

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Jenkins, Carey K.
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Phone Number	909-663-1044
Mailing Address	201 N. "E" Street, Suite 301, San Bernardino, CA 92401

2. Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website 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.
<p>Response:</p> <ol style="list-style-type: none"> 1. HUD Foreclosure Need Website 2. Internal Geographic Information Systems Data 3. RealtyTrac real estate information vendor 4. DataQuick real estate information vendor 5. Agency experience with NSP1 Program

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.
<p>Response:</p> <p>Please see Substantial Amendment Narrative Section 2.</p>

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	The City of San Bernardino uses the State of California's definition of blight as found in California Health and Safety Code Sections 33030 and 33031.
Affordable Rents	The words "Affordable Rents" shall have the same meaning as defined in California Health and Safety Code Section 50053, as such section may be amended from time to time, or as this term is defined in 24 CFR Part 92.2,

	whichever is the most restrictive, less utility allowances as adopted by the County of San Bernardino Housing Authority Section 8 program, as appropriate.
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Descriptions

Term	Definition
Long-Term Affordability	<p>Ensuring Continued Housing Affordability of Rental Housing: To ensure continued affordability of NSP3 assisted rental housing, the program will include an annual certification of occupancy including adequate verifiable documentation of income pertaining to each member of the qualifying household. In addition, Grantee will impose affordability covenants for a period of fifty-five (55) years through a deed restriction. This is consistent with other multifamily and senior housing developments the Grantee has subsidized in the past under NSP1 and California Redevelopment Law.</p> <p>Ensuring Continued Housing Affordability of Ownership Housing: To ensure continued affordability of NSP3 assisted ownership housing, the program will impose affordability covenants for a term not to exceed forty-five (45) years, commensurate with the source of program funding and consistent with Grantee’s existing down payment assistance program. This will be enforced through deed restrictions and will also require annual certification of owner occupancy and documentation to support proof thereof. This is consistent with the City’s existing homebuyer down payment assistance program and is consistent with both California Redevelopment Law and the State of California Cal-Home Program.</p>
Housing Rehabilitation Standards	Please See Appendix "A" to Substantial Amendment

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 = no less than \$819,350.00

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.
Response: No less than \$819,350 or 25% of the total award under NSP3 will be dedicated to provide housing for

individuals or families whose incomes do not exceed 50% of AMI. This portion of funding will be used to acquire and rehabilitate small, foreclosed or abandoned, multifamily properties consisting of up to 12 units in the areas of greatest need identified above. These properties will then be rented at an affordable housing expense to households whose incomes do not exceed 50% AMI.

Rather than directly acquiring the properties to be rehabilitated and rented, Grantee will issue a Request For Proposals (“RFP”) inviting qualified non-profit developers to bid on eligible multifamily housing projects that have been foreclosed or abandoned and are generally considered to be a blighting influence within the NSP3 areas of greatest need. In accordance with NSP3 requirements the subject properties will also be purchased at a discount to appraised value. Qualified affordable housing developers submitting project proposals with these specifications would have the opportunity to compete for Grantee funds to acquire, rehabilitate, and manage such properties under a new professional management agreement.

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)?	Yes
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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.	15
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).	45
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	10

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: Please see Section 6 of the Substantial Amendment Narrative

Summary of Public Comments Received.

Please see Section 6 of the Substantial Amendment Narrative

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	Acquisition, Rehabilitation and Resale	
Uses	Select all that apply:	
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms	
	<input checked="" 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	24 CFR 570.201 (a) Acquisition; (b) Disposition; (i) Relocation and (n) Direct homeownership assistance	
National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	Please see Substantial Amendment Narrative Section 7.	
Location Description	Generally these areas can be identified by the major intersection within the boundaries of the area. The first intersection is at Baseline and Waterman Avenue. This area is about a quarter-mile in radius, and it lies in the eastern part of the City in Wards 1 and 2. It is bounded by 16th Street on the north, Oakhurst Drive on the east, Olive Street on the south and Arrowhead Avenue on the west.	
	The second area selected to receive NSP3 funding is the community surrounding Highland Avenue and Medical Center Drive. This area is bounded by Highland Avenue on the north, Mount Vernon Avenue on the east, 16th Street on the south and California Street on the west. This area is within Ward 6, and it is located in the western part of the City.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$2,130,311
	Private Financing	\$3,680,000
	Agency Housing Set-Aside Funds	\$540,000
Total Budget for Activity	\$6,350,311	
Performance Measures	1. Number of properties purchased; 2. Number of homes rehabilitated; 3. Number of first time homebuyers.	
Projected Start Date	7/1/2011	
Projected End Date	12/1/13	
Responsible Organization	Name	Redevelopment Agency Of The City Of San Bernardino

	Location	201 North "E" Street, Suite 301 San Bernardino, CA 92401
	Administrator Contact Info	Carey K. Jenkins, Director of Housing and Community Development Tel. (909) 663-1044 email: cjenkins@sbrda.org

Activity Number 2		
Activity Name	Acquisition, Rehabilitation and Rental for Households at or below 50% AMI	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" 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	24 CFR 570.201 (a) Acquisition; (b) Disposition; (i) Relocation	
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)	
Activity Description	Please see Substantial Amendment Narrative Section 7.	
Location Description	<p>Generally these areas can be identified by the major intersection within the boundaries of the area. The first intersection is at Baseline and Waterman Avenue. This area is about a quarter-mile in radius, and it lies in the eastern part of the City in Wards 1 and 2. It is bounded by 16th Street on the north, Oakhurst Drive on the east, Olive Street on the south and Arrowhead Avenue on the west.</p> <p>The second area selected to receive NSP3 funding is the community surrounding Highland Avenue and Medical Center Drive. This area is bounded by Highland Avenue on the north, Mount Vernon Avenue on the east, 16th Street on the south and California Street on the west. This area is within Ward 6, and it is located in the western part of the City.</p>	
Budget	Source of Funding	Dollar Amount
	NSP3	\$819,350
	Private Financing	\$380,000
	(Other funding source)	\$0
Total Budget for Activity	\$1,199,350	
Performance Measures	Number of affordable rental units created for those households at 50% AMI	
Projected Start Date	12/1/2011	
Projected End Date	12/1/2013	
Responsible Organization	Name	Redevelopment Agency Of The City Of San Bernardino
	Location	201 North "E" Street, Suite 301 San Bernardino, CA 92401
	Administrator Contact Info	Carey K. Jenkins, Director of Housing and Community Development Tel. (909) 663-1044 email: cjenkins@sbrda.org

Activity Number 3		
Activity Name	Program Administration	
Use	Select all that apply: Not Applicable	
	<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	Program Administration in support of the Grant	
National Objective	Not Applicable	
Activity Description	Program Administration to pay for staff salaries and necessary consultant services in support of NSP3 activities. Such Program Administration will not exceed 10% of the Grant award.	
Location Description	Applied to those Areas of Greatest Need identified in Section 2 of the Substantial Amendment.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$327,740
	(Other funding source)	\$0
	(Other funding source)	\$0
Total Budget for Activity	\$327,740	
Performance Measures	All Program Administration to be expended/drawn down by the projected end date.	
Projected Start Date	7/1/2011	
Projected End Date	12/1/2013	
Responsible Organization	Name	Redevelopment Agency Of The City Of San Bernardino
	Location	201 North "E" Street, Suite 301 San Bernardino, CA 92401
	Administrator Contact Info	Carey K. Jenkins, Director of Housing and Community Development Tel. (909) 663-1044 email: cjenkins@sbrda.org