

Action Plan

Grantee: Imperial County, CA

Grant: B-11-UN-06-0507

Grant Amount: \$ 1,708,780.00

Status: Reviewed and Approved

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

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

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

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

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

How Fund Use Addresses Market Conditions:

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

Ensuring Continued Affordability:

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

Definition of Blighted Structure:

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

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

Section 33031

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

Definition of Affordable Rents:

Through its Affordable Rental Housing Program, the County will make available \$512,634 (30% of its NSP3 allocation) available to serving renter households at or below 50% AMI. This commitment exceeds the statutory requirements of 25%, demonstrating the County's focus on targeting very-low income households. The maximum rent for each household will not exceed 30% of their gross monthly income. This activity is for acquisition/rehabilitation/rentals, specifically to provide affordable rental opportunities for households earning less than 50% AMI. The generally accepted affordability standard or "Affordable Rent" is rent that does not exceed 30% of the household's income. The CDBG program does not mandate the exact rent to be applied to NSP3 properties. Jurisdictions are expected to determine the rent standard to be applied and may adopt rent limits similar to those used for the HOME Program. The Imperial County NSP Program will utilize the Maximum HOME rents for a very low-income household, as published by HUD on an annual basis as the minimum rent for this program. These rents are based on the HOME regulations found at 24CFR 92.252 (b) (2). In no case will rents exceed the Fair Market Rents, which are also published by HUD annually.

Housing Rehabilitation/New Construction Standards:

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

Code/Health & Safety Repairs – Eliminate, or otherwise "cure", any and all pre-existing code violations and Health and Safety Hazards. Therefore, all rehabilitations must correct pre-existing code deficiencies and/or health and safety related repairs needed. This includes pre-existing construction found that was done without County permits (room additions, garage conversions, patio additions, etc). All such pre-existing construction must be either brought up to code and obtain approved building permits, or must be demolished, as part of the project.

Lead Based Paint Hazards – Reduce/abate any lead-based paint hazards present in the homes. A Lead-Based Paint test (XRF testing) and a Risk Assessment will be required on all rehabilitations to identify the existence and scope of any lead based paint hazards in the home. The standards of "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 apply.

Termite Repairs – The program will require a termite inspection report be prepared for every home by a licensed inspector. The report will identify any areas of dry rot or termite damaged wood members in the home and whether or not there are active termite infestations. Any termite or dry wood damaged wood members will be repaired or replaced due to health and safety risk they pose to the structure integrity of the home. Fumigation or other treatment types recommended to eliminate active infestations are required.

General Property Improvements – Once the cost of repairing all code deficiencies, health and safety items, lead based paint hazards, and termite repairs are totaled up, then any additional program funding may be used to address general property improvements. General property improvements may include a variety of items such as painting, replacement of flooring, cabinets, fixtures, etc. General property improvements may NOT include any materials or items that are of a type and quality which far exceed building standard grades. Minimally acceptable standards may be found at 24CFR 983.101.

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

Energy Star Labeled Products: All moderate rehabilitation work will include only the purchase of Energy Star products and appliances. This

includes refrigerators, dishwashers, washing machines, light bulbs, light fixtures, and water heaters, which may include gas tanks, tank-less models, heat pumps, and solar with electric back-up, heating and cooling systems, and roof products.

Vicinity Hiring:

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

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

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

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

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

Procedures for Preferences for Affordable Rental Dev.:

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

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

Grantee Contact Information:

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Project Summary

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

Activities

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

Activity Type:

Administration

Activity Status:

Planned

Project Number:

3

Project Title:

Administration

Projected Start Date:

06/15/2011

Projected End Date:

03/17/2014

National Objective:

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

Total Budget, Program Funds:

\$ 170,878.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 170,878.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

County of Imperial

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Imperial

Organization Type

Local Government

Proposed

\$ 170,878.00

Location Description:

Unincorporated areas of Imperial County and Participating City

Activity Description:

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

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

Activity Type: Rehabilitation/reconstruction of residential structures
Activity Status: Planned

Project Number: 1
Project Title: Acquisition/Rehab

Projected Start Date: 09/01/2011
Projected End Date: 03/17/2014

National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only
Total Budget, Program Funds: \$ 518,951.00

Environmental Assessment:
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 518,951.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	20			0.00
# of Households	20			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	20
# of Housing Units	20

Activity is being carried out by Grantee: No
Activity is being carried out through:
Organization carrying out Activity: County of Imperial

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
County of Imperial	Local Government	\$ 518,951.00

Location Description:
 Unincorporated areas of Imperial County and Participating City.

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

Grantee Activity Number: NSP3 Activity 1(b)-Affordable Apts
Activity Title: Affordable Housing Rental

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 1

Project Title:
 Acquisition/Rehab

Projected Start Date:
 09/01/2011

Projected End Date:
 03/17/2014

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

Total Budget, Program Funds: \$ 518,951.00

Other Funds Total: \$ 0.00

Environmental Assessment:

Total Funds Amount: \$ 518,951.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	10			0.00
# of Households	10			0.00

Proposed Accomplishments	Total
# of Multifamily Units	10
# of Housing Units	10

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 County of Imperial

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
County of Imperial	Local Government	\$ 518,951.00

Location Description:
 Unincorporated areas of Imperial County and Participating City.

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

Grantee Activity Number: NSP3 Activity 2(a)-FTHB
Activity Title: Homebuyer Assistance Program

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

Activity Status:
 Planned

Project Number:
 2

Project Title:
 Homebuyer Assistance

Projected Start Date:
 09/01/2011

Projected End Date:
 03/17/2014

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

Total Budget, Program Funds: \$ 250,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:

Total Funds Amount: \$ 250,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4			0.00
# of Households	4			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 County of Imperial

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
County of Imperial	Local Government	\$ 250,000.00

Location Description:
 Unincorporated areas of Imperial County and Participating City.

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

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

Activity Type: Homeownership Assistance to low- and moderate-income
Activity Status: Planned

Project Number: 2
Project Title: Homebuyer Assistance

Projected Start Date: 09/01/2011
Projected End Date: 03/17/2014

National Objective: LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.
Total Budget, Program Funds: \$ 250,000.00
Other Funds Total: \$ 0.00
Environmental Assessment:
Total Funds Amount: \$ 250,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4			0.00
# of Households	4			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4

Activity is being carried out by Grantee: No
Activity is being carried out through:
Organization carrying out Activity: County of Imperial

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
County of Imperial	Local Government	\$ 250,000.00

Location Description:
 Unincorporated areas of Imperial County and Participating City.

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

Action Plan History

No History Found