

# Action Plan

**Grantee:** State of California

**Grant:** B-11-DN-06-0001

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<b>LOCCS Authorized Amount:</b>	\$ 11,872,089.00
<b>Grant Award Amount:</b>	\$ 11,872,089.00
<b>Status:</b>	Modified - Resubmit When Ready
<b>Estimated PI/RL Funds:</b>	\$ 0.00
<b>Total Budget:</b>	\$ 11,872,089.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

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

December, 2013:

In order to respond to shifts in current market conditions and foreclosure impacts, and to allow the jurisdictions to more substantially stabilize their neighborhoods, HCD will allow the NSP3 grantees to expand their existing, approved Areas of Greatest Need. The expanded areas must reflect similar housing stock, neighborhood and demographic makeup and must be consistent to the current approved Areas of Greatest Need, and must receive the federal minimum needs score of 17 in the NSP Mapping Tool, and must be approved by HCD.

If any of the NSP-3 grantees identify unused or disencumbered NSP-3 funds, HCD will work to re-distribute the funds to the other NSP-3 grantees.

### How Fund Use Addresses Market Conditions:

The purchase and rehabilitation of foreclosed single family residential (SFR) units for homeownership or rental housing for income qualified households will eliminate vacancies within the identified areas of greatest need, while providing affordable housing to low and moderate income households, an often underserved population. The rehabilitation work will be targeted to local workers within the defined area. This 3-pronged approach will help remove vacancies, provide affordable housing and provide employment opportunities within the neighborhood. NSP3 grantees will be able to include vacant lots for rehabilitation as an eligible property within the Areas of Greatest Need.

### Ensuring Continued Affordability:

Each unit will have a minimum affordability period, based on activity (sale or rental).

### Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This definition is consistent with California Health & Safety Code definition of a substandard structure under Section 17920.

### Definition of Affordable Rents:

At minimum, all properties assisted with NSP funds will be subject to the HOME requirements of continued affordability as outlined in the regulations for the HOME Investment Partnership Program, Final Rule, 24 CFR Part 92. These regulations are available at the following sites: HOME affordability rental housing 92.242: [http://edocket.access.gpo.gov/cfr\\_2004/aprqr/pdf/24cfr92.252.pdf](http://edocket.access.gpo.gov/cfr_2004/aprqr/pdf/24cfr92.252.pdf) and HOME affordability periods-Homeownership 92.254: [http://edocket.access.gpo.gov/cfr\\_2004/aprqr/pdf/24cfr92.254.pdf](http://edocket.access.gpo.gov/cfr_2004/aprqr/pdf/24cfr92.254.pdf).



### Housing Rehabilitation/New Construction Standards:

All grantees will be required to submit their local Rehabilitation Standards for Department review prior to activity work. Each project work write up must be developed as outlined by the Rehabilitation Standards and must be submitted to the Department. At completion, all properties must meet local and state building codes, be free of all health and safety hazards and include energy efficient system if remaining economic life is less than 20 years.

### Vicinity Hiring:

Each grantee will be required to provide hiring of employees who reside within the vicinity defined, and contract with small businesses that are owned and operated by persons residing within the vicinity of the projects to the maximum extent feasible. Each jurisdiction must provide their outreach plan for contacting eligible residences for Department review. The "Vicinity Hiring" requirement is in addition to all responsibilities and requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and 24 CFR Part 135, as long as no obligation is in direct conflict.

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

All NSP3 funds will be used to acquire and rehabilitate foreclosed single family residential units (1-4) to be sold or rented to income eligible households. A minimum of 25% of all the total NSP3 funds will be used to assist households at or below the 50% AMI level.

### Grantee Contact Information:

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State of California Department of Housing & Community Development  
Division of Financial Assistance  
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P. O. Box 952054  
Sacramento, CA 94252-2054

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
11-NSP3-001	Admin	8111-21A	General ADM
		8112-21A	Gen. Adm.
		8113-21A	General Administration
		State of California	General Administration
11-NSP3-002	Acq/Rehab/Disposition =<50%	8111-SA	Acquisition/Rehab/Rental 25% Set Aside
		8112-SA	Acquisition/Rehab/Resale 25% Set Aside
		8113-SA	Acquisition/Rehab/Disposition 25% Set
11-NSP3-003	Acq/Rehab/Disposition >50%-<80%	8111-GR	Acquisition/Rehab/Rental
		8112-GS	Acquisition/Rehab/Resale
		8113-GS	Acquisition/Rehabilitation/Disposition 80%
9999	Restricted Balance	<i>No activities in this project</i>	

## Activities



**Grantee Activity Number:** 8111-21A  
**Activity Title:** General ADM

**Activity Type:**

Administration

**Project Number:**

11-NSP3-001

**Projected Start Date:**

04/17/2012

**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:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Admin

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 220,504.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 220,504.00

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Yuba City

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

Responsible Organization	Organization Type	Proposed
City of Yuba City	Unknown	\$ 220,504.00

**Location Description:**

Yuba City

**Activity Description:**

Gen. Adm.



**Grantee Activity Number:** 8111-GR  
**Activity Title:** Aquisition/Rehab/Rental

**Activitiy Type:**

Acquisition - general

**Project Number:**

11-NSP3-003

**Projected Start Date:**

04/17/2012

**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

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab/Disposition >50%-<80%AMI

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,029,024.00  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 3,029,024.00

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	25		25	100.00
# of Households	25		25	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	25
# of Housing Units	25
# of Properties	25

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Yuba City

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

Responsible Organization	Organization Type	Proposed
City of Yuba City	Unknown	\$ 3,029,024.00



**Location Description:**

Yuba City

**Activity Description:**

Acquisition/Rehab/Rental-Single Family Housing of foreclosed Homes over 50% AMI.

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**Grantee Activity Number: 8111-SA**  
**Activity Title: Acquisition/Rehab/Rental 25% Set Aside**

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Under Way

**Project Number:**  
 11-NSP3-002

**Project Title:**  
 Acq/Rehab/Disposition =<50%

**Projected Start Date:**  
 04/17/2012

**Projected End Date:**  
 02/28/2014

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

**Project Draw Block Date by HUD:**

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

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 1,160,547.00

**Other Funds Total:** \$ 0.00

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

**Total Funds Amount:** \$ 1,160,547.00

**Environmental Assessment:**  
 UNDERWAY

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8

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

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

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

Responsible Organization	Organization Type	Proposed
City of Yuba City	Unknown	\$ 1,160,547.00

**Location Description:**  
 Yuba City



**Activity Description:**

Acquisition/Rehab/Rental-Single Family Housing of foreclosed homes for 50% or less AMI.

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**Grantee Activity Number:** 8112-21A  
**Activity Title:** Gen. Adm.

**Activity Type:**

Administration

**Project Number:**

11-NSP3-001

**Projected Start Date:**

04/23/2012

**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:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Admin

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 224,511.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 224,511.00

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

County of Yuba

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

**Responsible Organization**

County of Yuba

**Organization Type**

Unknown

**Proposed**

\$ 224,511.00

**Location Description:**

County of Yuba

**Activity Description:**

Gen. Adm.



**Grantee Activity Number:** 8112-GS  
**Activity Title:** Acquisition/Rehab/Resale

**Activity Type:**

Acquisition - general

**Project Number:**

11-NSP3-003

**Projected Start Date:**

04/23/2012

**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

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab/Disposition >50%-<80%AMI

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,918,644.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 2,918,644.00

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	25		25	100.00
# of Households	25		25	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	25
# of Housing Units	25
# of Properties	25

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

County of Yuba

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

Responsible Organization	Organization Type	Proposed
County of Yuba	Unknown	\$ 2,918,644.00



**Location Description:**

County of Yuba

**Activity Description:**

Aquisition/Rehab/Resale-Single Family Housing of foreclosed homes over 50% AMI.

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**Grantee Activity Number: 8112-SA**  
**Activity Title: Acquisition/Rehab/Resale 25% Set Aside**

**Activity Type:**

Acquisition - general

**Project Number:**

11-NSP3-002

**Projected Start Date:**

04/23/2012

**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.

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab/Disposition =<50%

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,122,556.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 1,122,556.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8

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

**Organization carrying out Activity:**

County of Yuba

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

Responsible Organization	Organization Type	Proposed
County of Yuba	Unknown	\$ 1,122,556.00

**Location Description:**

Yuba County



**Activity Description:**

Acquisition/Rehab/Resale-Single Family Housing of foreclose homes less then 50% AMI.

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**Grantee Activity Number:** 8113-21A  
**Activity Title:** General Administration

**Activity Type:**

Administration

**Project Number:**

11-NSP3-001

**Projected Start Date:**

04/10/2012

**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:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Admin

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 136,983.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 136,983.00

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of West Sacramento

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

Responsible Organization	Organization Type	Proposed
City of West Sacramento	Unknown	\$ 136,983.00

**Location Description:**

City of West Sacramento

**Activity Description:**

General administration activities for the City of West Sacramento.



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<b>Grantee Activity Number:</b>	<b>8113-GS</b>
<b>Activity Title:</b>	<b>Acquisition/Rehabilitation/Disposition 80%AMI</b>

**Activity Type:**

Acquisition - general

**Project Number:**

11-NSP3-003

**Projected Start Date:**

04/10/2012

**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

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab/Disposition >50%-<80%AMI

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,780,794.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 1,780,794.00

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	15		15	100.00
# Owner Households	43		43	100.00
# of Households	58		58	100.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	58
# of Multifamily Units	
# of Housing Units	58
Total acquisition compensation to owners	58
# of Parcels acquired voluntarily	58
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	58



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

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

City of West Sacramento

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of West Sacramento	Unknown	\$ 1,780,794.00
State of California2	State	\$ 0.00

**Location Description:**

Within areas of greatest needs as identified in eligible grantee applications.

**Activity Description:**

Acquisition/Rehabilitation/Disposition (sale or rental) to households at or below 80%AMI.

**Grantee Activity Number: 8113-SA**  
**Activity Title: Acquisition/Rehab/Disposition 25% Set Aside**

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 11-NSP3-002

**Projected Start Date:**  
 04/10/2011

**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:**  
 Acq/Rehab/Disposition =<50%

**Projected End Date:**  
 02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 684,921.00  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 684,921.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	10	10		100.00
# Owner Households	10	10		100.00
# of Households	20	20		100.00
# of Permanent Jobs Created				0.0

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	20
# of Multifamily Units	
# of Housing Units	20
Total acquisition compensation to owners	20
# of Parcels acquired voluntarily	20
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	20



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

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

City of West Sacramento

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of West Sacramento	Unknown	\$ 684,921.00
State of California2	State	\$ 0.00

**Location Description:**

Eligible grantees areas of greatest needs as identified in the applications.

**Activity Description:**

Acquisition/rehabilitation/disposition (sale or rental) to households at or below 50%AMI.

**Grantee Activity Number:** State of California  
**Activity Title:** General Administration

**Activity Type:**

Administration

**Project Number:**

11-NSP3-001

**Projected Start Date:**

03/05/2012

**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:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Admin

**Projected End Date:**

03/24/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 593,604.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 593,604.00

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

State of California - CDBG Administration

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

Responsible Organization	Organization Type	Proposed
State of California - CDBG Administration	Unknown	\$ 593,604.00

**Location Description:**

State of California

**Activity Description:**

Administrative costs incurred by the State of California administering NSP3.



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## Action Plan History

Version	Date
B-11-DN-06-0001 AP#1	04/23/2013
B-11-DN-06-0001 AP#2	04/25/2012
B-11-DN-06-0001 AP#3	07/29/2011
B-11-DN-06-0001 AP#4	01/27/2012

