County of Imperial
NSP 3 Action Plan AM #4

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Warren, Esperanza Colio
Email Address	esperanzacolio@co.imperial.ca.us
Phone Number	(442) 265-1100
Mailing Address	940 West Main St. Suite 203 El Centro, CA 92243

2. Areas of Greatest Need

Map Submission

The map generated through the use of the HUD NSP3 Mapping Tool is included as an attachment.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.
Response: The County utilized the HUD NSP 3 mapping tool to locate incorporated and unincorporated areas of the County. The HUD User Data site has provided supporting data that identifies these areas as the highest risk and thus the areas of greatest need. Details are provided below.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.
Response: Since the State of California's minimum foreclosure score is 17, NSP eligible projects must have an average foreclosure score of 17. The County's first priority is to locate eligible abandoned and/or foreclosed properties within an eligible census tract in the incorporated and unincorporated areas of the County. The County has previously identified eligible census tracts within the incorporated and unincorporated areas of the County, such as Heber, Seeley, Salton Sea and a concentrated target areas for Brawley El Centro, Calexico and Imperial. Due to the current market conditions, the County is adding three target areas in El Centro and a small concentrated target area for Holtville. The table below details the existing areas and new identified areas.

PLACENAME	NSP3 SCORE	Foreclosure Starts	Properties Needed for Impact	Housing Unit Count
Heber	20	64	13	890
Imperial	20	204	41	1749
Imperial (North of Aten)	19	0	0	3

PLACENAME	NSP3 SCORE	Foreclosure Starts	Properties Needed for Impact	Housing Unit Count
Imperial (South of Aten)	19	77	.6	656
Imperial (South of Worthington)	19	1	0	13
Brawley	20	22	5	304
Brawley (southwest)	18	36	1.6	695
Seeley	20	20	4	445
Salton Sea	20	19	3	338
El Centro- South	20	28	1	141
El Centro- West	19	58	1.4	736
El Centro- Desert Gardens	18	51	1.4	1028
El Centro (South Dannenberg)	20	6	.2	29
Calexico	18	20	0.4	320
El Centro I	18	25	1	452
El Centro II	17	26	5.2	1420
El Centro III	18	24	0.6	483

HUD User Data provided by the NSP3 Mapping tool server describes these target communities in the following manner:

Heber (unincorporated areas within)
Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 890
Total Housing Units to receive a mortgage between 2004 and 2007: 522

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 35.9
Percent of Housing Units 90 or more days delinquent or in foreclosure: 25.3
Number of Foreclosure Starts in past year: 64
Number of Housing Units Real Estate Owned July 2009 to June 2010: 36

Estimated number of properties needed to make an impact in identified target area: 13

Imperial (incorporated areas within)
Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1749
Total Housing Units to receive a mortgage between 2004 and 2007: 1780

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 31.3
Percent of Housing Units 90 or more days delinquent or in foreclosure: 23.8
Number of Foreclosure Starts in past year: 204
Number of Housing Units Real Estate Owned July 2009 to June 2010: 116

Estimated number of properties needed to make an impact in identified target area: 41

Imperial (North of Aten)
Neighborhood NSP3 Score: 19
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 3

Estimated number of properties needed to make an impact in identified target area: 0

Imperial (South of Aten)
Neighborhood NSP3 Score: 19
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 3

Estimated number of properties needed to make an impact in identified target area: 0

Imperial (South of Worthington)
Neighborhood NSP3 Score: 19
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 13

Estimated number of properties needed to make an impact in identified target area: 0

Brawley (incorporated areas within)
Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 304
Total Housing Units to receive a mortgage between 2004 and 2007: 193

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 33.1
Percent of Housing Units 90 or more days delinquent or in foreclosure: 23.7
Number of Foreclosure Starts in past year: 22
Number of Housing Units Real Estate Owned July 2009 to June 2010: 12

Estimated number of properties needed to make an impact in identified target area: 5

Brawley (Southwest)
Neighborhood NSP3 Score: 18
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 695

Estimated number of properties needed to make an impact in identified target area: 1.6

Seeley (unincorporated areas within)
Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 445
Total Housing Units to receive a mortgage between 2004 and 2007: 189

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 28.1
Percent of Housing Units 90 or more days delinquent or in foreclosure: 22.1
Number of Foreclosure Starts in past year: 20
Number of Housing Units Real Estate Owned July 2009 to June 2010: 11

Estimated number of properties needed to make an impact in identified target area: 4

Salton City (unincorporated areas within)
Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 338
Total Housing Units to receive a mortgage between 2004 and 2007: 157

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 42.4
Percent of Housing Units 90 or more days delinquent or in foreclosure: 24.8
Number of Foreclosure Starts in past year: 19
Number of Housing Units Real Estate Owned July 2009 to June 2010: 11

Estimated number of properties needed to make an impact in identified target area: 3

Calexico
Neighborhood NSP 3 Score: 18
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 320

Estimated number of properties needed to make an impact in identified target area: 0.4

El Centro- South
Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 141

Estimated number of properties needed to make an impact in identified target area: 1

El Centro- West
Neighborhood NSP3 Score: 19
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 736

Estimated number of properties needed to make an impact in identified target area: 1.4

El Centro- Desert Gardens
Neighborhood NSP3 Score: 18
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1028

Estimated number of properties needed to make an impact in identified target area: 1.4

El Centro (South of Dannenberg)
Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 29

Estimated number of properties needed to make an impact in identified target area: 0.2

El Centro I

Neighborhood NSP3 Score: 18 State Minimum Threshold NSP3 Score: 17 Total Housing Units in Neighborhood: 452 Estimated number of properties needed to make an impact in identified target area: 1 **El Centro II** Neighborhood NSP3 Score: 17 State Minimum Threshold NSP3 Score: 17 Total Housing Units in Neighborhood: 1420 Estimated number of properties needed to make an impact in identified target area: 5.2 **El Centro II** Neighborhood NSP3 Score: 18 State Minimum Threshold NSP3 Score: 17 Total Housing Units in Neighborhood: 483 Estimated number of properties needed to make an impact in identified target area: 0.6
Holtville-1 Neighborhood NSP3 Score: 17 State Minimum Threshold NSP3 Score:17 Total Housing Units in Neighborhood: 455 Estimate number of properties needed to make an impact in identified target area: 0.8

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	In the October 19, 2010 Notice, HUD 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.

Descriptions

Term	Definition
Housing Rehabilitation 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 post 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	The County of Imperial promotes local hiring; we follow the Housing and Community Development Grant Management Manual Chapter 4 which includes enforcement of section 3.

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.
Response: Total low-income set-aside **percentage** (must be no less than 25 percent): 30% Total funds set aside for low-income individuals = $512,634

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.
Response: Through its Affordable Housing Program, the County will make available $512,634 (30% of its NSP3 allocation) available to first time homebuyers at or below 50% AMI. This commitment exceeds the statutory requirement of 25% demonstrating the County's focus on targeting very-low income households.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	No

If yes, fill in the table below.

Question	**Number of Units**
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	0

The number of NSP affordable housing units made available to low- , moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	0
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	0

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

Response:

The Public Comment period for the proposed NSP3 Abbreviated Plan will be conducted for 15 calendar days which will commence on April 1, 2016 and end on April 15, 2016. In order to solicit comments from the public, the County of Imperial will post a Notice of Public Comment Period and the proposed NSP3 Abbreviated Plan to the County website http://www.co.imperial.ca.us and in the Imperial County Community & Economic Development Department website http://www.imperialcountyced.com/. In addition, a Notice of Public Comment Period will be published in the Imperial Valley Press on April 1, 2016. The proposed NSP3 Abbreviated Plan will be presented to the County of Imperial Board of Supervisors on April 26, 2016 in order to provide information and to solicit approval of the plan.

Summary of Public Comments Received.

All public comments will be attached after the 15-day comment period.

7. NSP Information by Activity

Activity Number 1	
Activity Name	Acquisition & Rehabilitation (Affordable Housing)
Uses	Select all that apply: ☐ Eligible Use A: Financing Mechanisms ☒ Eligible Use B: Acquisition and Rehabilitation ☐ Eligible Use C: Land Banking ☐ Eligible Use D: Demolition ☐ Eligible Use E: Redevelopment
CDBG Activity or Activities	Acquisition, 24 CFR 570.201 (a); Disposition, 24 CFR 570.201 (b); and Eligible rehabilitation and preservation activities for homes and other residential properties, 24 CFR 570.202 (a)(1)(b)(1)(2)(4)(5)(6)(7)(iv)(9)(ii).
National Objective	Low Moderate Middle Income Housing (LMMH)
Activity Description	NSP3 funds will be utilized for the redevelopment and/or rehabilitation of vacant and/or abandoned residential, 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 (see attached maps). 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. 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.	
Location Description	Unincorporated County and Participating City	
Budget	**Source of Funding**	**Dollar Amount**
	NSP3	$1,037,902
	Federal, State and Local Funds	0
	Other	0
Total Budget for Activity		**Acquisition & Rehab $1,037,902** **Program Income** Should any program income be received via sales, fees or rents, those program income funds will be utilized and expended within NSP guidelines.
Performance Measures	This activity will include acquisition and rehabilitation of single-dwelling houses. It is anticipated that at least thirty (30) units will be created as a result of this activity. The performance of this activity will be measured in the number of affordable housing units created and made available for home ownership to income-eligible households.	
Projected Start Date	June 2011	
Projected End Date	March 17, 2018	
Responsible Organization	**Name**	County of Imperial
	Location	940 West Main St. Suite 203 El Centro, CA 92243
	Administrator Contact Info	Esperanza Colio Warren (442) 265-1100 esperanzacolio@co.imperial.ca.us

Activity Number 2

<table>
<tr><td>Activity Name</td><td colspan="2">Homebuyer Assistance Program</td></tr>
<tr><td>Uses</td><td colspan="2">Select all that apply:<table><tr><td>X</td><td>Eligible Use A: Financing Mechanisms</td></tr><tr><td></td><td>Eligible Use B: Acquisition and Rehabilitation</td></tr><tr><td></td><td>Eligible Use C: Land Banking</td></tr><tr><td></td><td>Eligible Use D: Demolition</td></tr><tr><td></td><td>Eligible Use E: Redevelopment</td></tr></table></td></tr>
<tr><td>CDBG Activity or Activities</td><td colspan="2">Acquisition, 24 CFR 570.201 (a);
Disposition, 24 CFR 570.201 (b); and
Eligible rehabilitation and preservation activities for homes and other residential properties, 24 CFR 570.202 (a)(1)(b)(1)(2)(4)(5)(6)(7)(iv)(9)(ii).</td></tr>
<tr><td>National Objective</td><td colspan="2">Low Moderate Middle Income Housing (LMMH)</td></tr>
<tr><td>Activity Description</td><td colspan="2">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.

$500,000 has been allocated to this activity to provide affordable ownership housing units to low-, moderate- income households. It is expected that the maximum assistance to each residential homeowner under this activity to NSP3 is $60,000. Should the County determine, at any given time, that the First Time Homebuyers Program is not meeting the desired outcome; the County intends to transfer the funding for this activity to the Affordable Housing Program.

The County loans are a deferred loan for a minimum of 30 years to qualified buyers up to $60,000 which shall be secured by a Second Promissory Note and a recorded Deed of Trust. The interest rate will be five points below the first loan's interest rate, and no less than 1% and no more than 3%. The note will not require any payments and will be due in a minimum of 30 years (or upon transfer of the property). Sited in County of Imperial FTHB Guidelines Page 12.</td></tr>
<tr><td>Location Description</td><td colspan="2">Unincorporated County and Participating City</td></tr>
<tr><td rowspan="4">Budget</td><td>Source of Funding</td><td>Dollar Amount</td></tr>
<tr><td>NSP3</td><td>$500,000</td></tr>
<tr><td>Federal, State and Local Funds</td><td>0</td></tr>
<tr><td>Other</td><td>0</td></tr>
<tr><td colspan="2">Total Budget for Activity</td><td>Down Payment Assistance $500,000

Program Income
Should any program income be received via sales, fees or rents, those program income funds will be utilized and expended within NSP guidelines.</td></tr>
<tr><td>Performance Measures</td><td colspan="2">The County has provided down payment assistance with our ongoing First Time Homebuyer (FTHB) Program from 1998 to the present. The County has closed over 50 FTHB loans with these programs. Marketing for this program has been ongoing since 2000. The County has held several community meetings for low-income families at which our consultants have described the program, handed out guidelines, and answered questions. Our</td></tr>
</table>

	Consultants maintain a website that has downloadable intake forms and guidelines for buyers, lenders, and realtors. In addition, the County offices have intake forms available in English and Spanish and bilingual staff available to answer questions. All outreach efforts will be done in accordance with state and federal fair lending regulations to assure non-discriminatory treatment, outreach and access to the program. No person shall, on the grounds of age, ancestry, color, creed, physical or mental disability or handicap, marital or familial status, medical condition, national origin, race, religion, gender or sexual orientation be excluded, denied benefits or subjected to discrimination under the program. The County will also ensure that all persons, including those qualified individuals with handicaps have access to the program. The County will work closely with local real estate agents and primary lenders to explain the Program requirements for eligible housing units and homebuyers, and to review program processes. Local real estate agents and primary lenders will also be encouraged to have their customers participate in the program. Section 504 of the Rehabilitation Act of 1973 prohibits the exclusion of an otherwise qualified individual, solely by reason of disability, from participation under any program receiving Federal funds. The County will take appropriate steps to ensure effective communication with disabled housing applicants, residents and members of the public. The performance of this activity will be measured in the number of affordable homes created and made available for sale to income-eligible households. It is anticipated that at least eight (8) first time homebuyers will be assisted. All participants will have incomes at or below 80% AMI.	
Projected Start Date	June 2011	
Projected End Date	March 17, 2018	
Responsible Organization	**Name**	County of Imperial
	Location	940 West Main St. Suite 203 El Centro, CA 92243
	Administrator Contact Info	Esperanza Colio Warren (442) 265-1100 esperanzacolio@co.imperial.ca.us

Activity Number 3		
Activity Name	Program Administration (related to Activities 1 & 2)	
Uses	Select all that apply:	
	X	Eligible Use A: Financing Mechanisms
	X	Eligible Use B: Acquisition and Rehabilitation
		Eligible Use C: Land Banking
		Eligible Use D: Demolition
	X	Eligible Use E: Redevelopment
CDBG Activity or Activities	Acquisition, 24 CFR 570.201 (a); Disposition, 24 CFR 570.201 (b); and Eligible rehabilitation and preservation activities for homes and other residential properties, 24 CFR 570.202 (a)(1)(b)(1)(2)(4)(5)(6)(7)(iv)(9)(ii).	
National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	Eligible Program Administration expenses as allowed by NSP 3 regulations.	

	Not to exceed 10% of the total award & 10% of any program income earned.	
Location Description	Unincorporated County and Participating City	
Budget	**Source of Funding**	**Dollar Amount**
	NSP3	$170,878
	Federal, State and Local Funds	0
	Other	0
Total Budget for Activity		**$170,878** The County will utilize $170,878 (10%) of the total award amount to administer the NSP program.
Performance Measures		
Projected Start Date	June 2011	
Projected End Date	March 17, 2018	
Responsible Organization	**Name**	County of Imperial
	Location	940 West Main St. Suite 203 El Centro, CA 92243
	Administrator Contact Info	Esperanza Colio Warren (442) 265-1100 esperanzacolio@co.imperial.ca.us

8. Certifications

Certifications for State and Entitlement Communities

(1) **Affirmatively furthering fair housing**. The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction certifies:**

a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and

b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and

b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **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.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will be 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.

_____ _____

Signature/Authorized Official Date

_____

Title

NSP 3 Substantial Amendment
Abbreviated Plan Checklist

Jurisdiction: County of Imperial
Lead Agency: County of Imperial

Jurisdiction Web Address: www.co.imperial.ca.us

NSP Contact Person: Esperanza Colio Warren Address: 940 W. Main Street, El Centro, CA 92243 Telephone: (442) 265-1100 Fax: (442) 265-1118 Email: esperanzacolio@co.imperial.ca.us

The required elements in the substantial amendment/abbreviated action plan are:

A. Areas of Greatest Need

Does the submission identify a neighborhood or neighborhoods as being areas of greatest need with an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the 20th percentile most needy score in an individual state? *See http://www.hud.gov/nsp for minimum thresholds.*

Yes ☒ No ☐ Verification found on page:

Comments:

B. Distribution and Use of Funds

Does the submission contain a narrative describing how the distribution and uses of the grantee's NSP3 funds will meet the requirements of Section 2301(c)(2) of HERA, as amended by the Recovery Act and the Dodd-Frank Act, that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures?

Yes ☒ No ☐ Verification found on page:

Note: The grantee's narrative must address the three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Comments:

C. Definitions and Descriptions

For the purposes of the NSP3, do the narratives include:

- a definition of “blighted structure” in the context of state or local law
  Yes ☒ No ☐ Verification found on page:

- a definition of “affordable rents”
  Yes ☒ No ☐ Verification found on page:

- a description of how the grantee will ensure continued affordability for NSP3 assisted housing
  Yes ☒ No ☐ Verification found on page:

- a description of housing rehabilitation standards that provide for improvements to increase energy efficiency or conservation of such homes and properties or to provide for a renewable energy source or sources on homes or properties that will apply to NSP3-assisted activities (including applicable Energy Star requirements)
  Yes ☒ No ☐ Verification found on page:

- a description of how the grantee will comply with rental housing preference
  Yes ☒ No ☐ Verification found on page:

- a description of how the grantee will meet the vicinity hiring requirement
  Yes ☒ No ☐ Verification found on page:

Comments:

D. Housing Market Conditions

Does the action plan narrative should specifically address how the grantee’s program design will address the local housing market conditions?

Yes ☒ No ☐ Verification found on page:

Comments:

E. Information By Activity

Does the submission contain information by activity describing how the grantee will use the funds, identifying:

- eligible use of funds under NSP3?
  Yes ☒ No ☐ Verification found on page:

- correlated eligible activity under CDBG?
  Yes ☒ No ☐ Verification found on page:

- the areas of greatest need addressed by the activity or activities?
  Yes ☒ No ☐ Verification found on page:

- expected benefit to income-qualified persons or households or areas?
  Yes ☒ No ☐ Verification found on page:

- appropriate performance measures for the activity?
  Yes ☒ No ☐ Verification found on page:

- amount of funds budgeted for the activity?
  Yes ☒ No ☐ Verification found on page:

- the name, location and contact information for the entity that will carry out the activity
  Yes ☒ No ☐ Verification found on page:

- expected start and end dates of the activity?
  Yes ☒ No ☐ Verification found on page:

- how the grantee shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of such project, including information on existing local ordinances that address these requirements?
  Yes ☒ No ☐ Verification found on page:

- the procedures used to create preferences for the development of affordable rental housing developed with NSP3 funds?
  Yes ☒ No ☐ Verification found on page:

Comments:

F. Specific Activity Requirements

Does each activity narrative describe the general terms under which assistance will be provided, including:

If the activity provides financing,

- the range of interest rates (if any)
  Yes ☒ No ☐ Verification found on page:

If the activity provides housing,

- duration or term of assistance?
  Yes ☒ No ☐ Verification found on page:

- tenure of beneficiaries (e.g., rental or homeownership)?
  Yes ☒ No ☐ Verification found on page:

- does it ensure continued affordability?
  Yes ☒ No ☐ Verification found on page:

- does the applicant indicate which activities will count toward the statutory requirement that at least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50% of area median income?
  Yes ☒ No ☐ Verification found on page:

Comments:

G. Low-Income Targeting

Has the grantee described how it will meet the statutory requirement that at least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50% of area median income?

Yes ☒ No ☐ Verification found on page:

Has the grantee identified how the estimated amount of funds appropriated or otherwise made available will be used for housing individuals or families whose incomes do not exceed 50% of area median income?

Yes ☒ No ☐ Verification found on page:
Amount budgeted: $

Comments:

H. Demolition or Conversion of Low- And Moderate-Income Units

Does grantee plan to demolish or convert any low- and moderate-income dwelling units?

Yes ☐ No ☒ Verification found on page:

Does the substantial amendment include:

- The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities?
  Yes ☐ No ☐ Verification found on page:

- The number of NSP3 affordable housing units made available to low- , moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP3 activity providing such housing (including a proposed time schedule for commencement and completion)?

  Yes ☐ No ☐ Verification found on page:

- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income?

  Yes ☐ No ☐ Verification found on page:

Comments:

I. Public Comment Period

Was the proposed action plan amendment published via the grantee jurisdiction's usual methods and on the Internet for no less than 15 calendar days of public comment?

Yes ☒ No ☐ Verification found on page:

Is there a summary of citizen comments included in the final amendment?

Yes ☒ No ☐ Verification found on page:

J. Website Publication

The following documents are available on the grantee's website:

- Proposed NSP3 Substantial Amendment — Yes ☒ No ☐
- Final NSP3 Substantial Amendment — Yes ☒ No ☐
- Subsequent NSP3 Amendments — Yes ☐ No ☐

Website URL: http://www.co.imperial.ca.us and http://www.imperialcountyced.com/

K. SF424

Does the application contain the SF424 form?

Yes __ No ☐

L. Certifications

(Note: Make sure grantee signs the correct certifications; non-entitlement local governments have to sign a different set of certifications)

Certifications for Entitlement Communities and States:

The following certifications are complete and accurate:

(1) Affirmatively Furthering Fair Housing	Yes X	No ☐
(2) Anti-Displacement and Relocation Plan	Yes X	No ☐
(3) Anti-Lobbying	Yes X	No ☐
(4) Authority of Jurisdiction	Yes X	No ☐
(5) Consistency with Plan	Yes X	No ☐
(6) Acquisition and Relocation	Yes X	No ☐
(7) Section 3	Yes X	No ☐
(8) Citizen Participation	Yes X	No ☐
(9) Following a Plan	Yes X	No ☐
(10) Use of Funds	Yes X	No ☐
(11) a. Use NSP Funds ≤ 120 of AMI	Yes X	No ☐
b. No Recovery of Capital Costs through Special Assessments	Yes X	No ☐
(12) Excessive Force	Yes X	No ☐
(13) Compliance with Anti-Discrimination Laws	Yes X	No ☐
(14) Compliance with Lead-Based Paint Procedures	Yes X	No ☐
(15) Compliance with Laws	Yes X	No ☐

Certifications for Non-Entitlement Communities:

The following certifications are complete and accurate:

(1) Affirmatively Furthering Fair Housing	Yes ☐	No ☐
(2) Anti-Displacement and Relocation Plan	Yes ☐	No ☐
(3) Anti-Lobbying	Yes ☐	No ☐
(4) Authority of Jurisdiction	Yes ☐	No ☐
(5) Consistency with Plan	Yes ☐	No ☐
(6) Acquisition and Relocation	Yes ☐	No ☐
(7) Section 3	Yes ☐	No ☐
(8) Citizen Participation	Yes ☐	No ☐
(9) Use of Funds	Yes ☐	No ☐

(10) a. Use NSP Funds ≤ 120 of AMI	Yes☐	No☐
b. No Recovery of Capital Costs through Special Assessments	Yes☐	No☐
(11) Excessive Force	Yes☐	No☐
(12) Compliance with Anti-Discrimination Laws	Yes☐	No☐
(13) Compliance with Lead-Based Paint Procedures	Yes☐	No☐
(14) Compliance with Laws	Yes☐	No☐

Substantially Complete

Is the amendment substantially incomplete?

Yes No

If the amendment is substantially incomplete, set for the basis of that determination by using the following as a guide:

- The amendment was developed without the requires citizen participation.
- The amendment fails to satisfy all of the required elements in the Notice.

Comments:

Recommended for approval ☐

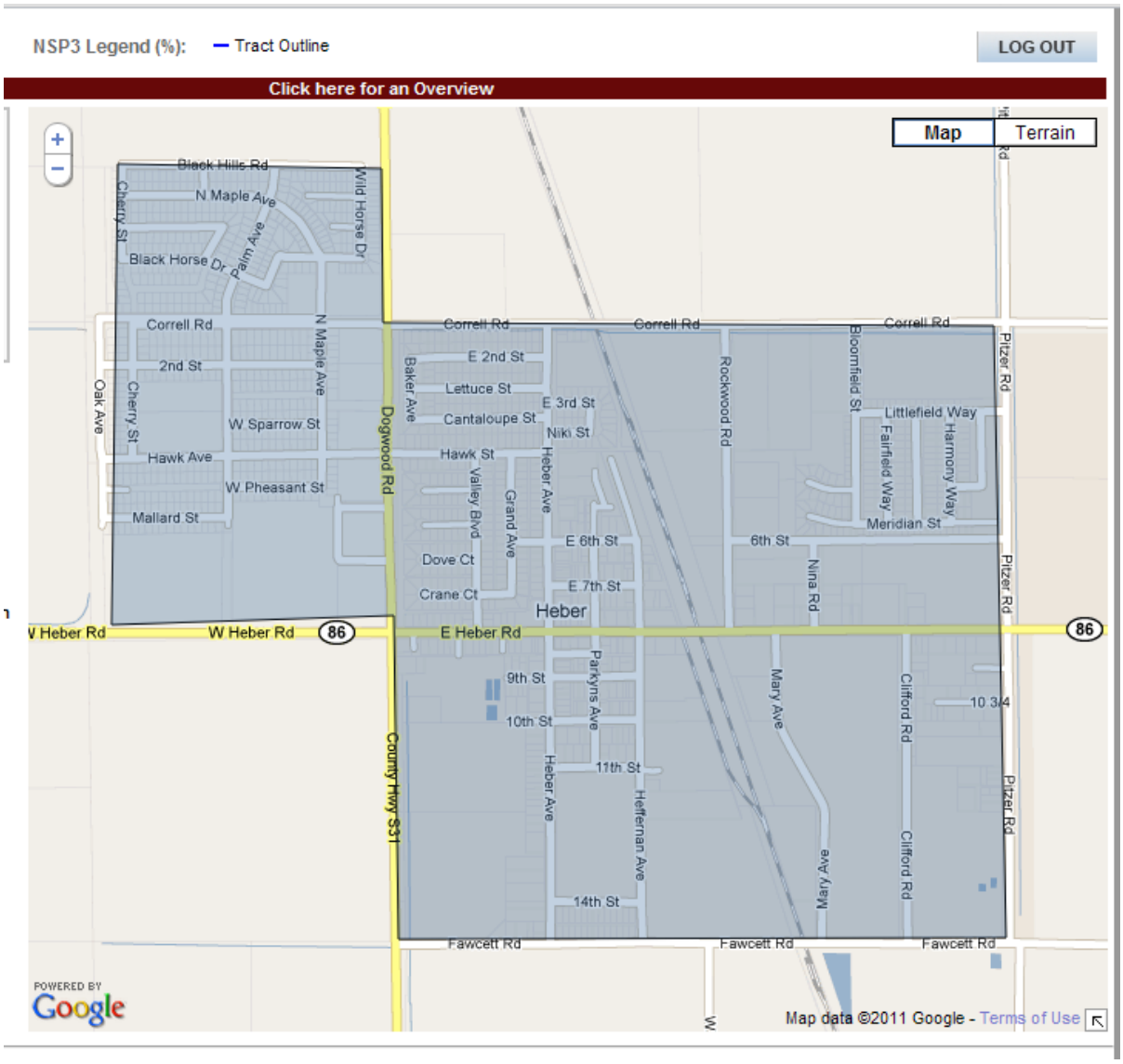
Recommended for disapproval ☐

Date amendment disapproved (in part or in its entirety): Click here to enter a date.

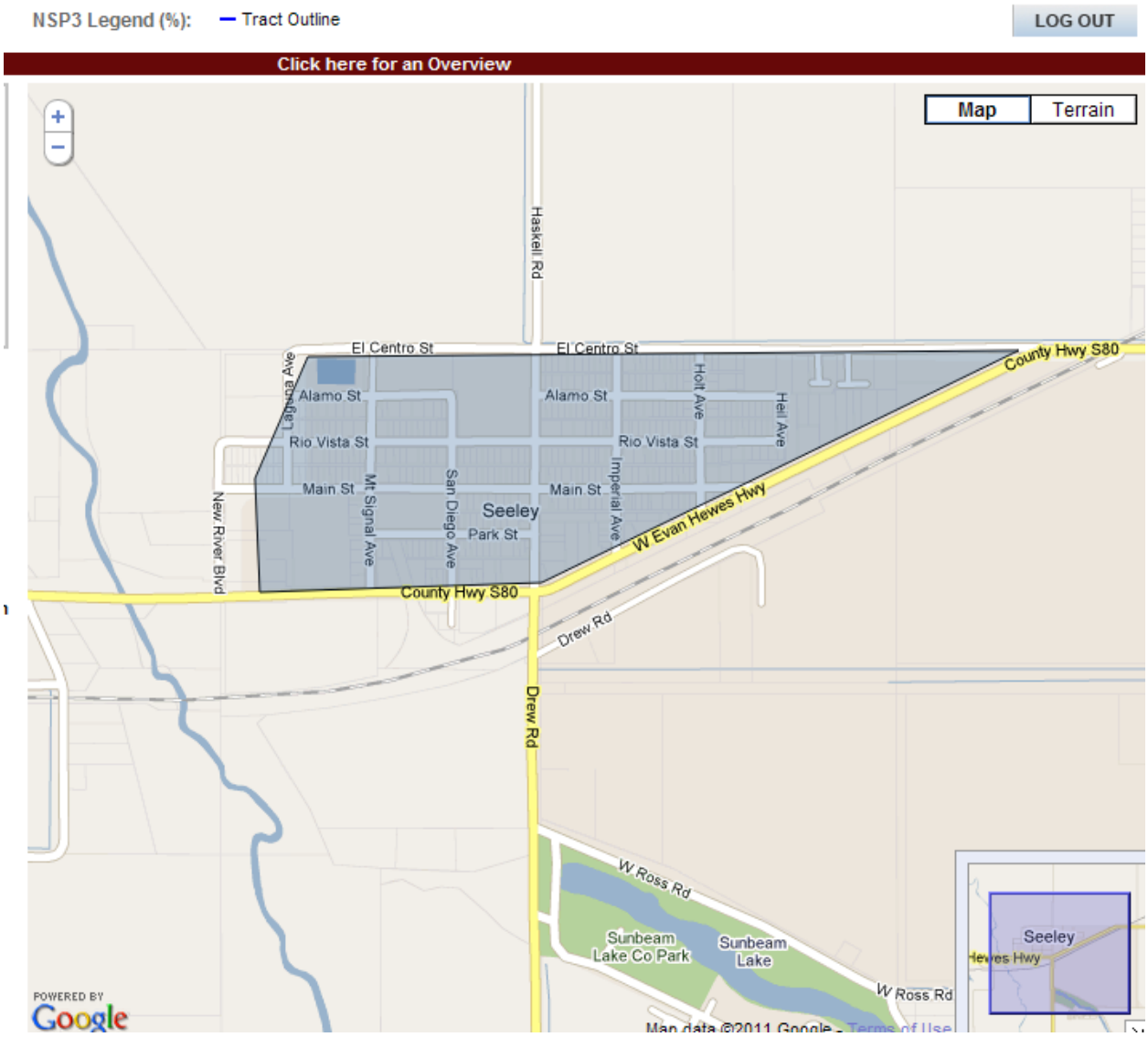
Note: Written notification of disapproval must be communicated to the applicant in accordance with 24 CFR 91.500(c). If disapproved, provide documentation, including dates and times on incompleteness determination and discussions with grantee and headquarters.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

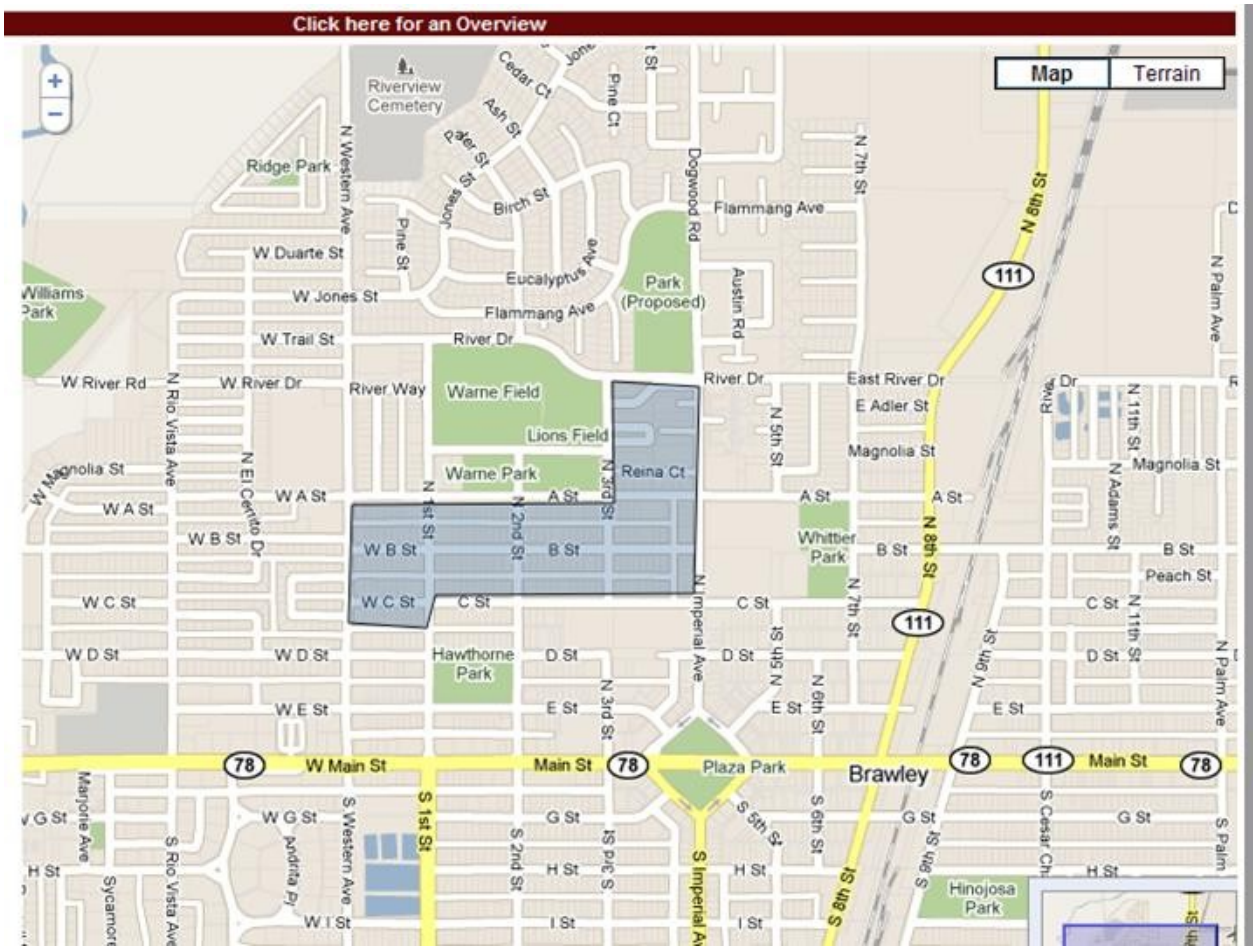
HEBER


NSP3 Legend (%):
Tract Outline
LOG OUT
Click here for an Overview
Map
Terrain
Black Hills Rd
N Maple Ave
Cherry St
Wild Horse Dr
Black Horse Dr
Palm Ave
Correll Rd
2nd St
N Maple Ave
Oak Ave
Cherry St
W Sparrow St
Hawk Ave
W Pheasant St
Mallard St
Dogwood Rd
Baker Ave
E 2nd St
Lettuce St
Cantaloupe St
E 3rd St
Niki St
Hawk St
Valley Blvd
Grand Ave
Heber Ave
Dove Ct
Crane Ct
E 6th St
E 7th St
Heber
Rockwood Rd
Bloomfield St
Littlefield Way
Fairfield Way
Harmony Way
Meridian St
6th St
Nina Rd
Pitzer Rd
W Heber Rd
86
E Heber Rd
9th St
10th St
11th St
Parkyns Ave
Heber Ave
Hefferman Ave
14th St
County Hwy 331
Mary Ave
Clifford Rd
10.3.4
Fawcett Rd
POWERED BY
Google
Map data ©2011 Google - Terms of Use

SEELEY


NSP3 Legend (%):
Tract Outline
LOG OUT
Click here for an Overview
Map
Terrain
Haskell Rd
El Centro St
El Centro St
Laguna Ave
Alamo St
Alamo St
Holt Ave
Heil Ave
County Hwy S80
Rio Vista St
Rio Vista St
Main St
Mt Signal Ave
San Diego Ave
Seeley
Main St
Imperial Ave
W Evan Hewes Hwy
Park St
New River Blvd
County Hwy S80
Drew Rd
Drew Rd
W Ross Rd
Sunbeam Lake Co Park
Sunbeam Lake
W Ross Rd
Seeley
POWERED BY
Google
Map data ©2011 Google

BRAWLEY


Click here for an Overview
Map
Terrain
Riverview Cemetery
Ridge Park
Williams Park
Park (Proposed)
Warne Field
Lions Field
Warne Park
Reina Ct
Whittier Park
Hawthorne Park
Plaza Park
Brawley
Hinojosa Park
W Main St
Main St
W A St
W B St
W C St
W D St
W E St
W G St
W I St
A St
B St
C St
D St
E St
G St
H St
I St
Flammang Ave
River Dr
River Way
East River Dr
E Adler St
Magnolia St
Peach St
N 8th St
S 8th St
N Imperial Ave
S Imperial Ave
N 1st St
N 2nd St
N 3rd St
N 5th St
N 6th St
N 7th St
N 9th St
N 11th St
S 1st St
S 2nd St
S 3rd St
S 5th St
S 6th St
S 8th St
S 9th St
N Western Ave
N Rio Vista Ave
N El Centro Dr
N Adams St
N Palm Ave
S Western Ave
S Rio Vista Ave
S Cesar Ch
Dogwood Rd
Austin Rd
Eucalyptus Ave
Birch St
Pine St
Pine Ct
Cedar Ct
Ash St
Jones St
W Duarte St
W Jones St
W Trail St
W River Rd
W River Dr
Marjorie Ave
Andrita Pl
Sycamore
111
78

NSP3

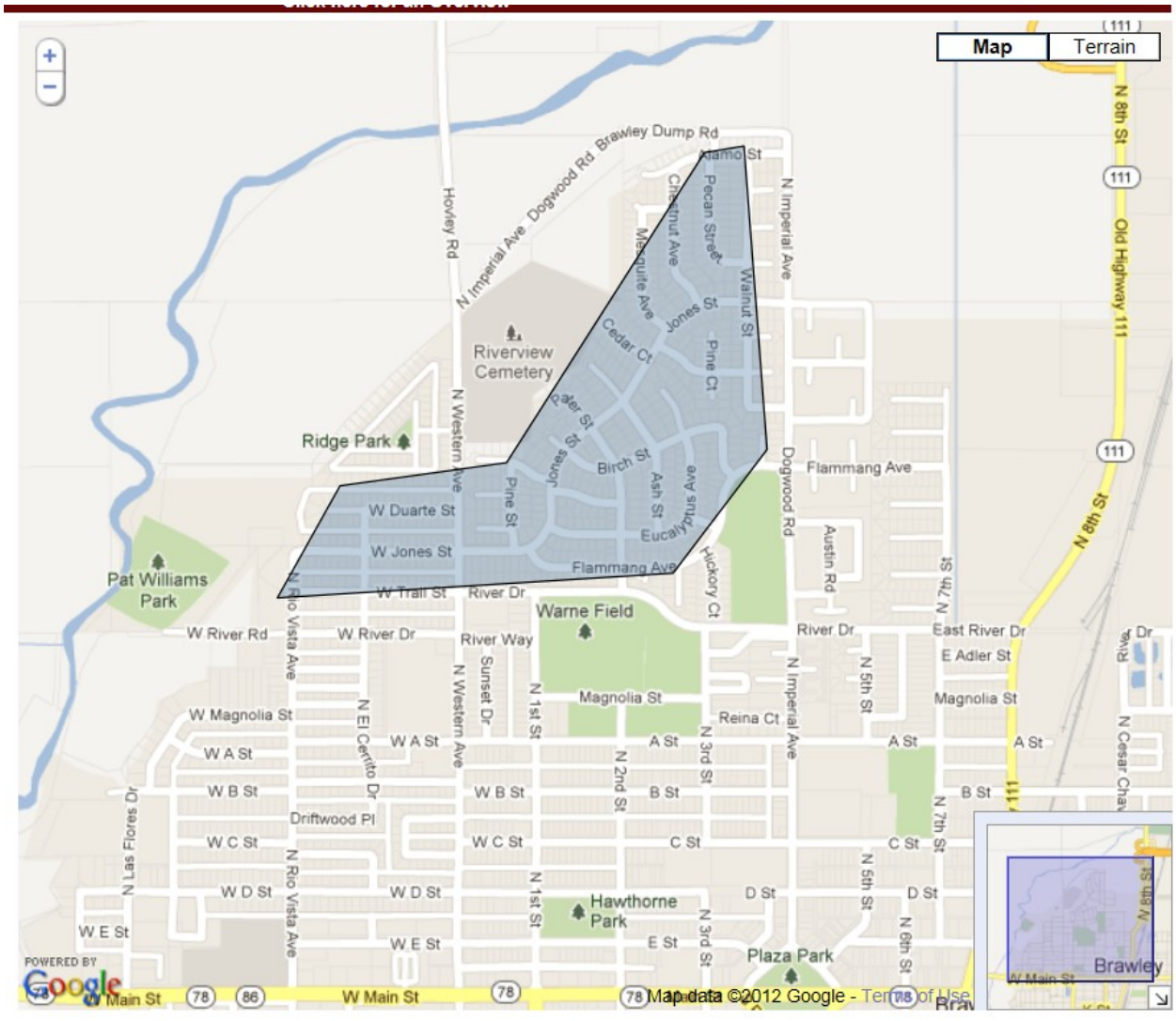
Project Name : Brawley North 2

Block Group	Neighborhood Housing Units	Block Group Housing Units	Block Group Score	State Min	USPS	HMDA
060259026008058010500U1	228	671	20	17	819	426
060259026008058010500U3	76	265	20	17	324	168

Total Neighborhood Housing Units: 304

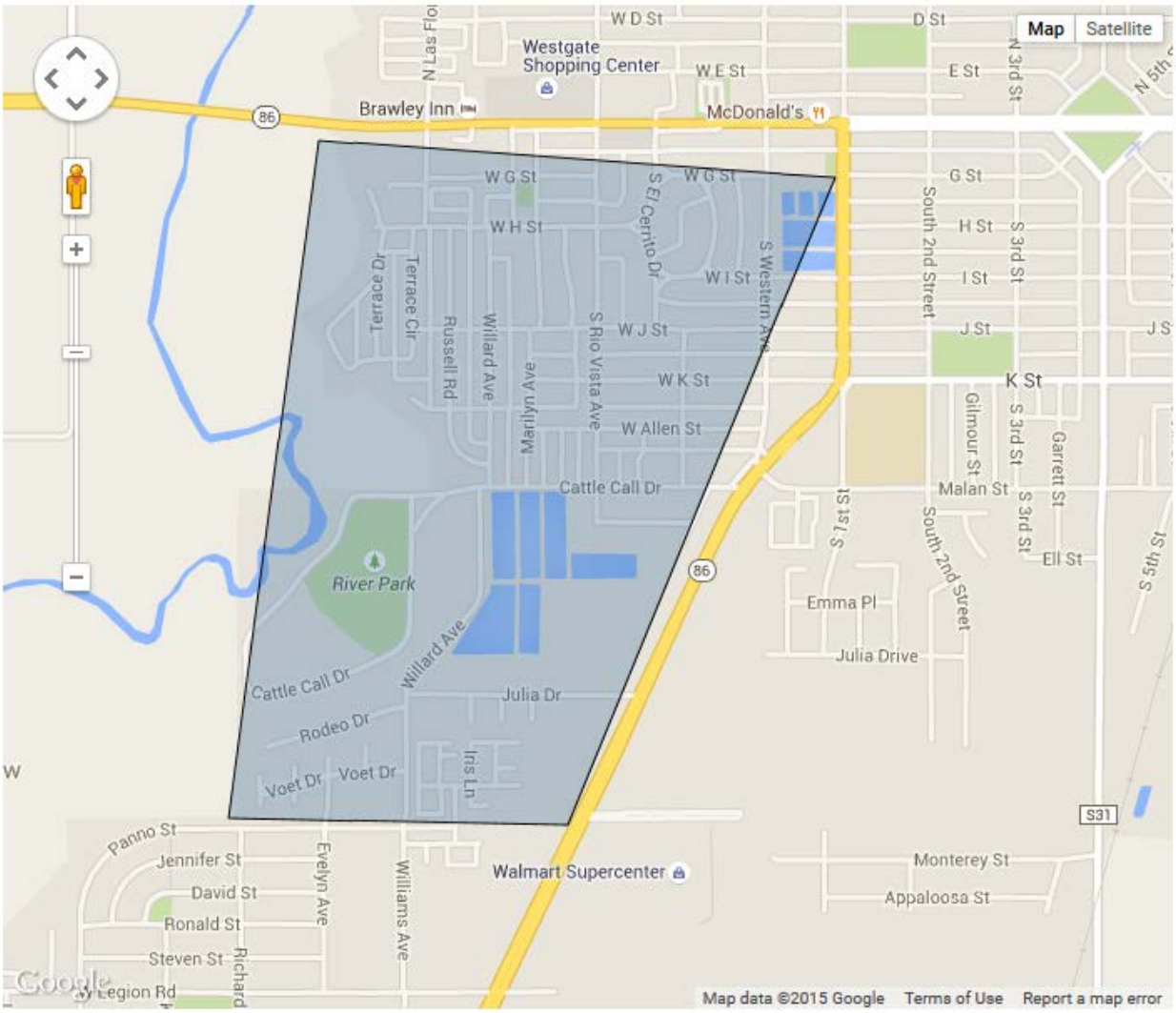
Neighborhood NSP3 Score: 20.00

State Minimum Threshold NSP3 Score: 17

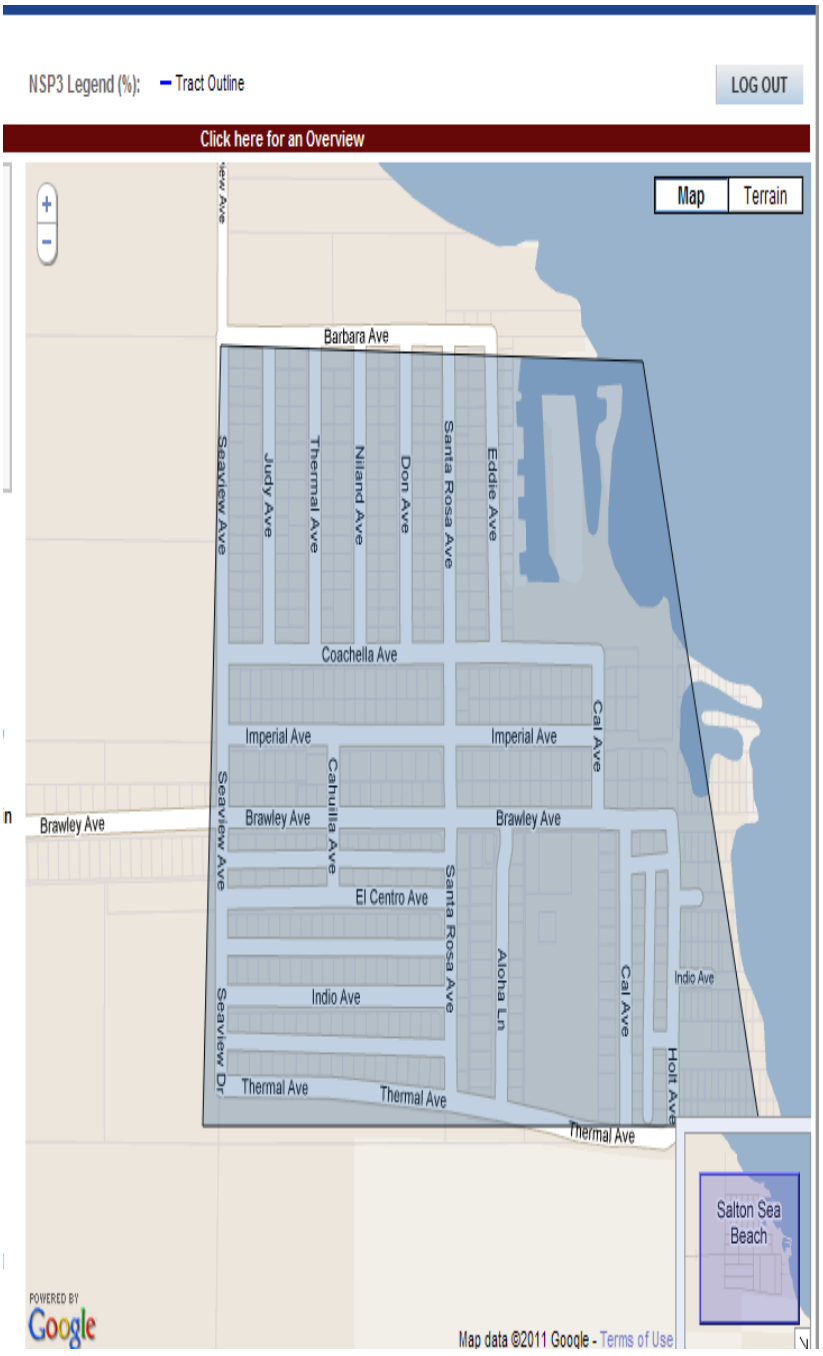


City of Brawley

(southwest corner)



SALTON SEA


NSP3 Legend (%):
Tract Outline
LOG OUT
Click here for an Overview
Map
Terrain
Barbara Ave
Seaview Ave
Judy Ave
Thermal Ave
Niland Ave
Don Ave
Santa Rosa Ave
Eddie Ave
Coachella Ave
Imperial Ave
Imperial Ave
Cal Ave
Cahuilla Ave
Brawley Ave
Brawley Ave
Brawley Ave
El Centro Ave
Santa Rosa Ave
Aloha Ln
Cal Ave
Indio Ave
Indio Ave
Seaview Dr
Thermal Ave
Thermal Ave
Thermal Ave
Holt Ave
Salton Sea Beach
POWERED BY
Google
Map data ©2011 Google - Terms of Use

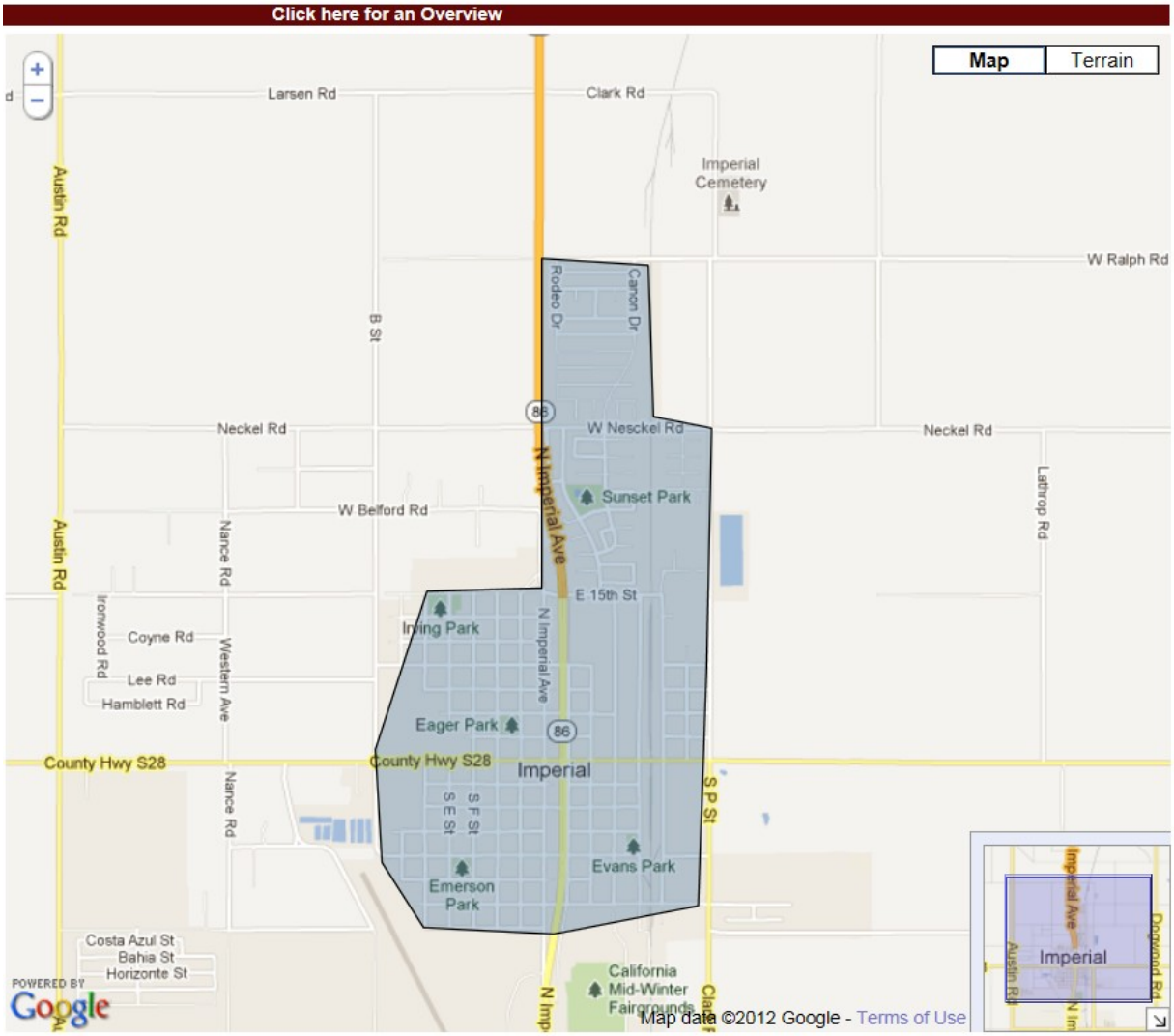
IMPERIAL

NSP3

Project Name : 04-09-12 Imperial

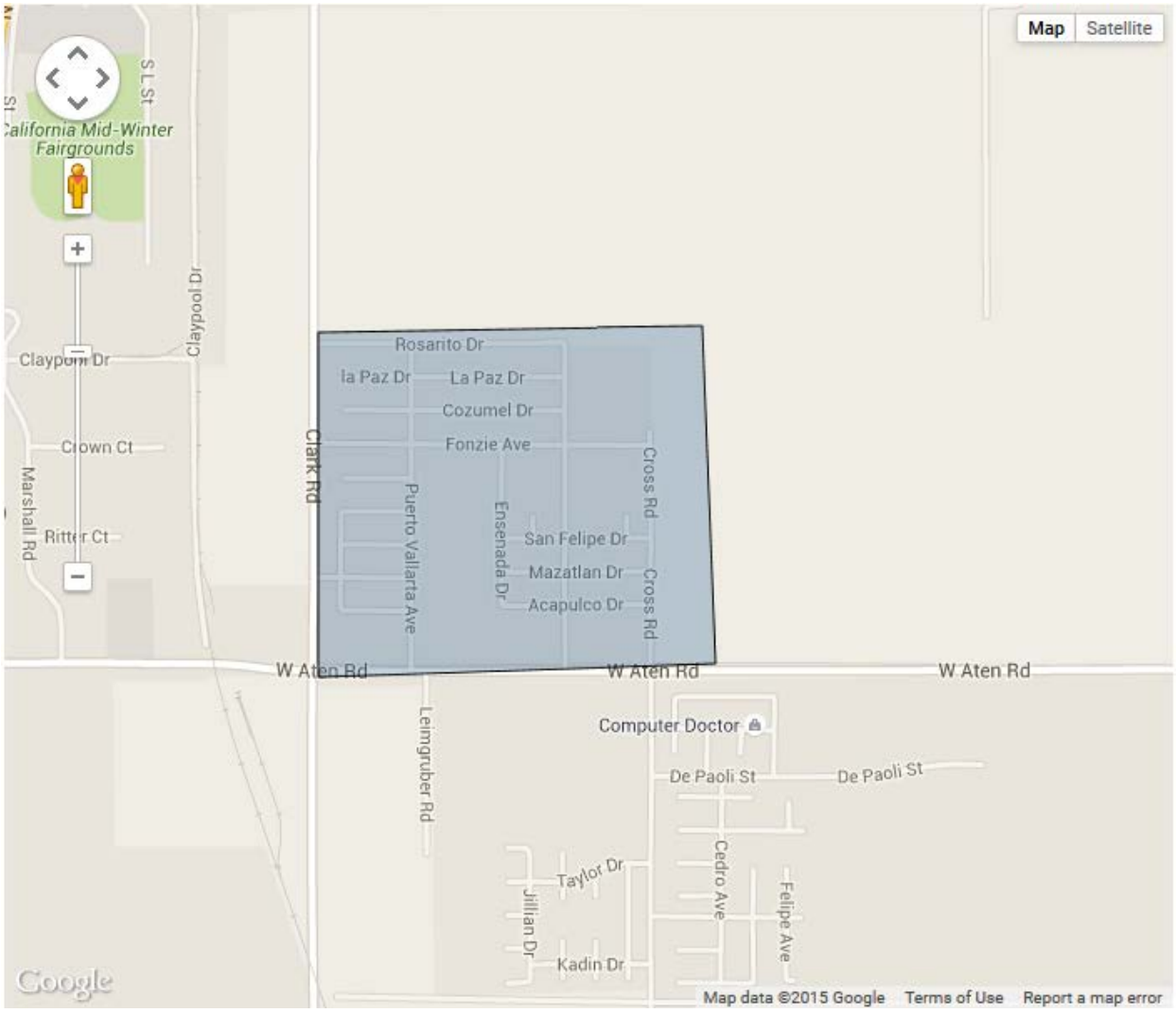
Block Group	Neighborhood Housing Units	Block Group Housing Units	Block Group Score	State Min	USPS	HMDA
060259138036280011000R6	0	8	20	17	15	8
060259138036280011000U1	229	273	20	17	504	278
060259138036280011000U2	284	284	20	17	524	289
060259138036280011000U3	328	335	20	17	618	341
060259138036280011000U4	273	303	20	17	559	308
060259138036280011000U5	13	15	20	17	28	15
060259138036280011000U6	622	622	20	17	1148	633
060259138099999011000R6	0	79	20	17	146	80
060259138099999011000U5	0	462	20	17	853	470

Total Neighborhood Housing Units: 1749
Neighborhood NSP3 Score: 20.00
State Minimum Threshold NSP3 Score: 17



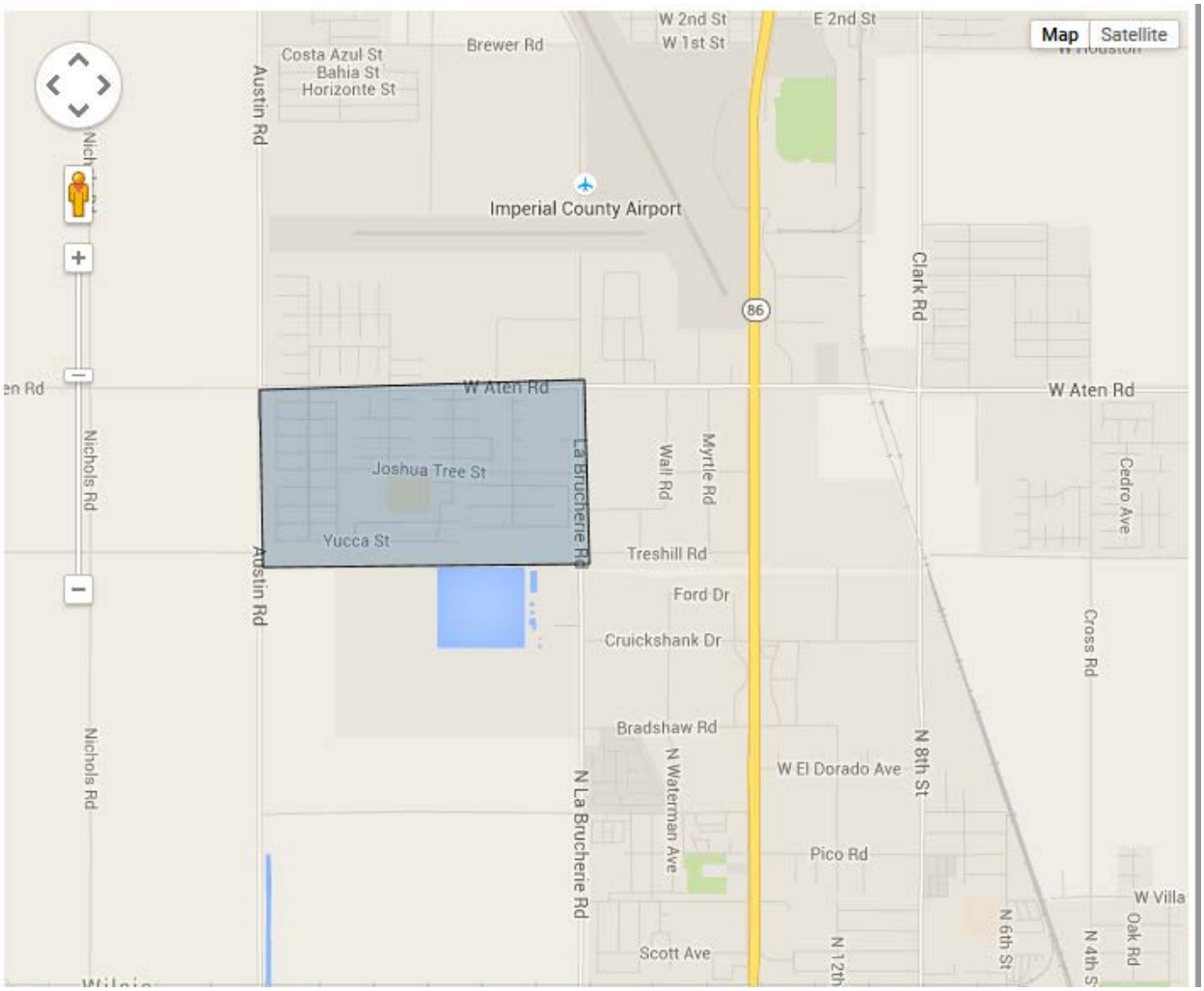
Imperial

(North of Aten Road and East of Clark Road)



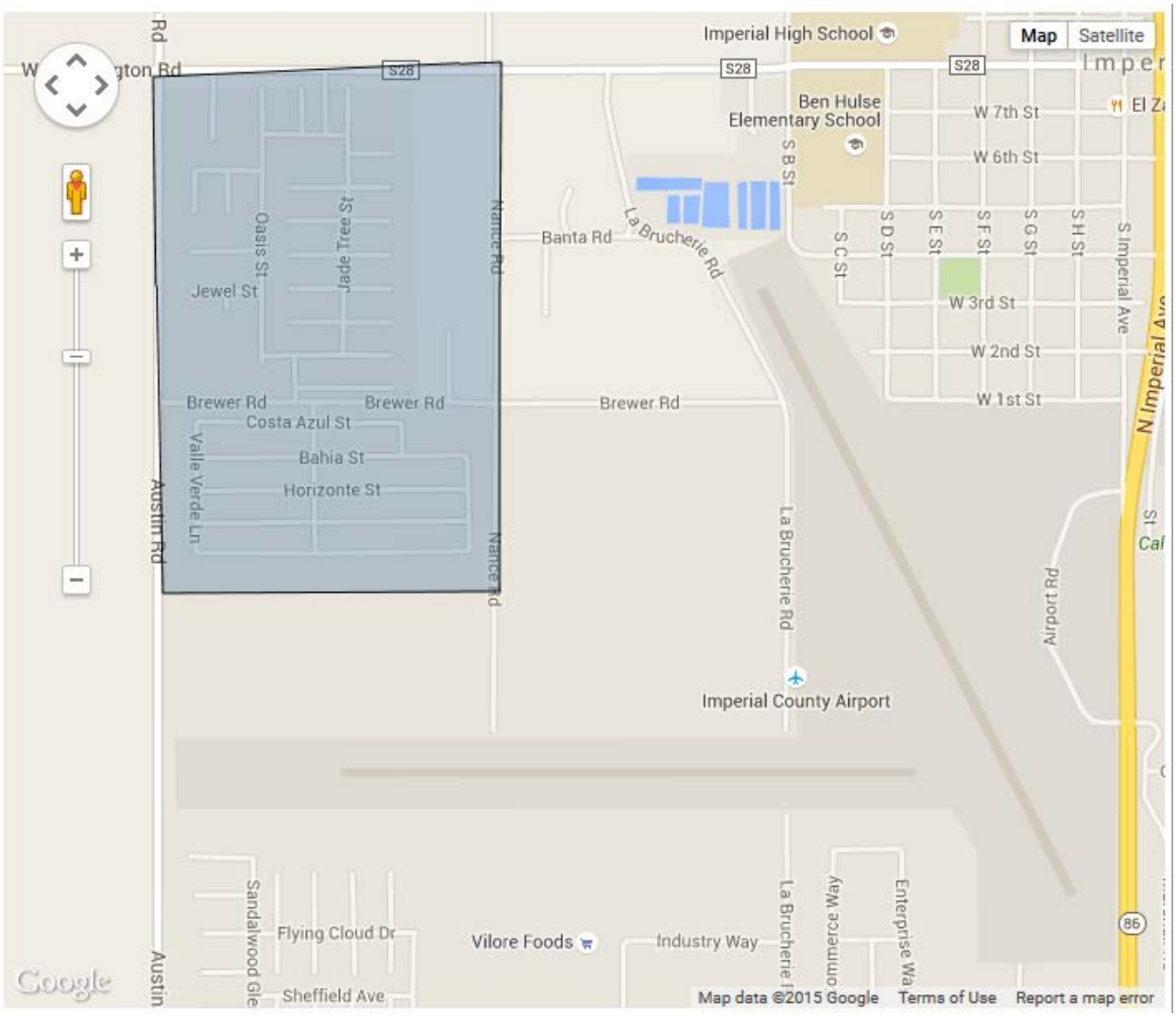
Imperial

(South of Aten Rd, West of LaBrucherie Rd.)

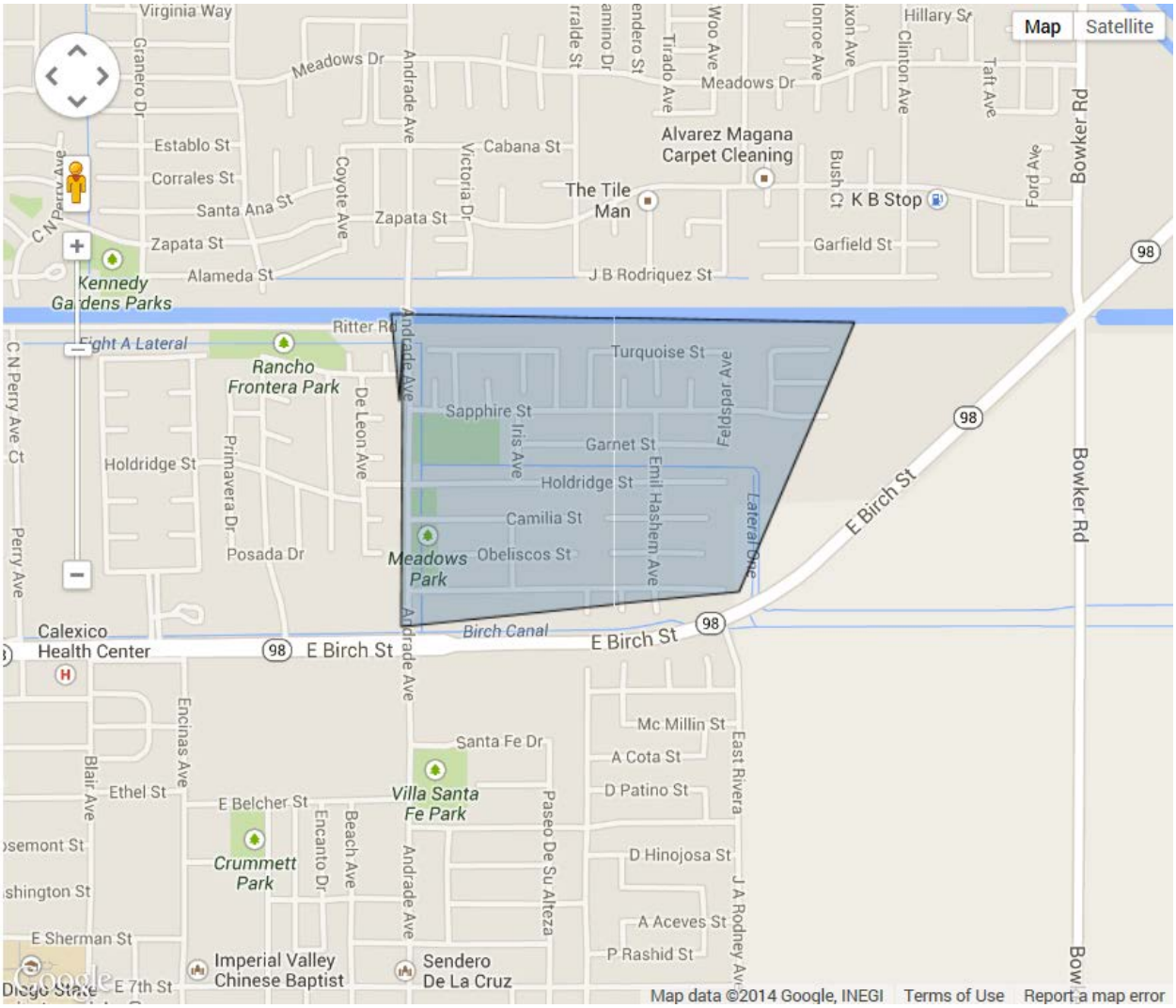


Imperial

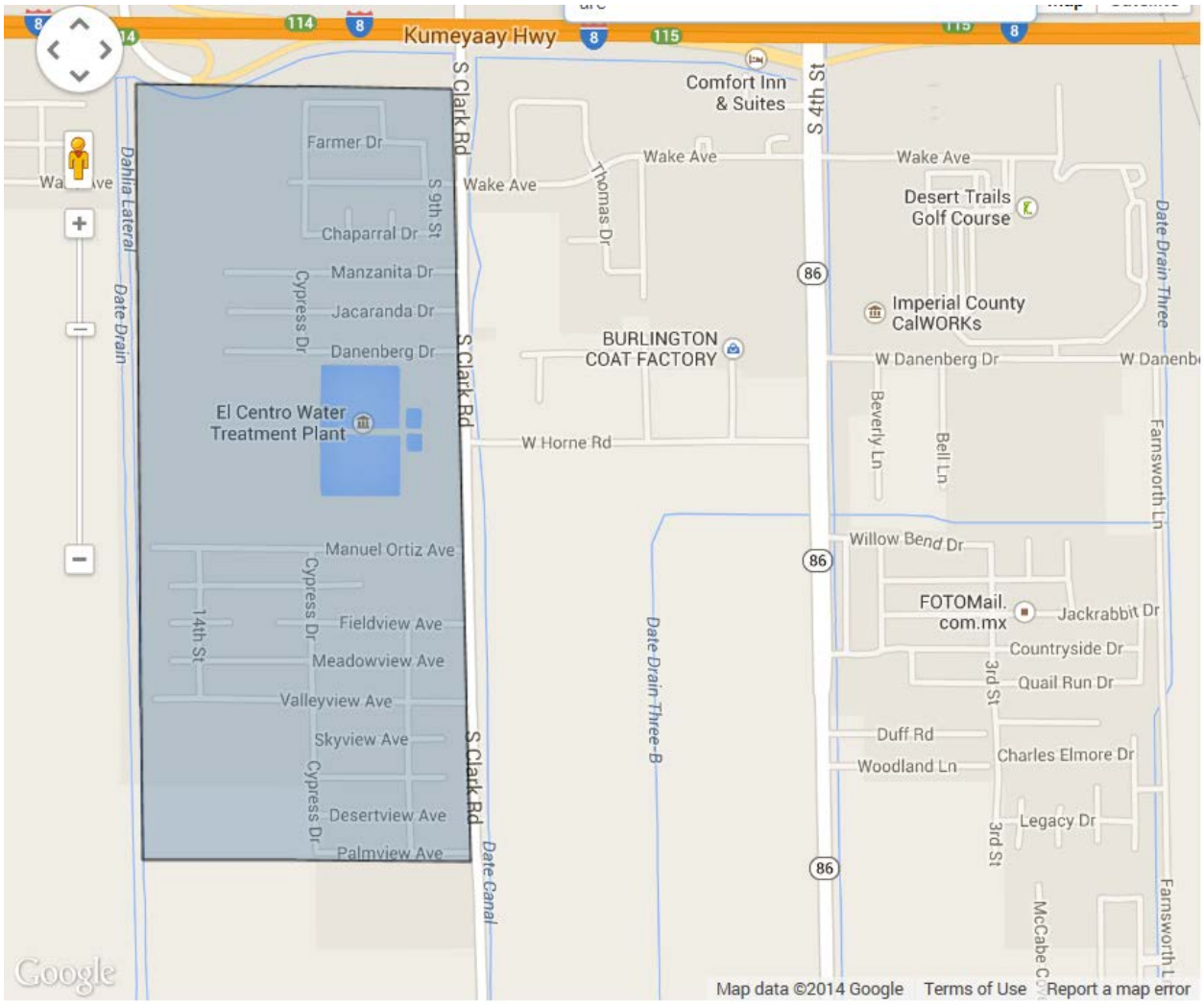
(South of Worthington Rd. & East of Austin Rd.)



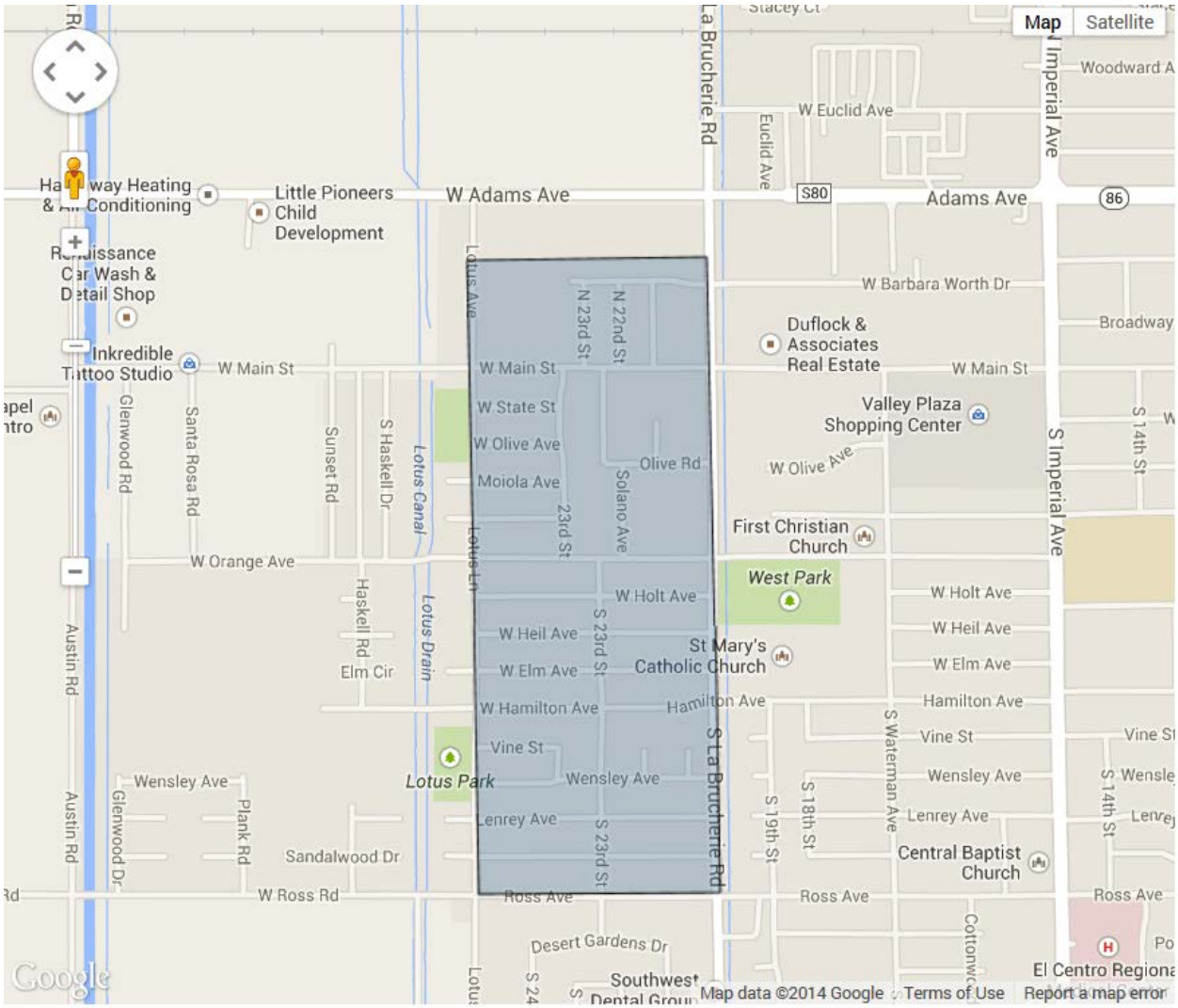
Calexico


Map
Satellite
Virginia Way
Meadows Dr
Granero Dr
Andrade Ave
Establo St
Corrales St
Cabana St
Victoria Dr
Coyote Ave
Santa Ana St
Zapata St
Alameda St
Kennedy Gardens Parks
Alvarez Magana Carpet Cleaning
The Tile Man
K B Stop
Garfield St
J B Rodriquez St
Bowker Rd
98
Ritter Rd
Eight A Lateral
Rancho Frontera Park
Turquoise St
Sapphire St
Garnet St
Holdridge St
Camilia St
Obeliscos St
Meadows Park
Primavera Dr
De Leon Ave
Iris Ave
Feldspar Ave
Emil Hashem Ave
Lateral One
E Birch St
Birch Canal
Calexico Health Center
Encinas Ave
Blair Ave
Ethel St
Santa Fe Dr
Villa Santa Fe Park
Mc Millin St
A Cota St
D Patino St
East Rivera
E Belcher St
Crummett Park
Encanto Dr
Beach Ave
Paseo De Su Alteza
D Hinojosa St
A Aceves St
P Rashid St
J A Rodney Ave
E Sherman St
Imperial Valley Chinese Baptist
Sendero De La Cruz
E 7th St
Google
Map data ©2014 Google, INEGI
Terms of Use
Report a map error

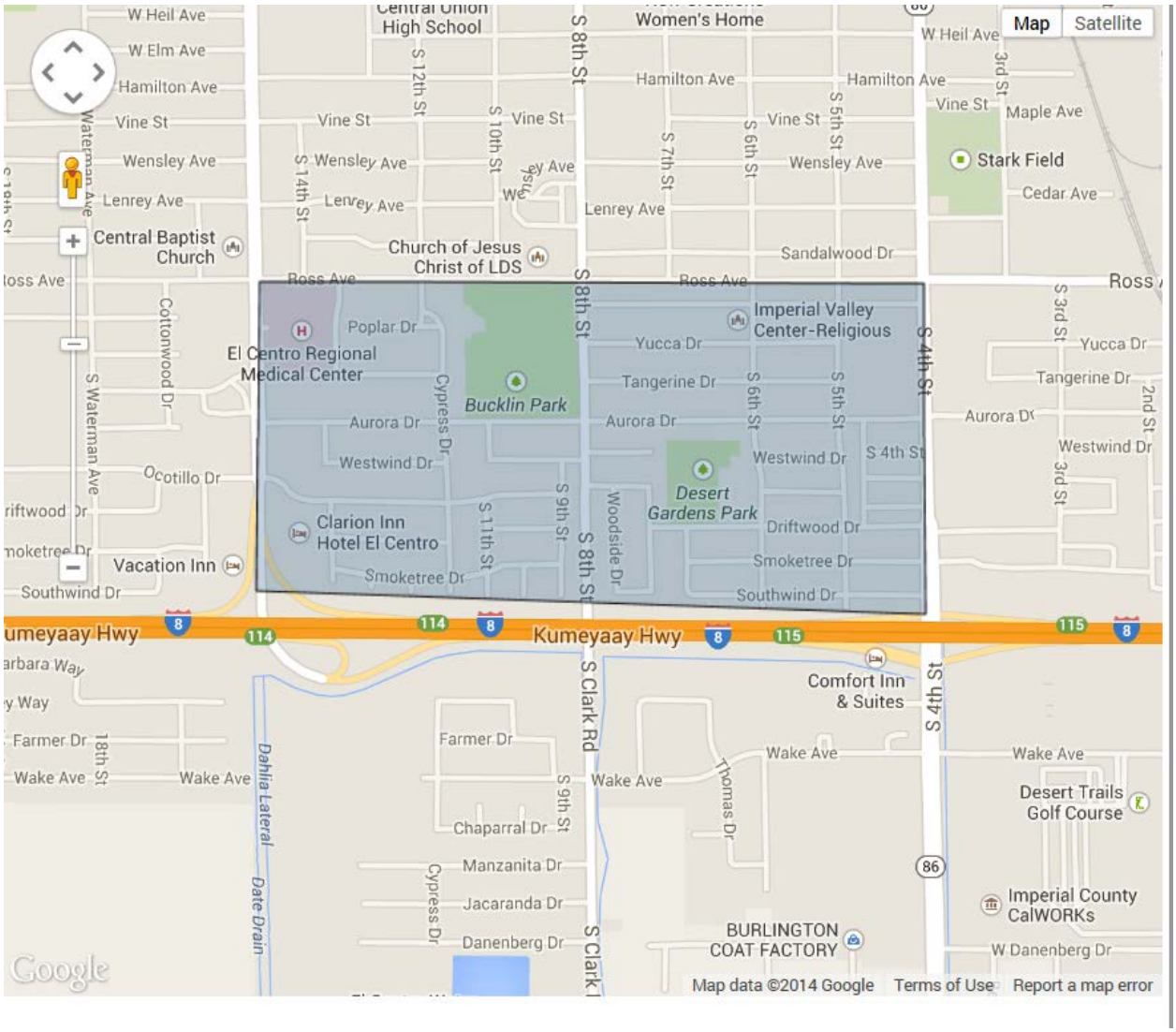
El Centro- South



El Centro- West

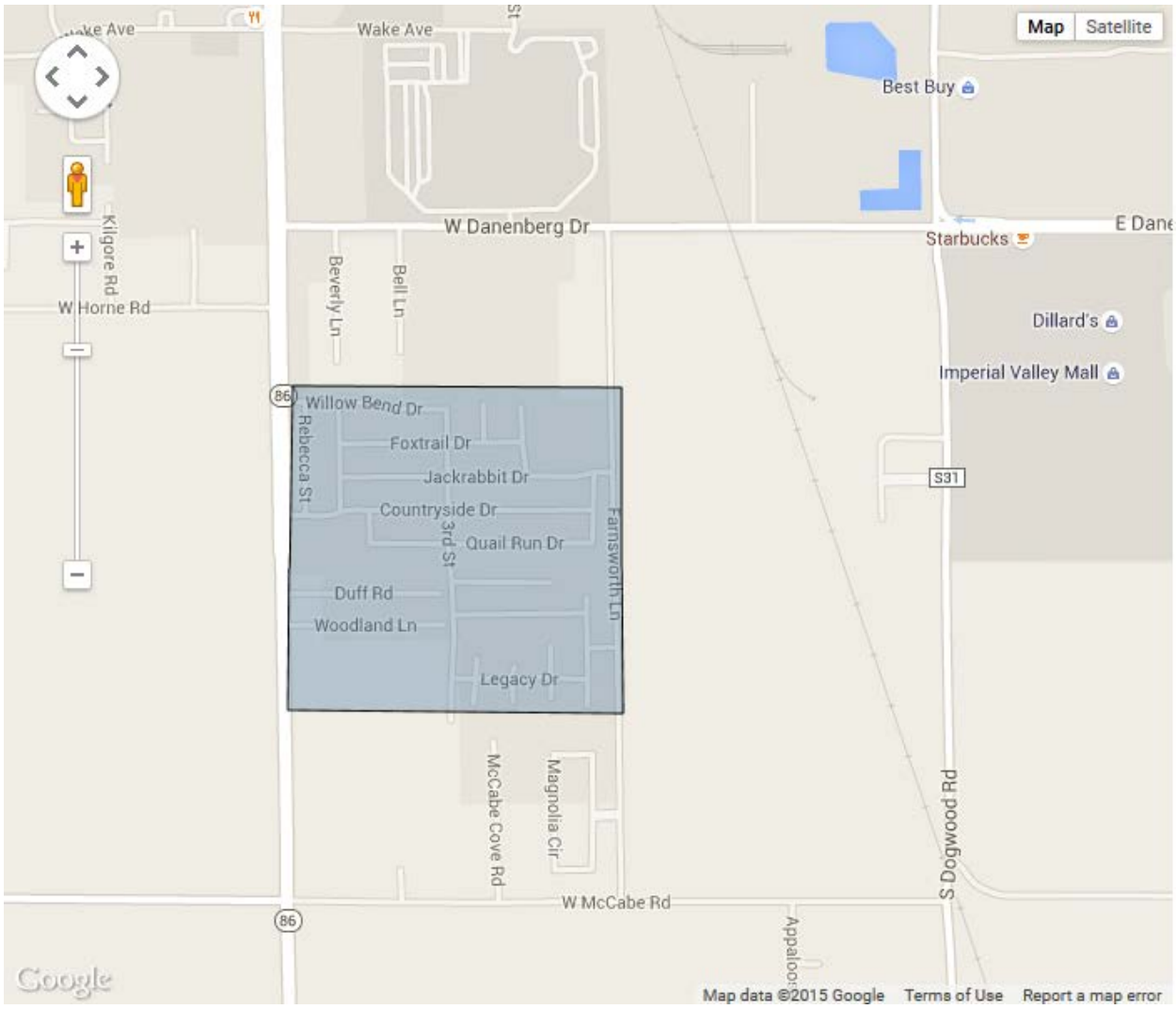


El Centro-Desert Gardens

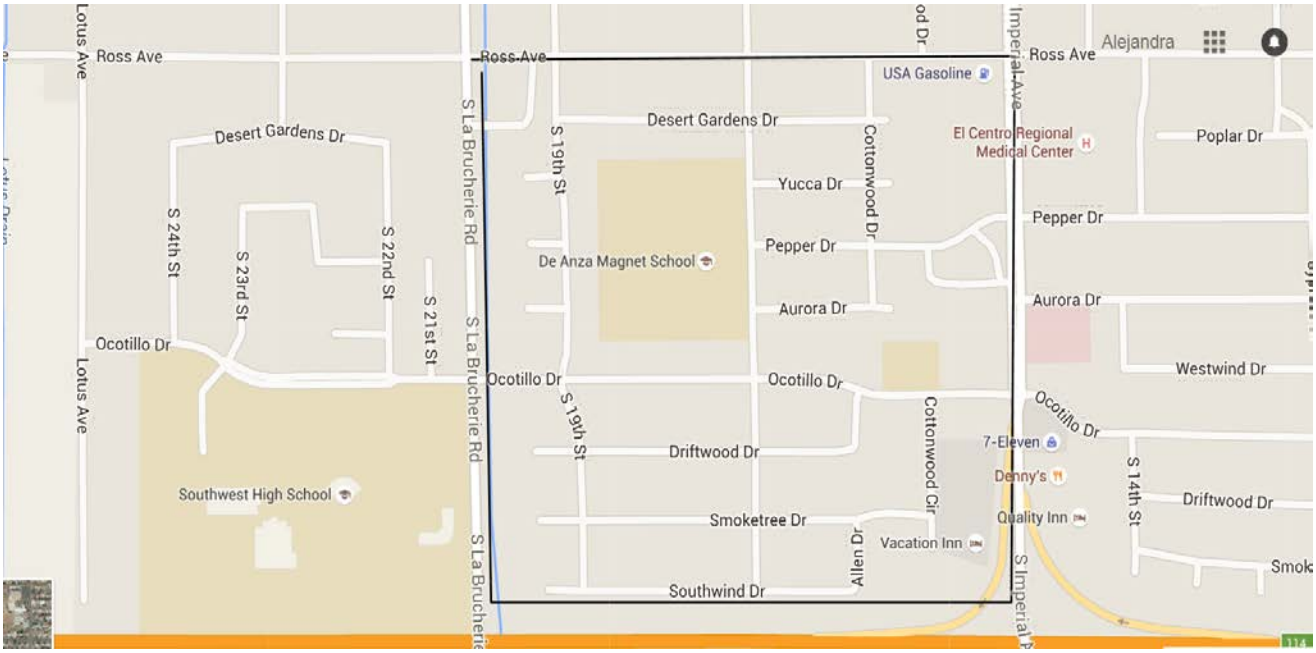


El Centro

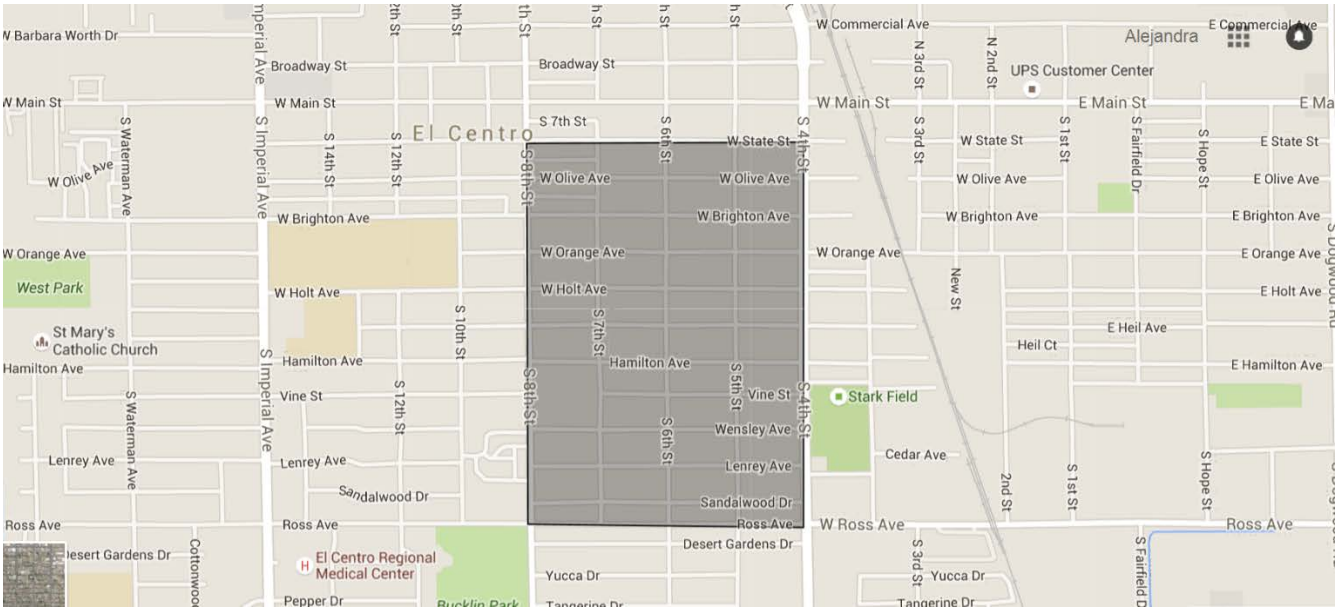
(South of Danenberg Dr. and East of 4th St.)



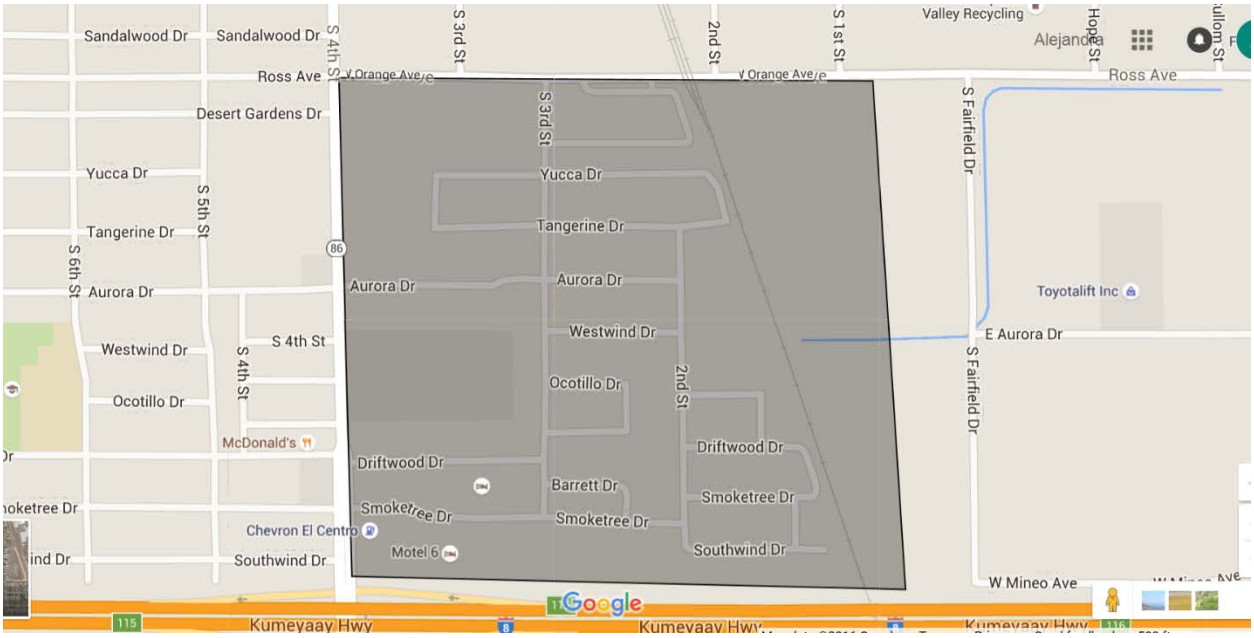
El Centro I


Ross Ave
Lotus Ave
Desert Gardens Dr
S 24th St
S 23rd St
S 22nd St
S 21st St
Ocotillo Dr
Southwest High School
S La Brucherie Rd
S 19th St
De Anza Magnet School
Yucca Dr
Pepper Dr
Aurora Dr
Cottonwood Dr
Driftwood Dr
Smoketree Dr
Southwind Dr
Alley Dr
USA Gasoline
El Centro Regional Medical Center
Imperial Ave
Alejandra
Poplar Dr
Westwind Dr
7-Eleven
Denny's
Quality Inn
Vacation Inn
S 14th St
Cottonwood Cir

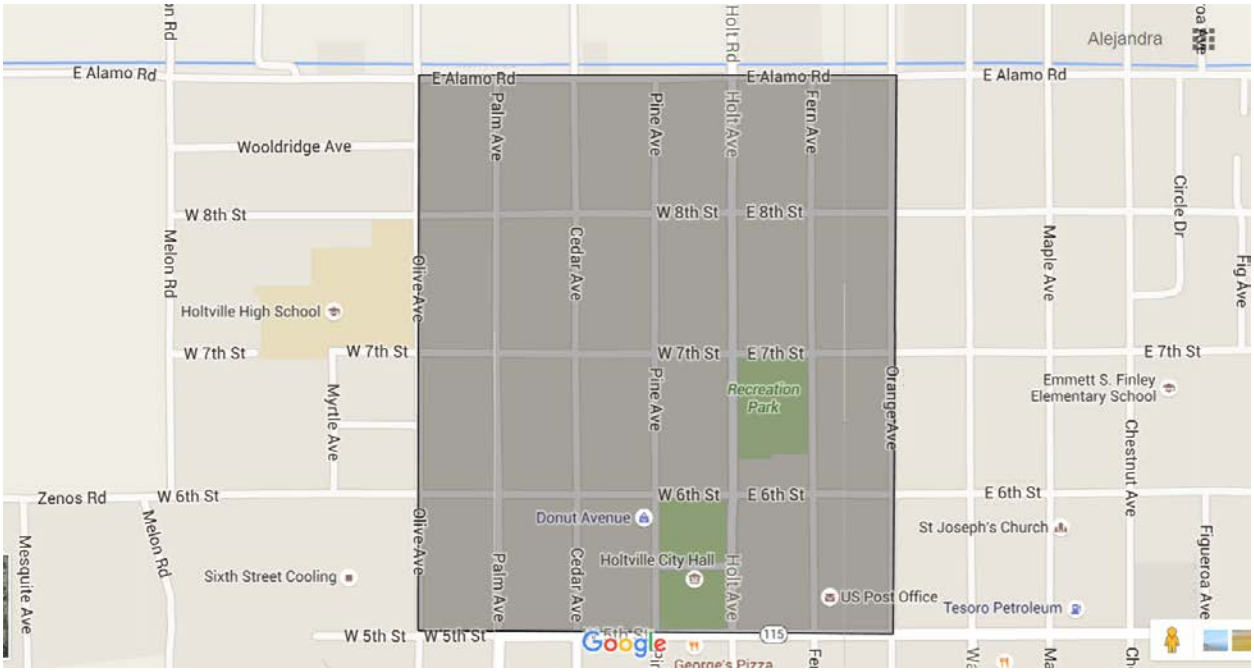
El Centro II


W Barbara Worth Dr
Broadway St
W Main St
S Imperial Ave
S Waterman Ave
S 14th St
S 12th St
El Centro
S 7th St
S 6th St
S 4th St
W State St
W Olive Ave
W Brighton Ave
W Orange Ave
West Park
W Holt Ave
S 10th St
S 8th St
S 7th St
St Mary's Catholic Church
Hamilton Ave
Vine St
S 5th St
Wensley Ave
Lenrey Ave
Sandalwood Dr
Ross Ave
Desert Gardens Dr
El Centro Regional Medical Center
Yucca Dr
Pepper Dr
W Commercial Ave
N 3rd St
N 2nd St
Alejandra
UPS Customer Center
E Main St
S 3rd St
S 1st St
S Fairfield Dr
S Hope St
E State St
E Olive Ave
E Brighton Ave
E Orange Ave
E Holt Ave
New St
E Heil Ave
Heil Ct
E Hamilton Ave
Stark Field
Cedar Ave
2nd St
W Ross Ave
E Ross Ave
Tangerine Dr

El Centro III



Holtville


E Alamo Rd
E Alamo Rd
E Alamo Rd
E Alamo Rd
Alejandra
Wooldridge Ave
W 8th St
W 8th St
E 8th St
Holtville High School
W 7th St
W 7th St
W 7th St
E 7th St
Recreation Park
Emmett S. Finley Elementary School
Zenos Rd
W 6th St
W 6th St
E 6th St
E 6th St
Donut Avenue
St Joseph's Church
Holtville City Hall
Sixth Street Cooling
US Post Office
Tesoro Petroleum
W 5th St
W 5th St
Palm Ave
Pine Ave
Holt Ave
Fern Ave
Cedar Ave
Olive Ave
Melon Rd
Myrtle Ave
Orange Ave
Maple Ave
Circle Dr
Fig Ave
Chestnut Ave
Figueroa Ave
Mesquite Ave
115
Google