funding have been completed
- The project is fully entitled and has gone through all Planning Commission approvals and public hearings
- The project scores at 20 using the HUD mapping tool and is also part of the City of Perris downtown specific plan
- The City will require the developer, contractor and sub-contractors to contact the Cal WORKS GAIN office for Riverside County, Kim Bracy, for local vicinity hire opportunities within Perris and the surrounding communities.
- New construction will meet 2010 California Green Standards available at [http://www.documents.dgs.ca.gov/bsc/Title\\_24/documents/2010/Part%2011/2010\\_CA\\_Green\\_Bldg.pdf](http://www.documents.dgs.ca.gov/bsc/Title_24/documents/2010/Part%2011/2010_CA_Green_Bldg.pdf)

### Environmental Assessment:

Environmental

None

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**Project # / NSP-068-170 / Financing Mechanism**

**Grantee Activity Number:** 068170-LH25  
**Activity Title:** Homebuyer Assistance for Foreclosed Home Purchases

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP-068-170

**Projected Start Date:**

05/15/2011

**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:**

Financing Mechanism

**Projected End Date:**

12/28/2020

**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**

# Owner Households

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

1

0.00

# of Households

1

0.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1



**Activity is being carried out by**

No

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

City of Perris

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

City of Perris

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**Location Description:**

Project name: Perris Downtown

Block groups:060659245056700042800U1; 060659245056700042800U2; 060659245056700042800U3

Total neighborhood Housing units: 1198

Neighborhood NSP3 Score: 20.00

State Minimum threshold NSP3 score: 17

Project name: Perris South Downtown

Block groups:060659245056700042901U1; 060659245056700042800U2; 060659245056700042800U3

Total neighborhood Housing units: 1301

Neighborhood NSP3 Score: 20.00

State Minimum threshold NSP3 score: 17

**Activity Description:**

The purpose of the NSP-3 Homeownership Assistance program is to enable very low income households to purchase foreclosed single family homes within the target areas of Perris. Under this program the City would provide an affordability gap silent second mortgage to assist in the acquisition of a foreclosed single family home within Perris. The gap financing amount would be the difference between the first mortgage amount and the acquisition cost of the foreclosed home. Loans of up to \$25,000 would be made with a lien recorded to ensure the property is not sold, refinanced or rented during the affordability period. The loan will have a zero percent (0%) interest rate, with all payments deferred until the home is sold, refinanced with cash out, or if a significant change in ownership occurs. The program would be geographically focused on the City's areas of greatest need. Based on the data accumulated through the 200+ down payment assistance loans the City of Perris has issued over the past 2 ½ years, staff was able to identify areas within the City which have assisted first-time homebuyers purchase foreclosed homes and target those areas using the HUD mapping tool. The result is two NSP target areas which have produced the largest number of foreclosed homes purchased by first-time homebuyers. This activity will provide at least one (1) down payment assistance loan to be issued to homebuyers at or below 50% AMI towards meeting the LH25% requirement.

**Environmental Assessment:****Environmental**

None



**Grantee Activity Number:** 068170-LMMI  
**Activity Title:** Homebuyer Assistance for Foreclosed Home Purchases

**Activity Type:**  
 Homeownership Assistance to low- and moderate-income

**Project Number:**  
 NSP-068-170

**Projected Start Date:**  
 05/15/2011

**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:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 Financing Mechanism

**Projected End Date:**  
 02/01/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 57,774.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 57,774.00

#### Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

#### Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Perris

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

Responsible Organization	Organization Type	Proposed Budget
City of Perris	Local Government	\$ 57,774.00



**Location Description:**

Project name: Perris Downtown  
Block groups: 060659245056700042800U1; 060659245056700042800U2; 060659245056700042800U3;  
Total neighborhood Housing units: 1198  
Neighborhood NSP3 Score: 20.00  
State minimum threshold NSP3 Score: 17

Project name: Perris South Downtown  
Block groups  
060659245056700042800U2, 060659245056700042800U3, 060659245056700042901U1

Total neighborhood Housing units: 1301  
Neighborhood NSP3 Score: 20.00  
State minimum threshold NSP3 Score: 17

**Activity Description:**

The purpose of the NSP-3 Homeownership Assistance program is to enable low-, moderate- and middle income households to purchase foreclosed single family homes within the target areas of Perris. Under this program the City would provide an affordability gap silent second mortgage to assist in the acquisition of a foreclosed single family home within Perris. The gap financing amount would be the difference between the first mortgage amount and the acquisition cost of the foreclosed home. Loans of up to \$25,000 would be made with a lien recorded to ensure the property is not sold, refinanced or rented during the affordability period. The loan will have a zero percent (0%) interest rate, with all payments deferred until the home is sold, refinanced with cash out, or if a significant change in ownership occurs. The program would be geographically focused on the City's areas of greatest need. Based on the data accumulated through the 200+ down payment assistance loans the City of Perris has issued over the past 2 ½ years, staff was able to identify areas within the City which have assisted first-time homebuyers purchase foreclosed homes and target those areas using the HUD mapping tool. The result is two NSP target areas which have produced the largest number of foreclosed homes purchased by first-time homebuyers.

**Environmental Assessment:** EXEMPT

**Environmental** None

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**Project # / NSP-7101 / NSP3 Administration**

**Grantee Activity Number:** NSP-7101  
**Activity Title:** NSP3 Administration

**Activity Type:**

Administration

**Project Number:**

NSP-7101

**Projected Start Date:**

05/15/2011

**Activity Status:**

Under Way

**Project Title:**

NSP3 Administration

**Projected End Date:**

12/28/2020



**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

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

**Total Budget:** \$ 134,244.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 134,244.00

**Activity is being carried out by**

No

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

City of Perris

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

City of Perris

**Organization Type**

Local Government

**Proposed Budget**

\$ 134,244.00

**Location Description:**

N/A

**Activity Description:**

This activity is for grant administration of the NSP3 funds.

**Environmental Assessment:** EXEMPT

**Environmental** None

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**Project # / NSP-H001 / Redevelopment****Grantee Activity Number:** H001170-LH25**Activity Title:** Single Family New Construction-LH25**Activity Type:**

Construction of new housing

**Project Number:**

NSP-H001

**Projected Start Date:**

05/15/2011

**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:**

Redevelopment

**Projected End Date:**

12/28/2020

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 1,158,205.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,158,205.00**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	3	3		100.00
# of Households	3	3		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	3
# of Housing Units	3
Activity funds eligible for DREF (Ike Only)	
#Units $\geq$ other green	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	2
#Low flow showerheads	3
#Low flow toilets	3
#Units with solar panels	

**Activity is being carried out by**

No

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

City of Perris

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

City of Perris

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,158,205.00

**Location Description:**

Project Name: Perris Downtown

Block Groups:060659245056700042800U1;060659245056700042800U2;

060659245056700042800U3

Total Neighborhood Housing Units: 1198

Neighborhood NSP3 Score: 20.00

State Minimum Threshold NSP3 Score: 17

**Activity Description:**

The purpose of the NSP3 Single Family New Construction project is to partner with a local qualified non profit housing developer to construct single family homes in the Perris Downtown target area on vacant parcels of land. The City of Perris will seek to partner with a non-profit developer in order to maximize the opportunity for donations to new construction projects on items such as: building materials, landscaping, energy efficient fixtures, and labor. The City of Perris will require the developer to acquire a vacant parcel, located within the downtown target areas for use on this project. Once the home construction is completed, it will be sold by the developer to a first time homebuyer with an income level at or below 50% AMI. An affordability covenant will be placed on the property to ensure the property stays affordable for a minimum of 15 years. After construction is completed if the Developer cannot sell the units produced; the City may exercise the option to rent the units using the HUD fair market rent limits for households with incomes below 50% of AMI.

**Environmental Assessment:****Environmental**

None

**Grantee Activity Number:**  
**Activity Title:**

**NSP-H001170-LMMI**  
**Single Family New Construction-LMMI**

**Activity Type:**

Construction of new housing

**Project Number:**

NSP-H001

**Projected Start Date:**

05/15/2011

**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:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

12/30/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 930,834.85

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 930,834.85

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

#Units > other green

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

**Total**

1

1

1

1

1

2

2



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Perris

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Perris

Organization Type

Local Government

Proposed Budget

\$ 633,205.00

Location Description:

Activity Description:

Environmental Assessment: COMPLETED

Environmental None

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**Project # / NSP-H002 / Acquisition and New Construction**

**Grantee Activity Number:** H002170-LMMI

**Activity Title:** Single Family Acquisition/New Construction

**Activity Type:**

Construction of new housing

**Project Number:**

NSP-H002

**Projected Start Date:**

03/02/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

**Activity Status:**

Under Way

**Project Title:**

Acquisition and New Construction

**Projected End Date:**

07/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00



Not Blocked

**National Objective:**

Low Moderate Middle Jobs

**Most Impacted and**

**Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
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1	1		100.00
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# of Households

1	1		100.00
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**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

Activity funds eligible for DREF (Ike Only)

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Perris

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

**Responsible Organization**

City of Perris

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**Location Description:**

Central and South Downtown Perris

**Activity Description:**

The City of Perris will release a Request for Proposals from qualified developers to acquire and rehabilitate single family foreclosed homes for sale to low, moderate, and middle income households within the two target areas in downtown Perris. It is the City's policy to award business contracts to companies located in and/or owned in substantial part by persons residing within the designated target areas. Residents of the target areas will be provided, to the greatest extent feasible, employment and training opportunities emanating from such contracts. City staff will connect businesses with the Riverside County CalWorks GAIN office to enlist their support in recruiting, hiring, and training persons living in the target areas. After acquisition and rehabilitation is completed, if the City cannot sell the units produced; the City may exercise the option to rent the units using the maximum rent limits allowed for affordable units in accordance with Section 95.252 of HUD HOME program regulations for households at or below 80% AMI. The HUD fair market rent limits will be used for households with incomes between 81% and 120% of AMI.

**Environmental Assessment:**

COMPLETED



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## Action Plan Comments:

- DiGruccio, Need to set up Activities. Will call for assistance. RMD. 4/26/11.
- DiGruccio, No separate activities or budget amounts are showing for LH25 Activity. Call for assistance.
- DiGruccio, Approved. RMD. 6/10/11.
- Reviewer - Projected assisted households and housing units added 1/26/12. Approved. MEA 1/27/12.
- Reviewer - Grantee inadvertently hit submit on action plan. EOO. 7/25/12.
- Reviewer - Program activity budgets were modified as described further. An amount of \$633,205 of Single Family Acquisition and Rehabilitation was reallocated to Single Family New Construction resulting in a total amount of \$1,133,205. Approved. EOO. 11/01/12.
- Reviewer - Rejected per grantees request. EOO. 6/5/13.
- Reviewer - Technical amendment to add new activity to account for LMMI beneficiaries. EOO. Approved. 6/6/13.
- Reviewer - Status for budgeted activities need to be updated from planned to underway. Rejected. EOO. 10/18/13.
- Reviewer - Status for budgeted activities needs to be changed from planned to underway. Rejected. EOO. 10/21/13.
- Reviewer - Technical amendment to receipt program income and re-allocate funding as follows: \$57,774 in homeownership assistance- LMMI; and \$247,629.85 in SF Construction- LMMI. Approved. EOO. 10/21/13.
- DiGruccio, Approved. RMD. 4/28/18.
- DiGruccio, Updating budgets. Approved. RMD. 8/7/18.
- DiGruccio, Budget amendments. Approved. RMD. 4/23/19.
- DiGruccio, Budget updates. Approved. RMD. 6/25/19.
- DiGruccio, Budget updates and reconciliation for close out. Approved. RMD. 10/24/19
- DiGruccio, Budget updates. Approved. RMD. 12/30/19.



## Action Plan History

Version	Date
B-11-MN-06-0525 AP#1	06/10/2011
B-11-MN-06-0525 AP#2	01/27/2012
B-11-MN-06-0525 AP#3	07/25/2012
B-11-MN-06-0525 AP#4	11/01/2012
B-11-MN-06-0525 AP#5	06/06/2013
B-11-MN-06-0525 AP#6	10/21/2013
B-11-MN-06-0525 AP#7	04/28/2018
B-11-MN-06-0525 AP#8	08/07/2018
B-11-MN-06-0525 AP#9	04/23/2019
B-11-MN-06-0525 AP#10	06/25/2019
B-11-MN-06-0525 AP#11	10/24/2019
B-11-MN-06-0525 AP#12	12/20/2019
B-11-MN-06-0525 AP#13	04/30/2020

