

# Action Plan

**Grantee: Solano County, CA**

**Grant: B-11-UN-06-0011**

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<b>LOCCS Authorized Amount:</b>	\$ 1,622,757.00
<b>Grant Award Amount:</b>	\$ 1,622,757.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 3,000,000.00
<b>Total Budget:</b>	\$ 4,622,757.00

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## Funding Sources

Funding Source	Funding Type
NSP3	County Funds

## Narratives

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

The County selected two neighborhoods as its areas of greatest need using the HUD NSP3 Mapping Tool. The information on estimates of foreclosure need and related scores identified one neighborhood with a foreclosure need score of 20 and one score of 19.4.

### How Fund Use Addresses Market Conditions:

The census tracts with foreclosure need scores of over 19 were located for Fairfield and Solano County (Vallejo). The two census tracts with foreclosure need scores of 20 were selected following HUD guidance to select the areas with high scores but that were also small enough to have positive impact on at least 20% of the foreclosed properties in that neighborhood when considering the amount of the grant award (\$1.6 million) and the amount needed to renovate the properties. Their selection was also based on the age of the housing stock. The NSP1 program in Fairfield focused on older homes in older neighborhoods which would likely be at the bottom of a new homebuyer's list and thus more likely to stay vacant than a home in a relatively new subdivision. This program follows that policy. In Homeacres, homes average 50-60 years old. They are generally not being maintained, which compounds the negative impact of foreclosed properties. The Fairfield Neighborhood homes average 40 years old. These are the issues facing the neighborhoods, including the number of foreclosures that also create a downward spiral of property values and deteriorating neighborhood condition. The other jurisdictions: Benicia, Vacaville, Dixon, Suisun City and Rio Vista did not have scores this high. Vallejo has census tracts with a score of 20, but was not included, because the City of Vallejo has its own NSP3 grant allocation. The two selected neighborhoods will receive an equal amount of the initial grant for the program. The funding is split evenly between the two neighborhoods for each activity. The expanded area in Fairfield includes a partial section of census tract number 2526.08. The Neighborhood NSP3 Score is 20 (the state minimum threshold NSP3 score is 17).

### Ensuring Continued Affordability:

Solano County's program will ensure continued affordability by utilizing the HOME Program standards found at 24CFR 92.252(a), (c), and (f) and 92.254. The program will record affordability covenants on each NSP3 property to ensure that the home will be the qualified buyer's principal residence for a minimum period of 15 years, and that if sold before then, it will be sold to a qualified buyer. Funds that are repaid prior to the expiration of the covenant are recaptured by the County and the covenant is dissolved.

### Definition of Blighted Structure:

Solano County's program shall rely on Section 33031 (a) of the Health and Safety Code to determine when a building is blighted. A structure considered blighted when it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.



**Definition of Affordable Rents:**

Solano County’s program shall use the HOME Program’s standards for affordability. Qualifying renters will document that the household income and corresponding rents do not exceed HOME Program income and rent limits.

**Housing Rehabilitation/New Construction Standards:**

Solano County’s program will utilize the City of Fairfield’s NSP rehab standards. Additionally:

1. All gut rehab or new construction (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 3 stories must be designed to meet the standard for Energy Star Qualified New Homes.
2. Other rehabilitation must meet these standards to the extent applicable to the rehab 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.
2. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.

**Vicinity Hiring:**

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

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

The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

**Grantee Contact Information:**

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Fairfield, CA 94533

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title
01	Single Family LMMI Acquisition/Rehab	1.A	Acquisition/Rehab Hanley LMMI
		1.B	Acquisition/Rehab Ascher LMMI
02	Single Family LH25 Acquisition/Rehab	2.A	Acquisition/Rehab Hanley VLI
		2.B	Acquisition/Rehab Ascher VLI
03	Administration	3.A	Administration - City of Fairfield
		3.B	Administration - Solano County
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # / Title:** 01 / Single Family LMMI Acquisition/Rehab

**Grantee Activity Number:** 1.A  
**Activity Title:** Acquisition/Rehab Hanley LMMI

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 01

**Project Title:**  
 Single Family LMMI Acquisition/Rehab

**Projected Start Date:**  
 03/16/2011

**Projected End Date:**  
 03/16/2014

**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

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

**Total Budget:** \$ 167,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 167,000.00

**Environmental Assessment:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	6	2	4	100.00
# of Households	6	2	4	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	6
# of Housing Units	6

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Fairfield1

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

Responsible Organization	Organization Type	Proposed
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City of Fairfield1

Local Government

\$ 1,054,792.00

**Funding Source Name**

**Matching Funds**

**Funding Amount**

NSP3

No

\$ 0.00

**Location Description:**

**Activity Description:**

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**Grantee Activity Number: 1.B**  
**Activity Title: Acquisition/Rehab Ascher LMMI**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 01

**Projected Start Date:**  
 03/16/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Environmental Assessment:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Single Family LMMI Acquisition/Rehab

**Projected End Date:**  
 11/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,980,667.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,980,667.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1	1		100.00
# of Households	1	1		100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Fairfield1

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of Fairfield1	Local Government	\$ 527,396.00

**Location Description:**



**Activity Description:**

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**Project # / Title:** 02 / Single Family LH25 Acquisition/Rehab

**Grantee Activity Number:** 2.A  
**Activity Title:** Acquisition/Rehab Hanley VLI

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
02

**Projected Start Date:**  
03/16/2011

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

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

**Environmental Assessment:**  
UNDERWAY

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Under Way

**Project Title:**  
Single Family LH25 Acquisition/Rehab

**Projected End Date:**  
03/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 226,207.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 226,207.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	2	2		100.00
<b># of Households</b>	2	2		100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Singlefamily Units</b>	2
<b># of Housing Units</b>	2
<b># ELI Households (0-30% AMI)</b>	



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Fairfield1

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

**Responsible Organization**

City of Fairfield1

**Organization Type**

Local Government

**Proposed**

\$ 405,689.25

**Funding Source Name**

NSP3

**Matching Funds**

No

**Funding Amount**

\$ 0.00

**Location Description:**

**Activity Description:**



**Grantee Activity Number: 2.B**  
**Activity Title: Acquisition/Rehab Ascher VLI**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 02

**Projected Start Date:**  
 03/16/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Environmental Assessment:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Single Family LH25 Acquisition/Rehab

**Projected End Date:**  
 03/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 423,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 423,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Fairfield2

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

Responsible Organization	Organization Type	Proposed
City of Fairfield2	Local Government	\$ 202,844.00
Funding Source Name	Matching Funds	Funding Amount
NSP3	No	\$ 0.00





**Location Description:**

**Activity Description:**

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**Project # / Title: 03 / Administration**

**Grantee Activity Number: 3.A**  
**Activity Title: Administration - City of Fairfield**

**Activity Type:**

Administration

**Project Number:**

03

**Projected Start Date:**

03/16/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 165,900.00

**Other Funds** \$ 0.00

**Total Funds** \$ 165,900.00



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Fairfield1

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

**Responsible Organization**

City of Fairfield1

**Organization Type**

Local Government

**Proposed**

\$ 162,275.70

**Funding Source Name**

NSP3

**Matching Funds**

No

**Funding Amount**

\$ 0.00

**Location Description:**

**Activity Description:**

**Grantee Activity Number:** 3.B  
**Activity Title:** Administration - Solano County

**Activity Type:**

Administration

**Project Number:**

03

**Projected Start Date:**

03/16/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/16/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 8,113.78

**Other Funds:** \$ 0.00

**Total Funds:** \$ 8,113.78

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Fairfield1

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

**Responsible Organization**

City of Fairfield1

**Organization Type**

Local Government

**Proposed**

\$ 8,113.78

**Funding Source Name**

NSP3

**Matching Funds**

No

**Funding Amount**

\$ 0.00

**Location Description:**

**Activity Description:**



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## Action Plan Comments:

Reviewer - 6/22/11 Marilee Hansen - rejected as per Grantee's request.

Reviewer - Grantee stated that the only updates were to the potential beneficiaries.

## Action Plan History

Version	Date
B-11-UN-06-0011 AP#1	07/10/2014
B-11-UN-06-0011 AP#2	05/20/2014
B-11-UN-06-0011 AP#3	04/15/2014
B-11-UN-06-0011 AP#4	03/31/2014
B-11-UN-06-0011 AP#5	03/19/2014
B-11-UN-06-0011 AP#6	03/17/2014
B-11-UN-06-0011 AP#7	02/19/2014
B-11-UN-06-0011 AP#8	01/07/2014
B-11-UN-06-0011 AP#9	12/04/2013
B-11-UN-06-0011 AP#10	10/21/2013
B-11-UN-06-0011 AP#11	06/18/2013
B-11-UN-06-0011 AP#12	04/08/2013
B-11-UN-06-0011 AP#13	10/01/2012
B-11-UN-06-0011 AP#14	07/30/2012
B-11-UN-06-0011 AP#15	07/18/2012



B-11-UN-06-0011 AP#16	05/31/2012
B-11-UN-06-0011 AP#17	05/31/2012
B-11-UN-06-0011 AP#18	12/13/2011
B-11-UN-06-0011 AP#19	11/15/2011

