

Action Plan

Grantee: San Bernardino County, CA

Grant: B-11-UN-06-0505

LOCCS Authorized Amount:	\$ 10,438,181.00
Grant Award Amount:	\$ 10,438,181.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 509,741.13
Total Budget:	\$ 10,947,922.13

Funding Sources

Funding Source

Department of Housing and Urban

Funding Type

Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

Activity 1) Multi-Family Redevelopment Project The County of San Bernardino is proposing the construction of a new multifamily development utilizing NSP3 funds under Eligible Use E (Redevelopment) and CDBG eligible activities (a) acquisition, (b) disposition, (c) public facilities and improvements, and (i) relocation. The County is currently working on the redevelopment of a corridor located along the Interstate 10 freeway consisting of scattered single family housing, commercial/retail businesses and vacant underutilized lots. Since there is currently a limited supply of affordable rental housing in this area, the development of 80 income restricted units will provide a much needed supply of affordable housing for this community. The County will record a minimum 20 year affordability covenant on the development to insure rents remain affordable. Under Eligible Use E, the County would purchase approximately 15 acres of existing vacant land, for the development of a newly constructed 80 unit multi family affordable housing development as Phase I. The County will also use NSP3 funding for the development and connection of sewer facilities to this new phased development. The County will look at a number of options to layer additional funding for this project, including the possibility of 9% or 4% Low Income Housing Tax Credits as well as San Bernardino County redevelopment housing set aside funds. The County will select an affordable housing development partner to complete/assist with the acquisition, construction and operation of this new development. The County will require the selected affordable housing developer facilitate public meetings and community focus groups to help determine which services and amenities are most needed and will benefit tenants. The developer will also be required to advertise and seek local workforce resources through the local San Bernardino County Workforce Development Department. Activity 2) Single Family Acquisition & Rehabilitation (for resale) The purpose of the NSP3 Single Family Acquisition, Rehabilitation and Resale Program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program eligible owner occupants. Using NSP and/or other funds or lines of credit, the County or contracted intermediaries (for profit and/or non profit) would purchase foreclosed or abandoned homes and rehabilitate them. Intermediaries (for profit, not for profit and/or non profit) are expected to be selected on a competitive basis. Intermediaries would have access to purchase foreclosed properties through the National Community Stabilization Trust (NCST). NCST is a national non profit corporation established to facilitate the purchase of foreclosed properties directly from major financial institutions prior to them being listed for sale on the open market. This program would be concentrated on a few block areas in focus neighborhoods heavily impacted by foreclosure activity so as to produce tangible evidence of neighborhood improvement and to entice end owner occupants to buy. Upon the completion of rehabilitation, homes would be marketed to eligible buyers - households with income at or below 120% of area median income. The County would pay for acquisition costs and a reasonable developer fee, less the difference between purchase and sales costs. Intermediaries will fund all rehabilitation and costs of resale. Owner occupants would be eligible for Homebuyer Assistance. Activity 3) Financing Mechanism - Homebuyer Assistance Program The purpose of the NSP3 Homebuyer Assistance Program is to enable low, moderate and middle income households to purchase foreclosed single family homes. Falling housing prices, which accompany the current wave of foreclosures, offer the



opportunity to help lower income households topurchase homes previously out of reach. Under this program, the County would provide an affordability gap silent second mortgage

How Fund Use Addresses Market Conditions:

The County of San Bernardino has continued to compile and update foreclosure data countywide and has utilized this data to help select target areas with the greatest need. The data is available on the County's website at <http://www.sbcountyadvantage.com/Housing-Development-Division.aspx>. While the County reviewed all available data, the focus of the data was on the predicted 18-month foreclosure rate, high-cost subprime loan rate and total severity score. From these numbers the County determined that four areas best met the criteria. Adelanto, Barstow, Bloomington and Colton were the areas of greatest need with regards to percentage of foreclosed homes, percentage and cost of subprime loans and the areas likely to face a significant rise in foreclosures. Due to its location (approx. 35 miles) from two County redevelopment areas, the City of Adelanto is not eligible for additional redevelopment housing set-aside funding, which limits the County's ability to layer funding and better leverage the NSP3 funds. The County has already awarded \$12,900,000 in NSP1 funding for 329 affordable family units in the City of Barstow, which has helped address the needs within that city. Through work with local realtors and the National Community Stabilization Trust, the County was unable to identify any substantial foreclosed or vacant inventory within the City of Colton, which proposes major issues when attempting to meet NSP expenditure deadlines. The unincorporated county area of Bloomington has a great need for affordable family, senior and multi-generational housing. In addition to affordable housing Bloomington needs infrastructure to service new development and attract future development to this part of the County. Bloomington contains a number of vacant and underutilized sites, which are ideal for new development of affordable housing. The County of San Bernardino selected Bloomington since additional funding from redevelopment housing set-aside funds can be layered in order to develop neighborhoods of focused investment. The new construction Bloomington site (see Section 7, Activity 1 below) was also selected because it contains all the nearby amenities needed for Low Income Housing Tax Credits (schools, library, bus stop, park, etc.) and is also eligible for redevelopment housing set-aside funding.

Ensuring Continued Affordability:

The County will enter into long term NSP Regulatory Agreements, and Deed Covenants will be recorded against the property to ensure long-term affordability (minimum term of 15 years, expected term of 20 years or more).

Definition of Blighted Structure:

The County 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> and the County of San Bernardino Code 6, sections 63.0603, 63.0604 and 63.0605 <http://www.sbcounty.gov/landuseservices/DevCode/Default.asp> will qualify as a blighted structure. The County of San Bernardino 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:

The County will ensure that 100% of NSP funds be used to benefit individuals and households with incomes below 120% of the area median income (AMI). The County 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 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.

Housing Rehabilitation/New Construction Standards:

Applicable Housing Rehabilitation Standards

At a minimum, NSP grantees must use the County of San Bernardino Department of Community Development and Housing, Single-Family Housing Rehabilitation Standards and Specifications. Available at <http://www.sbcountyadvantage.com/Housing-Development-Division.aspx>. If a NSP grantee chooses to use local rehabilitation standards, it must ensure that the local standard is more stringent than the Guidelines for Single-Family Residential Construction in San Bernardino County rehabilitation standards.

- 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 multi-family 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 County of San Bernardino 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 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 County will require all selected affordable housing developers to facilitate public meetings and community focus groups to help determine which services and amenities are most needed and will benefit tenants. Selected developers will also be required to advertise and seek local workforce resources through the local San Bernardino County Workforce Development Department.

Procedures for Preferences for Affordable Rental Dev.:

The County is currently working on the redevelopment of a corridor located along the Interstate 10 freeway consisting of scattered single family housing, commercial/retail businesses and vacant underutilized lots. Since there is currently a limited supply of affordable rental housing in this area, the development of 80 income restricted units will provide a much needed supply of affordable housing for this community.

Grantee Contact Information:

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San Bernardino, CA 92415-0040
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(909) 388-0907

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
NSP3 Activity 2	Single Family Acquisition Rehab	NSP 3 003A	Acq/Rehab/Resale	
NSP3 Activity 4	Administration	Grant Administration	Grant Administration	
Use A - Activity 3	Direct Home Buyer Assistance	NSP 3-002A	Home Ownership Assistance	
Use E Activity 1	Multi-family Redevelopment	NSP 3 001B	Fontana-Foothill/Almeria	
		NSP 3 001C	Affordable Multi Family	
		NSP 3 001D	Colton-Las Terrazas Fund LP	
		NSP 3 001E	Fontana-Siena Partners LP	
		NSP 3-001A Multi	Valley Blvd/Bloomington	
		NSP3-001F/Bloomington Ph 3	Bloomington Ph. 3 MFR (Predev/Project Del.)	



Activities

Project # / NSP3 Activity 2 / Single Family Acquisition Rehab Resale

Grantee Activity Number: NSP 3 003A

Activity Title: Acq/Rehab/Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Activity 2

Projected Start Date:

01/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Cancelled

Project Title:

Single Family Acquisition Rehab Resale

Projected End Date:

01/01/2013

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

of Households

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

0.0

0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization

San Bernardino County Housing Authority

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:



Unincorporated area of West Fontana and Bloomington

Activity Description:

Acquire/rehab and resale foreclosed homes

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3 Activity 4 / Administration



Grantee Activity Number: Grant Administration

Activity Title: Grant Administration

Activity Type:

Administration

Project Number:

NSP3 Activity 4

Projected Start Date:

03/03/2011

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)

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 525,908.29

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 525,908.29

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of San Bernardino

Organization Type

Local Government

Proposed Budget

\$ 525,908.29

Location Description:

The target areas of the cities and unincorporated areas of the County of San Bernardino.

Activity Description:

Administration of NSP grant

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP 3-002A

Activity Title: Home Ownership Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

Use A - Activity 3

Projected Start Date:

01/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Cancelled

Project Title:

Direct Home Buyer Assistance

Projected End Date:

01/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# Owner Households			0.0
# of Households			0.0

Proposed Accomplishments

Total

of Singlefamily Units
of Housing Units

Proposed budgets for organizations carrying out Activity:

Responsible Organization

San Bernardino County Housing Authority

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Unincorporated areas of West Fontana and Bloomington

Activity Description:

Provide home buyer assistance to eligible households.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / Use E Activity 1 / Multi-family Redevelopment

Grantee Activity Number: NSP 3 001B

Activity Title: Fontana-Foothill/Almeria

Activity Type:

Construction of new housing

Project Number:

Use E Activity 1

Projected Start Date:

01/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Cancelled

Project Title:

Multi-family Redevelopment

Projected End Date:

01/01/2014

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

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total Low Mod Low/Mod%

Renter Households 0.0

of Households 0.0

Proposed Accomplishments

Total

of Multifamily Units

of Housing Units

ELI Households (0-30% AMI)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

San Bernardino County Housing Authority

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Valley Blvd/Cedar Ave in the unincorporated area of Bloomington.

Activity Description:

Construction of 80 unit affordable housing complex.



Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP 3 001C

Activity Title: Affordable Multi Family

Activity Type:

Construction of new housing

Project Number:

Use E Activity 1

Projected Start Date:

05/15/2013

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:

Cancelled

Project Title:

Multi-family Redevelopment

Projected End Date:

10/01/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total Low Mod Low/Mod%

Renter Households 0.0

of Households 0.0

Proposed Accomplishments

Total

of Multifamily Units

of Housing Units

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of San Bernardino

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Specific location yet to be determined but within the City of Fontana, City of Yucaipa, City of Colton and designated target areas in the unincorporated area of the County.

Activity Description:

Propose to evaluate opportunities for new construction of multi family development under eligible Use E utilizing. The County would purchase vacant land for the development of new multi-family affordable housing. The County will look at multiple development partnerships which provide the options to layer



additiional funding for this project, including the possibility of 9% or 4% Low Income Housing Tax Credits, as well as other affordable housing funding. The County will select an affordable housing development partner(s) to complete/assist with the acquisition, construction and operation of this new development. The County will require that at least 25% of the developed units are reserved for individuals/families with income levels at or below 50% AMI, remaining units reserved for families with income levels at or below 120% AMI.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP 3 001D

Activity Title: Colton-Las Terrazas Fund LP

Activity Type:

Construction of new housing

Project Number:

Use E Activity 1

Projected Start Date:

03/01/2013

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.

Activity Status:

Under Way

Project Title:

Multi-family Redevelopment

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,266,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,266,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

100

0.00

of Households

100

0.00

Proposed Accomplishments

of Multifamily Units

Total

100

of Housing Units

100

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of San Bernardino

Organization Type

Local Government

Proposed Budget

\$ 2,266,000.00

Location Description:

General location of Valley Boulevard and Cypress Avenue in the unincorporated area of Colton in San Bernardino County. .

Activity Description:

Financing for the acquisition of vacant land for the development of mixed generational affordable housing for Low Income residents earning 60% or less of Area Median Income.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP 3 001E

Activity Title: Fontana-Siena Partners LP

Activity Type:

Construction of new housing

Project Number:

Use E Activity 1

Projected Start Date:

03/01/2014

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:

Completed

Project Title:

Multi-family Redevelopment

Projected End Date:

03/01/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,700,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,700,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

16

0.00

of Households

16

0.00

Proposed Accomplishments

of Singlefamily Units

Total

of Multifamily Units

16

of Housing Units

16

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of San Bernardino

Organization Type

Local Government

Proposed Budget

\$ 2,700,000.00

Location Description:

7807 and 7833 Juniper, Fontana CA
near the corner of Foothill and Juniper

Activity Description:

Funding for the acquisition of vacant land and pre-developments costs incurred to entitle 60 affordable housing units in the City of Fontana.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP 3-001A Multi**Activity Title: Valley Blvd/Bloomington****Activity Type:**

Construction of new housing

Project Number:

Use E Activity 1

Projected Start Date:

01/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Multi-family Redevelopment

Projected End Date:

01/01/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 4,976,272.71**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 4,976,272.71**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Renter Households

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

80

60

75.00

of Households

80

60

75.00

Proposed Accomplishments

of Multifamily Units

Total

80

of Housing Units

80

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

San Bernardino County Housing Authority

Organization Type

Local Government

Proposed Budget

\$ 4,976,273.00

Location Description:

Valley Blvd/Cedar Ave in the unincorporated community of Bloomington

Activity Description:

Construction of an estimated 80 unit affordable housing complex.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP3-001F/Bloomington Ph 3**Activity Title: Bloomington Ph. 3 MFR (Predev/Project Del.)****Activity Type:**

Construction of new housing

Activity Status:

Under Way

Project Number:

Use E Activity 1

Project Title:

Multi-family Redevelopment

Projected Start Date:

11/14/2017

Projected End Date:

12/31/2021

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: \$ 303,302.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 303,302.00**National Objective:**

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

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	49	49		100.00
# of Households	49	49		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	49
# of Housing Units	49
# ELI Households (0-30% AMI)	23

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

County of San Bernardino

Related California

Organization Type

Local Government

For Profit

Proposed Budget

\$ 65,940.00

\$ 237,362.00

Location Description:

The project is located in the unincorporated community of Bloomington in the County of San Bernardino at 17906 W. Valley Boulevard in the Valley Corridor Specific Plan.

Activity Description:

The Project will consist of 98 affordable units including 20 Permanent Supportive Housing (PSH) units, a community room and the 7,700 square foot Ayala Park Community Center on approximately five acres. The east side of the Project is contiguous to Bloomington Housing Phases I & II consisting of 190 affordable units and a public library and the north side of the Project will adjoin the proposed relocated Ayala Park.

The 20 PSH units will serve residents with mental and/or physical health conditions.

All 98 units of the project will be affordable; 49 units will be restricted to serve households earning up to 50% AMI thus meeting the LH-25 requirement

Budget: \$237,362 (predevelopment project costs)

\$ 65,940 project delivery costs

Total: \$303,302

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

DiGruccio, No Activities set up at this time. RMD. 5/15/11.

DiGruccio, There are no Activity Discriptions. Need to set up. County is working with TA. I will be having an on-site meeting on 6/15/11 to discuss their DRGR inputting. RMD. 6/14/11.

DiGruccio, Activities and budgets have been added to all Activities. Approved. RMD. 6/17/11.

Reviewer - Grantee did a substantial amendment of their NSP3 plan to incorporate new multifamily development (Activity# NSP3-001B Multi-family, increased funding for Activity# NSP3-001A, decreased budget for Activity# NSP3-002A, and eliminated former single family acq/rehab/resale activity. Approved. EOO. 3/27/12.

Reviewer - Substantial amendment to amend target area, create activity NSP 3 001C, cancel funding for activity NSP 3 001B and transferring funds to newly created NSP 3 001C activity. Approved. EOO. 1/9/13.

Reviewer - Rejected per grantee's request to make additional changes. EOO. 2/15/13.

Reviewer - Addition of Activity NSP3 001D, new construction of multi-family, and other budgetary adjustments made transferring funding from NSP3 001C in the amount of \$274,823 to NSP3 001D. Approved. EOO. 2/15/13.

Reviewer - Changed activity status for Bloomington Project from planned to underway. Approved. EOO. 10/28/13.

Reviewer - Technical amendment to move Fontana-Ciena project under appropriate eligible use E and transfer funds from admin and down payment activities to bloomington project. Approved. EOO. 1/15/14.

DiGruccio, Updating Flags. Approved. RMD. 11/14/17.

DiGruccio, Budget updates. Approved. RMD. 10/30/18

DiGruccio, Budget modifications. Approved. RDM. 12/11/18.

DiGruccio, Updates to budget per Clean up report. Approved. RMD. 4/30/19.

DiGruccio, Updates. Approved. RMD. 7/30/19

DiGruccio, Budget updates. Approved. RMD. 8/28/19.

DiGruccio, approved. RMD. 4/24/2020

DiGruccio, Activity updates. RMD. Approved. 1/19/2022.

Action Plan History

Version	Date
B-11-UN-06-0505 AP#14	01/19/2022
B-11-UN-06-0505 AP#13	04/24/2020
B-11-UN-06-0505 AP#12	08/28/2019
B-11-UN-06-0505 AP#11	07/30/2019
B-11-UN-06-0505 AP#10	04/30/2019
B-11-UN-06-0505 AP#9	12/11/2018
B-11-UN-06-0505 AP#8	10/30/2018
B-11-UN-06-0505 AP#7	11/14/2017
B-11-UN-06-0505 AP#6	01/15/2014
B-11-UN-06-0505 AP#5	10/28/2013
B-11-UN-06-0505 AP#4	02/15/2013
B-11-UN-06-0505 AP#3	01/09/2013
B-11-UN-06-0505 AP#2	03/27/2012
B-11-UN-06-0505 AP#1	06/17/2011

