

APPLICATION FOR
FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION: Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED	Applicant Identifier
	3. DATE RECEIVED BY STATE	State Application Identifier
	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: County of Tulare	Organizational Unit: Department: Resource Management Agency
Organizational DUNS: 801-975-702	Division: Community Development & Redevelopment Division
Address: Street: 5961 South Mooney Blvd	Name and telephone number of person to be contacted on matters involving this application (give area code)
	Prefix: Mrs. First Name: Sandra
City: Visalia	Middle Name: Michaela
County: Tulare	Last Name: Sabin
State: CA Zip Code: 93277	Suffix:
Country: USA	Email: ssabin@co.tulare.ca.us

6. EMPLOYER IDENTIFICATION NUMBER EIN:

9	4	-	6	0	0	0	0	5	4	5
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Phone number (give area code): (559) 624-7071	FAX number (give area code): (559) 730-2591
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8. TYPE OF APPLICATION:

New Continuation Revision

If Revision, enter appropriate letter(s) in box(es):
(See back of form for description of letters) Other (specify)

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7. TYPE OF APPLICANT: (See back of form for Application Types)
 B
Other (specify)

9. NAME OF FEDERAL AGENCY
Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER

1	4	-	2	2	8
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TITLE: Neighborhood Stabilization Program 3 (NSP3)

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
Ivanhoe Family Apartments

12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.):
Ivanhoe, CA / Tulare County

13. PROPOSED PROJECT

Start Date: July 2011	Ending Date: July 2013
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14. CONGRESSIONAL DISTRICTS OF

a. Applicant CA - 21	b. Project CA - 21
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15. ESTIMATED FUNDING

a. Federal	\$	2,569,076	.00
b. Applicant	\$	0	.00
c. State	\$	9,968,070	.00
d. Local	\$	150,000	.00
e. Other	\$	1,470,071	.00
f. Program income	\$	0	.00
g. TOTAL	\$	14,157,217	.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS

a. Yes. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:

b. No. PROGRAM IS NOT COVERED BY E. O. 12372

OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
 Yes If "Yes" attach an explanation No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix Mr.	First Name Mike	Middle Name
Last Name Ennis		Suffix
b. Title Chairman, Board of Supervisors		c. Telephone number (give area code) (559) 636-5000
d. Signature of Authorized Representative <i>Mike Ennis</i>		e. Date Signed 2-15-2011

Required Sections and Information

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Mercer, Laurie
Email Address	LMercer@co.tulare.ca.us
Phone Number	559-624-7070
Mailing Address	5961 S. Mooney Boulevard, Visalia, CA 93277

2. Areas of Greatest Need

Map Submission

The maps generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website are included as Attachment A.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

Response: Areas of greatest need will be determined using data from the HUD Foreclosure Need Website at <http://www.huduser.org/portal/datasets/NSP.html>. In order to comply with the NSP3 requirement that funds be expended in the highest needs census tracts and block groups, the County of Tulare will not spend any NSP3 funds in areas with a needs score of less than 17. Using the minimum need score of 17 will allow for funds to be directed to those areas with the highest percentage of home foreclosures, highest percentage of homes financed by subprime mortgage related loans and likely to face a significant rise in the rate of home foreclosures.

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:

NSP3 requires funds to be focused on geographically contiguous areas in such a way that the selected target area experiences the highest impact possible. Additionally, HUD requires that the need score of the targeted area be at least 17. Targeted neighborhoods must be predominantly comprised of low-, moderate-, and middle-income (LMMI) households, which is defined as households earning at or below 120% of Area Median Income (AMI) annually. The County of Tulare will use a minimum of 25% of its NSP3 allocation for permanent housing for households with incomes that do not exceed 50% of AMI.

Descriptions

Term	Definition
Long-Term Affordability	The following Affordability Covenants will be placed on all NSP3 assisted properties to ensure continued affordability for all units assisted: 45 years – Ownership Units 55 Years – Rental Units
Housing Rehabilitation Standards	The County of Tulare will adopt HOME Program property standards at 24 CFR 92.251 that require local written rehabilitation standards. Such written standards include methods and materials to be used during housing rehabilitation and conform to local building codes and that State of California Building Code. The County will incorporate green building and energy efficiency improvements in all NSP activities. See Attachment B.

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): 25.00%

Total funds set aside for low-income individuals = \$711,382

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response: The County of Tulare will appropriate at least \$711,382 of NSP3 funds for families whose incomes do not exceed 50% AMI.

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
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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.	N/A
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).	72
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	72

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 County of Tulare published a public notice in a newspaper of general circulation indicating that the NSP3 Action Plan would be available on the County's website beginning January 31, 2011. The required 15-day public comment period began on January 31, 2011 and ended on February 14, 2011. The NSP3 Action Plan was approved and adopted by the Tulare County Board of Supervisors on February 15, 2011.

Summary of Public Comments Received.

The summary of public comments received is included as an attachment.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled "Activity Number 4," "Activity Number 5," "Activity Number 6," and "Activity Number 7." If you are unsure how to delete a table, see the instructions [above](#).)

The field labeled "Total Budget for Activity" will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the "Performance Measures" component of the activity tables below.

Activity Number 1											
Activity Name	New Construction, Multifamily Rental Housing										
Uses	Select all that apply: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Eligible Use A: Financing Mechanisms</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Eligible Use B: Acquisition and Rehabilitation</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Eligible Use C: Land Banking</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Eligible Use D: Demolition</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Eligible Use E: Redevelopment</td> </tr> </table>	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms	<input type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation	<input type="checkbox"/>	Eligible Use C: Land Banking	<input type="checkbox"/>	Eligible Use D: Demolition	<input checked="" type="checkbox"/>	Eligible Use E: Redevelopment
<input type="checkbox"/>	Eligible Use A: Financing Mechanisms										
<input type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation										
<input type="checkbox"/>	Eligible Use C: Land Banking										
<input type="checkbox"/>	Eligible Use D: Demolition										
<input checked="" type="checkbox"/>	Eligible Use E: Redevelopment										
CDBG Activity or Activities	New construction of rental housing										
National Objective	25% Set-Aside										
Activity Description	<p>When selecting its NSP3 target area, the County of Tulare gave preference to the construction of a 72-unit multifamily rental project located in the community of Ivanhoe, entitled the Ivanhoe Family Apartments. The County of Tulare has partnered with the Corporation for Better Housing (CBH) for the construction of this project. The Ivanhoe Family Apartments is a new construction project that will have 5 two-story garden style walk-up buildings, housing 72 rental units reserved for families with incomes ranging from 30% to 50% of the Area Median Income (AMI). There will be 16 one-bedroom units, 32 two-bedroom units, and 24 three-bedroom units. At full capacity, the apartments will house 72 families and up to 376 people. The proposed site is less than one mile from an elementary school, shopping, employment, and transportation. A grocery store is within 100 yards of the project. The project developer has committed to hiring targeted income group individuals to manage and oversee day-to-day operation and maintenance of the complex. CBH will establish a waiting list of potential tenants before construction is complete. They will ensure that the tenants are income-qualified and the meet the requirements of tenancy. Preference will be given to those tenants who meet qualifications on a first-come-first-served basis.</p> <p>CBH is a 501 (c)(3) non-profit organization that was established in 1995 with the purpose of providing low income families with safe, quality, affordable housing, and coordinated access to social service programs. Since its founding, CBH has completed 40 developments totaling over 3,000 units. The community of Ivanhoe is an extremely blighted and economically disadvantaged community. Further, Ivanhoe has a severe lack of diversified affordable housing. There have been no new apartments built in Ivanhoe since 1992 and the rate of residential overcrowding is 38.7%.</p> <p>CBH builds energy efficient and environmentally friendly developments. CBH utilizes the NSP Green Housing Guide and other nationally recognized programs, such as the Department of Energy's Energy Star for Homes, Green Communities program by the Enterprise Community Partners and LEED for Homes program by the United States Green Building Council as benchmarks in development design and implementation. Green Construction and Development Technologies include: Integrated design approach that demonstrates involvement of the entire development team, careful site selection ensuring close proximity to public transportation and services, preservation of existing trees and vegetation pursuant to an arborist study, installation of low-flow plumbing fixtures, installation of Energy</p>										

	<p>Star[®] lighting systems and appliances, installation of recycled carpeting and carpet pads, installation of recycled acoustical tiles, installation of energy efficient, high performance windows and doors, insulation of hot water lines, and use of healthy cleaning materials during construction and operations phases. Recycling programs will be incorporated both during construction and operation to minimize impacts to the environment and promote reuse.</p> <p>CBH will implement a Section 3 Plan that is directed at increasing the utilization of lower income residents as employees and small businesses as Subcontractors and suppliers. This plan will seek assistance of local officials in determining exact boundaries of the applicable project area; attempt to recruit from the project area through local advertising, local and site specific job postings and community service organizations; maintain documentation of Section 3 efforts; include Section 3 clauses in subcontracts and bidding documents.</p>	
Location Description	South West Corner of Avenue 327 and State Route 216, Ivanhoe, CA APN 107-162-032	
Budget	Source of Funding	Dollar Amount
	NSP3	\$2,569,076
	Home Investment Partnerships Program (HOME)	\$5,000,000
	Deferred Developer Fee	\$75,700
	Neighborhood Stabilization Program 1 (NSP1)	\$854,000
	Tulare County Redevelopment Agency Funds	\$150,000
	Permanent Mortgage Financing	\$1,394,371
	California 4% Tax Credit Allocation	\$4,114,070
Total Budget for Activity	\$14,157,217	
Performance Measures	<p>Goal: Increase the number of affordable rental housing in Ivanhoe Measure: 72 newly constructed rental units will be available to households at or below 50% of AMI Outcome: Increased the level of affordable rental housing</p>	
Projected Start Date	July 2011	
Projected End Date	July 2013	
Responsible Organization	Name	Corporation for Better Housing
	Location	15303 Ventura Blvd., Suite 1100 Sherman Oaks, CA 91403
	Administrator Contact Info	Gwendy Silver-Egnater, Executive Director 818-905-2430 gwendy@corpoffices.org

Activity Number 2		
Activity Name	Administration	
Uses	Select all that apply:	
	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms
	<input type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/>	Eligible Use C: Land Banking
	<input type="checkbox"/>	Eligible Use D: Demolition
<input type="checkbox"/>	Eligible Use E: Redevelopment	
CDBG Activity or Activities	NSP3 Administration	
National Objective	N/A	
Activity Description	NSP3 Program Administration funds will be used to pay reasonable and necessary expenses for implementing the NSP3 program. This includes but is not limited to County staff salaries, office supplies, and training.	
Location Description	N/A	
Budget	Source of Funding	Dollar Amount
	NSP3	\$ 285,453
Total Budget for Activity		\$285,453
Performance Measures	N/A	
Projected Start Date	July 2011	
Projected End Date	July 2013	
Responsible Organization	Name	County of Tulare
	Location	5961 S. Mooney Blvd. Visalia, CA 93277
	Administrator Contact Info	Laurie Mercer, Manager (559) 624-7000 LMercer@co.tulare.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 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.

NOT APPLICABLE

Signature/Authorized Official

NOT APPLICABLE

Date

NOT APPLICABLE

Title

Certifications for Non-Entitlement Local Governments

(1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing.

(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.

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(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) **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.

(10) **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.

(11) **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.

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

(15) **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.

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



Signature/Authorized Official

February 15, 2011
Date

Chairman, Board of Supervisors
Title

Appendix: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.

1. NSP3 Grantee Information

	Yes
Did you include the Program Administrator's name, address, phone, and email address?	<input checked="" type="checkbox"/>

2. Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
<ul style="list-style-type: none"> • With the highest percentage of home foreclosures? 	<input type="checkbox"/>
<ul style="list-style-type: none"> • With the highest percentage of homes financed by subprime mortgage related loan?; and 	<input type="checkbox"/>
<ul style="list-style-type: none"> • Identified by the grantee as likely to face a significant rise in the rate of home foreclosures? 	<input type="checkbox"/>
Did you create the area of greatest needs map at http://www.huduser.org/NSP/NSP3.html ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
<i>ONLY Applicable for States:</i> Did you include the needs of all entitlement communities in the State?	<input type="checkbox"/>

3. Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment?:	
<ul style="list-style-type: none"> • Blighted structure in context of state or local law, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • Affordable rents, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • Ensuring long term affordability for all NSP funded housing projects, 	<input checked="" type="checkbox"/>

<ul style="list-style-type: none"> Applicable housing rehabilitation standards for NSP funded projects 	<input checked="" type="checkbox"/>
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4. Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input checked="" type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input checked="" type="checkbox"/>

5. Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify:	/
<ul style="list-style-type: none"> The planned activity, 	<input type="checkbox"/>
<ul style="list-style-type: none"> The number of units that will result in displacement, 	<input type="checkbox"/>
<ul style="list-style-type: none"> The manner in which the grantee will comply with URA for those residents? 	<input type="checkbox"/>

6. Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a minimum of 15 days for public comment?	<input checked="" type="checkbox"/>
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input checked="" type="checkbox"/>

7. NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	/
<ul style="list-style-type: none"> Eligible use or uses? 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Correlated eligible CDBG activity or activities? 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Associated national objective? 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> How the activity will address local market conditions? 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Range of interest rates (if any)? 	<input type="checkbox"/>

• Duration or term of assistance?	<input type="checkbox"/>
• Tenure of beneficiaries (e.g. rental or homeowner)?	<input checked="" type="checkbox"/>
• If the activity produces housing, how the design of the activity will ensure continued affordability?	<input checked="" type="checkbox"/>
• How you will, to the maximum extent possible, provide for vicinity hiring?	<input checked="" type="checkbox"/>
• Procedures used to create affordable rental housing preferences?	<input checked="" type="checkbox"/>
• Areas of greatest need addressed by the activity or activities?	<input checked="" type="checkbox"/>
• Amount of funds budgeted for the activity?	<input checked="" type="checkbox"/>
• Appropriate performance measures for the activity (e.g. units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR) ?	<input checked="" type="checkbox"/>
• Expected start and end dates of the activity?	<input checked="" type="checkbox"/>
• Name and location of the entity that will carry out the activity?	<input checked="" type="checkbox"/>

8. Certifications

	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input checked="" type="checkbox"/>

9. Additional Documentation

	Yes
Did you include a signed SF-424?	<input checked="" type="checkbox"/>

ATTACHMENT A - Map of Target Area

Ivanhoe, CA Go

Select a State Select a County

Go

Map Options : Clear | Reset LOG OUT

Click Mode: Zoom | Info Map Terrain

NSP3 Legend (%): — Tract Outline Click here for an Overview

NSP3 Options

15 Current Zoom Level

Show Tracts Outline (Zoom 11+)

DRAW FINISH

VIEW DATA

VIEW PROJECTS

METHODOLOGY INSTRUCTIONS

The HSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the minimum score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.

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ATTACHMENT B

The County of Tulare published a public notice in the Visalia Times-Delta, a newspaper of general circulation, on January 31, 2011 indicating that the NSP3 Action Plan will be available on the County's website beginning January 31, 2011. The required 15-day comment period began on January 31, 2011 and ended on February 14, 2011. No comments were received during this required public comment period.

REHABILITATION & NEW CONSTRUCTION STANDARDS

A. All new housing units constructed must be in compliance with state and local codes and ordinances.

B. Energy Efficient Green Building Features

The Project construction will include as many Energy Efficient Green Building Features as possible and practical. Following is a listing of suggested features.

1. Use plant and tree species that require low water use in sufficient quantities and install an irrigation system using only low-flow drip, bubblers, or low-flow sprinklers.
2. Use engineered lumber.
 - a. Beams and headers.
 - b. Wood I-Joists or web trusses for floors and ceilings.
3. Use Oriented Strand Board (OSB).
 - a. Floor, wall and roof sheathing.
4. Provide effective air sealing.
 - a. Seal sole plates.
 - b. Seal exterior penetrations at plumbing, electrical and other penetrations.
 - c. Seal top plate penetrations at plumbing, electrical, cable, and other penetrations.
 - d. Weather-strip doors and attic access openings.
 - e. Seal penetrations in interior equipment closets and rooms.
 - f. Seal around bathtub drain penetrations in raised floors.
5. Install and flash windows in compliance with window installation protocols.
6. Exterior Doors
 - a. Insulated or solid core.
 - b. Flush, paint or stain grade shall be metal clad or have hardwood faces.
 - c. Factory primed on six sides with a one-year warranty.
7. Select durable non-combustible roofing materials which carry a three-year contractor installation guarantee.
8. Install Energy Star® ceiling fans in living areas and all bedrooms; install a whole house fan with insulated louvers; or install an economizer.
9. Install Energy Star® appliances in each unit, including but not limited to;
 - a. Stoves
 - b. Refrigerators
10. Install gas storage water heater with an Energy Factor (EF) of 0.62 or greater and a capacity of at least 30 gallons for one- and two-bedroom units and 40 gallons for three-bedroom units or larger.
11. Use water saving fixtures or flow restrictors.
 - a. Kitchen and Service Areas < 2 gallons per minute (gpm).
 - b. Bathroom Sinks <= 1.5 gpm.
 - c. Showers and Bathtubs <= 2.5 gpm.
12. Use Low-Volatile Organic Compound (VOC) paint and stain.
 - a. Flat interior wall/ceiling paints & stains < 50 gpl VOCs.
 - b. Non-flat wall/ceiling paints & stains < 150 gpl VOCs.
13. Floor Coverings
 - a. Light and medium traffic areas shall have vinyl or linoleum at least 3/32" in thickness.
 - b. Heavy traffic areas shall have vinyl or linoleum at least 1/8" in thickness.
 - c. Carpet shall comply with Department of Housing and Urban Development (HUD)/Farmers Home Administration (FHA) UM 44C, or alternatively, cork, bamboo, linoleum, or hardwood floors shall be provided in all other floor areas.

C. Universal Design Standards

The Project construction will also as many Universal Design Standards as possible and practical. Following is a list of recommended standards:

1. Provide at least one no-step entrance with beveled threshold. This may be at the front, side or back of units.
2. Make doorways throughout the unit at least 32 inches wide and hallways at least 36 inches clear width.
3. Reinforce wall around the toilet, bathtub and shower stall in order that grab bars may be added at a later time, if needed.
4. Install switches and electrical controls no higher than 48 inches and electrical plugs no lower than 15 inches above the floor.
5. Install lever handles on all doors and plumbing fixtures.

Neighborhood ID: 6342926

NSP3 Planning Data

Grantee ID: 0610700C

Grantee State: CA

Grantee Name: TULARE COUNTY

Grantee Address: 5961 S. Mooney Blvd. Visalia CA 93277

Grantee Email: ssabin@co.tulare.ca.us

Neighborhood Name: Ivanhoe Family Apartments

Date:2011-01-24 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have 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 twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 163

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 82.4

Percent Persons Less than 80% AMI: 57

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 163

Residential Addresses Vacant 90 or more days (USPS, March 2010): 3

Residential Addresses NoStat (USPS, March 2010): 3

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 57

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 28.3

Percent of Housing Units 90 or more days delinquent or in foreclosure: 16.5

Number of Foreclosure Starts in past year: 5

Number of Housing Units Real Estate Owned July 2009 to June 2010: 2

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -39.5

Place (if place over 20,000) or county unemployment rate June 2005: 8.3

Place (if place over 20,000) or county unemployment rate June 2010: 15.5

Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-119.218183 36.380558 -119.215307 36.380765 -119.215693 36.384807 -119.220414 36.385015
-119.220285 36.380972

Blocks Comprising Target Neighborhood

061070008004019, 061070008004018, 061070008004015, 061070008004014, 061070008004013,
061070008006003, 061070008006004, 061070008006009,