



# FINAL Neighborhood Stabilization Program (NSP)

## Substantial Amendment to City of Moreno Valley's 2008/2009 Annual Action Plan

Economic Development Department  
Neighborhood Preservation Division  
November 25, 2008

14177 Frederick Street Moreno Valley, CA 92552



**NEIGHBORHOOD STABILIZATION PROGRAM**  
**SUBSTANTIAL AMENDMENT**  
**CITY OF MORENO VALLEY**



<p><b><u>Jurisdiction(s):</u></b> City of Moreno Valley</p> <p><b><u>Jurisdiction Web Address:</u></b></p> <p><i><a href="http://www.moreno-valley.ca.us/resident_services/housing/neighborhood-stabilization.shtml">www.moreno-valley.ca.us/resident_services/housing/neighborhood-stabilization.shtml</a></i></p> <p><b><u>Mailing Address:</u></b> 14177 Frederick St. Moreno Valley, CA 92553</p>	<p><b><u>NSP Contacts:</u></b> Michele Patterson Acting Redevelopment Manager</p> <p>Isa Rojas Management Analyst</p> <p><b><u>Telephone:</u></b> 951-413-3450</p> <p><b><u>Fax:</u></b> 951-413-3459</p> <p><b><u>Email:</u></b> <a href="mailto:MicheleP@moval.org">MicheleP@moval.org</a> <a href="mailto:IsaR@moval.org">IsaR@moval.org</a></p>
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The City of Moreno Valley wishes to thank HUD for recognizing the seriousness of the housing crisis in our City and allocating \$11,390,116 to address foreclosed, vacant, and abandoned homes. The City is determined to find the highest and best use for these emergency dollars and offers the following plan for your review.

**NEIGHBORHOOD STABILIZATION PROGRAM**  
**SUBSTANTIAL AMENDMENT**  
**CITY OF MORENO VALLEY**



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## **A. AREAS OF GREATEST NEED**

**HUD: Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction.**

### City Response:

The City of Moreno Valley is a 51-square mile city located in western Riverside County, California. In recent years, Moreno Valley has consistently ranked as one of the fastest growing cities in the nation. This significant growth rate, combined with skyrocketing home prices and questionable lending practices, has placed Moreno Valley near the top of a less desirable ranking – it is one of the cities hardest hit by foreclosures.

In August 2007, CNN Money.com (per Realtytrac.com) reported the combined Riverside\San Bernardino metropolitan region of California to be the fourth most impacted area by foreclosures in the U.S., with 1 foreclosure default filing for every 33 households. One year later, in August 2008, Realtytrac.com reported that Riverside County alone had 11,485 foreclosure filings, or 1 in every 63 housing units in the foreclosure process. In the same month, Moreno Valley was reported to have 6,470 units in the foreclosure process. To further illustrate the possible severity of the problem, Moreno Valley's 2008-2013 Consolidated Plan reports 6,624 single-family housing units being built in the 10 years between 1990 and March 2000, 154 units shy of the total housing units in the foreclosure process in the city today.

The Department of Housing and Urban Development HUD, via the 2008 HERA Act, has recognized the seriousness of Moreno Valley's foreclosure problem and allocated \$11,390,116 to the City for use in neighborhood stabilizing activities. In response to the problem and with HUD's allocation, the City will focus its efforts in the areas of greatest need. In order to identify these areas, the City analyzed various information:

- 1) Staff applied HUD's foreclosure and abandonment risk scores to a map of the City's Census Tracts and Block Groups (see Attachment 1).

The HUD data was provided to all allocation cities, states, and counties, via [www.huduser.gov](http://www.huduser.gov). The foreclosure and abandonment risk scores themselves were calculated by HUD, through evaluation of the following data:

- a) Area unemployment rate – Moreno Valley's rate is estimated to be 11.1% (September 2008).
- b) Average housing sales price decline since market peak – Moreno Valley's resale prices have declined – 55 % since the peak in April 2007.
- c) High cost loan rates by census tract/block groups (mortgages with interest-only payment options, stated income mortgages with high loan to value ratios, etc.) – Moreno Valley's rates ranged from 23.4% to 49.8%.
- d) The predicted 18 month underlying foreclosure rate - Moreno Valley's rates ranged from 8.5% to 12.7%.
- e) Housing units that have been vacant for at least 90 days, via US Post Office records - Moreno Valley's rate is approximately 12.8%.

The resulting risk score is given in a 1-10 priority ranking with 10 representing the highest risk of foreclosure/abandonment and 1 representing the least risk.

- 2) Staff purchased City-wide foreclosure data from the respected private research organization DataQuick, Inc. The data indicates that more than 1, 630 single-family homes completed the full foreclosure process and became Real Estate Owned (REO) properties in the 3 ½ months from July and mid-October 2008. Each property has been mapped and included in Attachment 2.
- 3) Staff evaluated how the data from HUD and DataQuick (Attachments 1 and 2) compared to the existing CDBG Area, Redevelopment Area, and established "Target Neighborhood" areas. Pre-existing 'Target Area' maps are included as Attachment 3.
- 4) The City also mapped information by percent of the population (per census tract) that qualifies as low- to moderate-income or earning up to 120% area median income.

Specific Findings:

The City of Moreno Valley contains 38 Census Tracts with various block groups within each (referred to as Census Tract Block Groups or CTBGs). Of these, HUD has classified all 38 CTBGs with an at risk score of '7' or higher. Basically this places the entire City at the upper end of the risk scale.

Eleven of the 38 CTBGs (29%) are ranked at the highest possible risk score available of 10. Seven of those eleven CTBGs are primarily located in the south end of Moreno Valley and are bordered by Heacock Street, Alessandro Boulevard, Moreno Beach Drive, and the City's southern boundary in the 92555 and 92553 zip codes.

A careful examination of current foreclosures shows 49.8% to be located within the areas categorized as a risk score of 10. The remaining 50.2% of foreclosures are spread citywide but mostly concentrated in the areas categorized with a risk score of 9. The areas categorized as 9 encompass the central and northwestern parts of the city.

Combined, more than 84% of the homes foreclosed in the last 3.5 months are located in CTBGs with HUD-assigned risk scores of 9 or 10. With this in mind, the City proposes to focus its

Neighborhood Stabilization efforts in focus its efforts in census tracts with risk scores of 9 or 10. The specific census tracts block groups to be targeted are listed below:

NSP Target Census Tracts Block Groups

Risk Score	Census Tract Block Group(s)	Risk Score	Census Tract Block Group(s)	Risk Score	Census Tract Block Group(s)
10	424.04 (1)	9	422.12 (1,2)	9	42509 (1,2)
	424.07 (1, 2)		422.14 (1,2)		42512 (1,2)
	425.04 (1,2)		424.03 (1,2)		42514 (1,2)
	425.07 (1,2)		424.05 (1,2)		42515 (1,2)
	425.08 (1-3)		424.06 (1,2)		42516 (1)
	425.10 (1,2)		424.08 (1,2)		42517 (1,2)
	425.11 (1)		424.09 (1,2)		42520 (1)
	425.18 (1)		424.10 (1)		42523 (1)
	425.19 (1)		424.11 (1,2)		
	425.21 (1)		425.05 (1,2)		
	426.05 (1-8)		425.06 (1)		

## ***B. DISTRIBUTION AND USES OF FUNDS***

**HUD: Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA 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.**

### City Response:

The Housing and Economic Recovery Act of 2008 allows the following categories of eligible uses.

- a) Establishment of financing mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low and moderate income homebuyers.
- b) Purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop, such homes and properties.
- c) Establishment of land banks for homes that have been foreclosed upon.
- d) Demolishment of blighted structures.
- e) Redevelopment of demolished or vacant properties.

Based on these eligible uses, the City of Moreno Valley has identified activities that would best address the needs of the community while meeting the requirements of Section 2301(c)(2). The City will prioritize the use of the NSP by creating programs that offer assistance in neighborhoods with a concentration of existing foreclosures (based on DataQuick records) and at risk of high future foreclosure rates (as evidenced through the HUD data).

The NSP grant will fund three primary activities:

- 1) First Time Homebuyer Down Payment Assistance Program, in the amount of \$3,701,788
- 2) Acquisition/Rehabilitation/Rental of Multi-family Units, in the amount of \$2,847,529
- 3) Acquisition/Rehabilitation/Resale of Single Family Units, in the amount of \$3,701,788

### **First Time Homebuyer Down Payment Assistance Program**

The City of Moreno Valley will dedicate \$3,701,788 of the NSP allocation to provide for acquisition, rehabilitation, and resale of vacant and abandoned homes via a revised version of the City's existing first time homebuyer down payment assistance program. Under the program, first time homebuyers earning up to 120% area median income (AMI) may receive up to 20% of home sales price in the form of a 30 year deferred, silent second, 'soft' loan with zero interest (no monthly payments due and a proportionate equity share mechanism will be in lieu of interest). The property shall be acquired by the qualifying household. The City will ensure the property is discounted 5% below of the appraised value. The household will be required to contribute 3% of the sale price of the property. Responsibility for rehabilitating the property shall be placed on

the seller/bank. Each property will be inspected by a City Building Inspector to ensure City adopted Housing Quality Standards are met before the close of escrow. For more information on the City's Housing Quality Standards please refer to page 10.

A property in this program will be subject to recorded covenants of 5-15 years depending on the amount of subsidy. The 'soft second' component encourages income-eligible homeowners to remain in the NSP affordable unit. The loan will be forgiven at the expiration of the covenanted period. Continued affordability will be ensured via a monitoring process to be conducted by City staff. Should the home, sell or transfer before the affordability period is realized, the City will collect a pro-rated equity share. In other words, if the NSP assisted property is sold or transferred within the covenant period, the City will then be entitled to a share of the gain on sale in addition to the original amount loaned. The gain of sale returned to the City will not exceed the total investment made into the property by the City.

#### **Acquisition/Rehabilitation/Rental of Multi-family Residential Units**

The City of Moreno Valley will use 25% of the NSP grant to acquire, rehabilitate, and rent multifamily residential properties to households earning up to 50% of the area median income. This shall be accomplished through partnership with a Community Housing Development Organization (CHDO) or other non-profit residential developer who will acquire, rehabilitate, rent, and manage the units under City oversight. Continued affordability will be ensured by City staff through an annual recertification process. The property will be inspected by a City Building Inspector prior to occupancy to ensure Housing Quality Standards are met.

#### **Acquisition/Rehabilitation/Resale of Single Family Residential Properties via a Developer Program**

The City of Moreno Valley will acquire and rehabilitate foreclosed, abandoned single family homes and sell them to income-eligible first time homebuyers. The City will pursue this activity in partnership with a City certified Community Housing Development Organization (CHDO), or other non-profit residential developer. The homes will be available to households earning up to 120% of Riverside County's area median income adjusted per family size. The eligible homebuyers will be required to attend a HUD certified homebuyer counseling session. Acquisitions may be completed independently or in batches, grouped geographically and/or by lender, depending on the negotiations for purchase.

All acquisitions shall be discounted a minimum of 5% below appraised value, per HERA requirements. Each NSP assisted property will be inspected by a City Building Inspector (whether or not a CHDO or other non-profit developer is contacted) to ensure the home meets the City's Housing Quality Standards. The final sales price will not exceed acquisition and rehabilitation costs.



A summary of the NSP budget is provided below.

PROPOSED NSP BUDGET

NSP Total Grant	\$11,390,116
NSP-Activity 1, Required 25% to address needs of 50% AMI Multi-Family Acquisition/Rehabilitation/Rental	\$2,847,529
NSP-Activity 2, First Time Homebuyer Down Payment Assistance	\$3,701,788
NSP-Activity 3, Single Family Acquisition/Rehabilitation/Resale	\$3,701,788
NSP Administration Cap (10%)	<u>\$1,139,012</u>
Total Anticipated Grant Expenditures	\$11,390,116

It is anticipated that the NSP activities could potentially generate revenue, or program income. Should this occur, the HERA requires that the monies to be reapplied to the NSP program and treated as additional funding, subject to the same expenditure criteria. According to the Act, the City may continue to utilize NSP program income through July 30, 2013. As currently written, any program income generated after that date must be returned to the U.S. Treasury.

Once the program is underway, staff will conduct internal evaluations of the NSP activity progress to ensure its effectiveness. Should a particular activity not be meeting required milestones, staff proposes to allow City staff to work with the City Manager to make 'non-substantial' plan adjustments that shift funds between approved NSP activities to meet short time spending commitment requirements.

### ***C. DEFINITIONS AND DESCRIPTIONS***

**HUD: Define “blighted structure” in context of state or local law.**

City Response:

The legislative definition of blight is found in California Health and Safety Code Sections 33030 and 33031 (specific code is included as Attachment 4). In sum, the definition describes two basic areas of blight, physical and economic.

Subdivision (a) of section 33031 describes the physical conditions that cause blight as follows:

- “Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
- Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
- Adjacent or nearby uses that are incompatible with each other and that prevent the economic development of those parcels or other portions of the project area.
- The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.”

Subdivision (b) of section 33031 describes the economic conditions that cause blight as:

- “Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with 33459), discussed in chapter 6, entitled Environmental Issues.
- Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
- A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drugstores and banks, and other lending institutions.
- Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults that has led to problems of public safety and welfare.
- A high crime rate that constitutes a serious threat to the public safety and welfare.”

**HUD: Define “affordable rents.”**

City Response:

“Affordable Rents” means a cost not in excess of that which may be charged the applicable eligible person or family pursuant to Section 50053 of the California Health and Safety Code (specific code is included as Attachment 5).

For NSP assisted projects, the City will use affordable rents under the HOME program, less utility allowances as provided by the County of Riverside Housing Authority. The 2008 HOME Rents and 2008 Utility Allowances are included as Attachment 6 of this application.

**HUD: Describe how the grantee will ensure continued affordability for NSP assisted housing.**

City Response:

The City of Moreno Valley is committed to maintaining affordability for its NSP assisted housing.

NSP activities using the 25% allocated for households earning up to 50% area median income are expected to be multi-family housing projects. These multi-family units will be subject to 55-year affordability covenants that run with the land. The recorded covenants will apply to both new, if any, or substantially rehabilitated units that are occupied by low income households. City housing staff will monitor projects on an annual basis via an existing re-certification process to ensure that only households meeting the required income limits are occupying the units.

NSP single family home purchase activities involving assistance to households earning 80%-120% of area median income will be subject to an affordability period of 5 to 15 years (per HOME affordability requirements) depending on the amount of assistance provided to the household, as follows:

Funds Provided	Affordability Period
<\$15,000	5 Years
\$15000 - \$40,000	10 Years
>\$40,000	15 Years

Should the household sell or transfer the property before the affordability period is complete, the City will collect a share of the increased equity. In other words, if the NSP assisted property is sold, or transferred within the above-indicated affordability period, the City will then be entitled to a share of the gain on sale in addition to the original amount loaned. The funds returned to the City on the sale of the unit will be considered program income and will be 'recycled' back into the appropriate account to fund future affordable projects.

**HUD: Describe housing rehabilitation standards that will apply to NSP assisted activities.**

City Response:

The City has long standing Housing Quality Standards (HQS) created to conform to the Department of Housing and Urban Quality Standards, in addition to applicable municipal laws, Codes, and Building Code Standards.

The HQS covers six essential areas of construction:

- 1) Physical and/or Environmental Improvements,
- 2) Structural-Exterior Building Improvements and Finishes,
- 3) Building Interior,
- 4) Plumbing,
- 5) Electrical, and
- 6) Mechanical.

Within these standards, the City has outlined the minimum requirements that each NSP assisted housing unit must meet prior to occupancy by the eligible participant(s). If upon inspection, it is found that a unit does not meet the standards, occupancy will be deferred until the unit does meet the standards (i.e., after repair and re-inspection of the unit).

City of Moreno Valley Housing Quality Standards are provided as Attachment 7.

***D. LOW INCOME TARGETING***

**HUD: Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income.**

City Response:

HUD has allocated to Moreno Valley a total of \$11,390,116 in NSP funds. In compliance with HERA requirements, a minimum of 25% or \$2,847,529 of that allocation must be used toward housing for individuals and families whose incomes do not exceed 50% of area median income. The City will ensure that at least this amount is utilized to house the target population, through the Acquisition/Rehabilitation/Rental of Multi-family units.

## **E. ACQUISITIONS & RELOCATION**

**HUD: Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income).**

City Response:

The City has no plans to demolish low- and moderate-income dwelling units as part of the NSP program.

In addition, NSP efforts will be focused on existing housing units that are currently vacant. Therefore, the City does not expect that relocation of any low and moderate income households will be necessary.

## ***F. PUBLIC COMMENT***

**HUD: Provide a summary of public comments received to the proposed NSP Substantial Amendment.**

### City Response:

The City published a Notice of Public Hearing and a Notice of 2008/2009 Action Plan Amendment in the Press-Enterprise (a local publication) on November 6, 2008, initiating the 15 day Public Review period. The Notice of Public Hearing was also uploaded to the City's website at [www.moreno-valley.ca.us.gov](http://www.moreno-valley.ca.us.gov) on the same day. An option for the public to e-mail comments to the City was provided on the web page.

During the review period, approximately 17 groups/individuals contacted the City about the program. This group ranged from lenders, local realtors, contractors, residential developers, and non-profits interested in partnering with the City to administer NSP activities, to agencies offering consultant services to develop and/or implement the plan. The City also received 3-4 calls from residents with general inquiries about the NSP program.

On November 25, 2008, the Public Hearing was conducted by the Moreno Valley City Council. Two members of the public spoke, both in support of the plan. The first stated that in addition to the City's NSP efforts she'd like to see an "additional emphasis placed on keeping homes from going into foreclosure." The other encouraged the Council to pass the plan, calling it a "smart approach."

On that evening, the Moreno Valley City Council approved the NSP Substantial Amendment by a 4-0 vote (with one Councilmember absent).



## **G. NSP INFORMATION BY ACTIVITY (ACTIVITY 1)**

(1) **Activity Name:** First Time Homebuyer Down Payment Assistance Program

(2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

- NSP – Under HERA 2301 (e) (2), financing mechanism for purchase/rehabilitation of a foreclosed home through first time homebuyer down payment assistance.
- CDBG – Under 24 CFR 570.201 direct homeownership assistance

(3) **National Objective:** (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

Beneficiaries will be restricted to low-, moderate-, and middle-income (LMMI) households as defined in the NSP Notice.

(4) **Projected Start Date:**

Immediately, upon HUD's approval to Moreno Valley's Request for Release of Funds.

(5) **Projected End Date:**

Continued rehabilitation and resale through program income through July 2013.

(6) **Responsible Organization:**

City of Moreno Valley  
Economic Development Department, Neighborhood Preservation Division  
Michele Patterson, Acting Redevelopment Manager  
Ph. 951-413-3455, E-mail: MicheleP@moval.org  
14177 Frederick St., Moreno Valley, CA 92553

Additional partners to be identified may be utilized for a variety of functions including rehabilitation, appraisals, and marketing. The City will enter into a Participatory Agreement with interested area lenders to originate and underwrite the first trust deed loan. A Lender Training will be a pre-requisite to entering into a Participation Agreement with the City.

(7) **Location Description:** (Description may include specific addresses, blocks or neighborhoods to the extent known.)

The program will give priority to census tract block groups categorized as a 9 or 10 based on HUD Foreclosure and Abandonment Risk Scores, as follows:

NSP Target Census Tracts Block Groups

Risk Score	Census Tract Block Group(s)	Risk Score	Census Tract Block Group(s)	Risk Score	Census Tract Block Group(s)
10	424.04 (1)	9	422.12 (1,2)	9	42509 (1,2)
	424.07 (1, 2)		422.14 (1,2)		42512 (1,2)
	425.04 (1,2)		424.03 (1,2)		42514 (1,2)
	425.07 (1,2)		424.05 (1,2)		42515 (1,2)
	425.08 (1-3)		424.06 (1,2)		42516 (1)
	425.10 (1,2)		424.08 (1,2)		42517 (1,2)
	425.11 (1)		424.09 (1,2)		42520 (1)
	425.18 (1)		424.10 (1)		42523 (1)
	425.19 (1)		424.11 (1,2)		
	425.21 (1)		425.05 (1,2)		
	426.05 (1-8)		425.06 (1)		

**(8) Activity Description:**

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

**City Response:**

This activity will provide for acquisition, rehabilitation, and resale of vacant and abandoned homes by middle income households (up to 120% area median income) via a tailored version of the City's existing first time homebuyer down payment assistance program. The tenure of the beneficiaries is homeownership and the terms of assistance will be in the form of a 30 year deferred, silent second, 'soft' loan, with zero interest rate (no monthly payments due, and a proportionate equity share mechanism in lieu of interest). The household shall initially be required to contribute 3% of the sale price of the property to participate.

In this activity, the income-qualified homebuyers will acquire properties directly. The City will not hold ownership under this activity, but will ensure the appraisal requirements are met and required discounts are provided to the NSP homebuyer. Under the program, the responsibility of meeting the City's Housing Quality Standards (HQS, for more

information please refer to page 10) shall be placed on the seller. The City will educate lenders and local realtors regarding the HQS. The property will be inspected by a City Building Inspector at time of sale to ensure the HQS are met.

Affordability covenants will be recorded against each property that will vary from 5-15 years depending on the amount of subsidy. For more information on affordability covenant terms, please refer to page 9. The 'soft second' component encourages income-eligible homeowners to remain in the NSP affordable unit. The loan will be forgiven at the expiration of the covenanted period. Continued affordability will be ensured via a monitoring process to be conducted by City staff. Should the household, sell or transfer the property before the affordability period is complete, the City will collect an equity share. In other words, if the NSP assisted property is sold or transferred, the City will then be entitled to a share of the gain on sale in addition to the original amount loaned. The gain of sale returned to the City will not exceed the total investment made into the property by the city.

**(9) Total Budget:**

The City of Moreno Valley's total allocation is \$11,390,116.00. This activity will initially be budgeted at 32.5% of the total allocation or \$3,701,788. The City will closely monitor the demand of this program/activity and increase or reduce the budget as circumstances warrant (i.e., internal expenditure milestones are not met). This plan includes 'non-substantial' budgetary amendments with the City Manager's authorization to meet short time commitment requirements.

**(10) Performance Measures:** (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80%, and 81-120%):

This activity will provide for acquisition, rehabilitation, and resale of foreclosed, vacant, and abandoned homes by middle income households (up to 120% AMI) via a tailored version of the City's existing first time homebuyer down payment assistance program. The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed, is anticipated to assist a minimum of 150 households, at an area median income between 80-120%.

## **G. NSP INFORMATION (ACTIVITY 2)**

(1) **Activity Name:** Acquisition/ Rehabilitation /Rental of Multi-family Units (Required 25% of NSP grant to serve households at or below 50% AMI)

(2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

- NSP – Under HERA 2301 (e) (2), purchase and rehabilitation of foreclosed or abandoned residential properties in order to rent.
- CDBG – Under 24 CFR 570.201 (a) acquisition and 570.202, rehabilitation

(3) **National Objective:** (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

Beneficiaries will be restricted to low-income households at or below 50% of AMI.

(4) **Projected Start Date:**

Immediately, upon HUD's approval to Moreno Valley's Request for Release of Funds.

(5) **Projected End Date:**

Project to continue through the 18 month NSP period.

(6) **Responsible Organization:**

City of Moreno Valley  
Economic Development Department, Neighborhood Preservation Division  
Michele Patterson, Acting Redevelopment Manager  
Ph. 951-413-3455, E-mail: MicheleP@moval.org  
14177 Frederick St., Moreno Valley, CA 92553

Additional partners such as a City certified Community Housing Development Organization (CHDO) or other non-profit residential developer shall be contracted to implement the program and manage the units with close City oversight.

(7) **Location Description:** (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Program will give priority to pre-established 'Target Neighborhoods' (see Attachment 3) located in CDBG and/or RDA areas, while also in areas categorized as a nine (9) or ten (10) by HUD's Foreclosure and Abandonment Risk Scores. Six neighborhoods are originally included: Postal Avenue, Atwood Avenue, Hildegard/Adrienne/Allies Streets, Eastgate, and Sheila Street.

**(8) Activity Description:**

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

**City Response:**

This activity is for the acquisition, rehabilitation, and rental of multifamily residential property to households earning up to 50% of the area median income. The City will acquire multi-family structures and contract with a CHDO or non-profit for the rehabilitation and management of the units, OR the City may provide funding to City CHDO/non-profit residential developer to acquire, rehabilitate, rent, and manage the units. Continued affordability will be ensured by City staff through an annual recertification process. The property will be inspected by a City Building Inspector whether or not a CHDO or non-profit residential developer is contacted, to ensure HQS are met.

Under an existing CHDO Agreement, the City recently acquired and rehabilitated several units in a previously established focus area. A similar model and budget shall be utilized in order to successfully repeat the outcomes as an NSP activity.

**(9) Total Budget: (Include public and private components)**

The City of Moreno Valley's total allocation is \$11,390,116.00. The budget for this activity is set at 25% of the NSP grant, or \$2,847,529, and it will be used to serve those earning up to 50% AMI.

**(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):**

This activity is for the acquisition/rehabilitation/rental of multi-family units. It is expected that a minimum of 16 affordable units will be created and available for rent to families earning no more than 50% AMI.

## **G. NSP INFORMATION BY ACTIVITY (ACTIVITY 3)**

(1) **Activity Name:** Acquisition/ Rehabilitation/Resale of Single Family Units

(2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

- NSP – Under HERA 2301 (e) (2), purchase and rehabilitation of foreclosed or abandoned residential properties in order to redevelop
- CDBG – Under 24 CFR 570.201 (a) acquisition and 570.202, rehabilitation

(3) **National Objective:** (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

Beneficiaries will be restricted to low-, moderate-, and middle-income (LMMI) households as defined in the NSP Notice.

(4) **Projected Start Date:**

Immediately, upon HUD's approval to Moreno Valley's Request for Release of Funds.

(5) **Projected End Date:**

Continued rehabilitation and resale through program income through July 2013.

(6) **Responsible Organization:**

City of Moreno Valley  
Economic Development Department, Neighborhood Preservation Division  
Michele Patterson, Acting Redevelopment Manager,  
951-413-3455, michelep@moval.org  
14177 Frederick St., Moreno Valley, CA 92553

Additional partners such as a CHDO, or other non-profit residential developer shall be contracted to implement the program with close City oversight.

(7) **Location Description:** (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Program will give priority to census tract block groups with a high concentration of existing foreclosures (based on DataQuick records) and of high foreclosure risk as evidenced through the HUD data.



NSP Target Census Tracts Block Groups

Risk Score	Census Tract Block Group(s)	Risk Score	Census Tract Block Group(s)	Risk Score	Census Tract Block Group(s)
10	424.04 (1)	9	422.12 (1,2)	9	42509 (1,2)
	424.07 (1, 2)		422.14 (1,2)		42512 (1,2)
	425.04 (1,2)		424.03 (1,2)		42514 (1,2)
	425.07 (1,2)		424.05 (1,2)		42515 (1,2)
	425.08 (1-3)		424.06 (1,2)		42516 (1)
	425.10 (1,2)		424.08 (1,2)		42517 (1,2)
	425.11 (1)		424.09 (1,2)		42520 (1)
	425.18 (1)		424.10 (1)		42523 (1)
	425.19 (1)		424.11 (1,2)		
	425.21 (1)		425.05 (1,2)		
	426.05 (1-8)		425.06 (1)		

**(8) Activity Description:**

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

**City Response:**

This activity will provide for acquisition, rehabilitation, and resale of foreclosed, vacant, and abandoned homes by the City in cooperation with a residential development partner. The homes will be rehabilitated and re-sold to qualified home buyers (up to 120% AMI). The effectiveness of this activity will be measured by the number of properties and eligible participants accepted into the program. The program, as designed is anticipated to assist a minimum of 150 households at an area median income up to 120%.

**(9) Total Budget:** (Include public and private components)

The City of Moreno Valley’s total allocation is \$11,390,116. The budget for this activity is set at 32.5 % of the NSP grant or \$3,701,788, and is intended to serve eligible families with incomes up to 120% AMI.

(10) **Performance Measures** (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible households. The program, as designed is anticipated to assist a minimum of 156 households at an area median income up to 120%.



**G. NSP INFORMATION BY ACTIVITY (ACTIVITY 4)**

(1) **Activity Name:** Administration

(2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

- NSP Grant administration HERA § 2301 (e)(2)

(3) **National Objective:** (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

(4) **Projected Start Date:**

Immediately, upon HUD’s approval to Moreno Valley’s Request for Release of Funds

(5) **Projected End Date:**

Continued with program income through July 2013.

(6) **Responsible Organization:**

City of Moreno Valley  
 Economic Development Department, Neighborhood Preservation Division  
 Michele Patterson, Acting Redevelopment Manager  
 Ph. 951-413-3455, E-mail: MicheleP@moval.org  
 14177 Frederick St., Moreno Valley, CA 92553

(7) **Location Description:** (Description may include specific addresses, blocks or neighborhoods to the extent known.)

NSP administrative activities will benefit low to moderate income households (earning up to 120% AMI). The NSP Program will give priority to census tract block groups with a high concentration of existing foreclosures (based on DataQuick records) and of high foreclosure risk as evidenced through the HUD data, as follows:

Risk Score	Census Tract Block Group(s)	Risk Score	Census Tract Block Group(s)	Risk Score	Census Tract Block Group(s)
10	424.04 (1)	9	422.12 (1,2)	9	42509 (1,2)
	424.07 (1, 2)		422.14 (1,2)		42512 (1,2)
	425.04 (1,2)		424.03 (1,2)		42514 (1,2)
	425.07 (1,2)		424.05 (1,2)		42515 (1,2)
	425.08 (1-3)		424.06 (1,2)		42516 (1)
	425.10 (1,2)		424.08 (1,2)		42517 (1,2)
	425.11 (1)		424.09 (1,2)		42520 (1)
	425.18 (1)		424.10 (1)		42523 (1)
	425.19 (1)		424.11 (1,2)		
	425.21 (1)		425.05 (1,2)		
	426.05 (1-8)		425.06 (1)		

**(8) Activity Description:**

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

This activity includes administration of the grant that includes, but is not limited to the following activities:

- Loan Processing
- Building inspection
- Compliance monitoring (NSP Compliance, Affirmative Marketing, Uniform Real Estate Acquisition and Relocation Act, Environmental Review, etc.)
- Data collection and reporting
- Contracting
- Consultant selection and supervision
- Agreement preparation
- Data entry and reporting through DRGR
- Provide technical assistance to various non-profit partners
- Ensure public participation
- Negotiation of purchases/sales and processing
- Program marketing to real estate professionals and the public

**(9) Total Budget:** (Include public and private components)

NSP allows for 10% of the NSP budget (\$1,139,012) and 10% of Program Income to be used for grant administration.

**(10) Performance Measures** (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

All administrative activities will benefit low and moderate income households.

## CERTIFICATIONS

- (1) **Affirmatively furthering Fair Housing.** The jurisdiction 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-lobbying.** The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (3) **Authority of Jurisdiction.** 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.
- (4) **Consistency with Plan.** The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area set forth in the grantee's substantial amendment.
- (5) **Acquisition and Relocation.** The jurisdiction 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.
- (6) **Section 3.** The jurisdiction 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.
- (7) **Citizen Participation.** The jurisdiction 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.
- (8) **Following Plan.** The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.
- (9) **Use of Funds in 18 months.** The jurisdiction will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using, as defined in the NSP Notice, all of its grant funds within 18 months of receipt of the grant.
- (10) **Use NSP Funds  $\leq$  120% of AMI.** The jurisdiction will comply with the requirement 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% of area median income.

Neighborhood Stabilization Program  
Substantial Amendment  
City of Moreno Valley



(11) **Assessments.** 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: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) 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 non-violent civil rights demonstrations within its jurisdiction.

(13) **Compliance with Anti-discrimination Laws.** 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 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 will comply with applicable laws.

  
\_\_\_\_\_  
Barry Foster  
Economic Development Director  
City of Moreno Valley

12/18/08  
Date

# NSP Substantial Amendment Checklist

For the purposes of expediting review, HUD asks that applicants submit the following checklist along with the NSP Substantial Amendment and SF-424.

<u>Jurisdiction(s):</u> City of Moreno Valley <u>Lead Agency:</u> City of Moreno Valley <u>Jurisdiction Web Address:</u> <a href="http://www.moreno_valley.ca.us/resident_services/housing/neighborhood-stabilization.shtml">www.moreno_valley.ca.us/resident_services/housing/neighborhood-stabilization.shtml</a>	<u>NSP Contact Person:</u> Michele Patterson, Acting RDA Manager <u>Address:</u> 14177 Frederick Street Moreno Valley, CA 92552 <u>Telephone:</u> 951-413-3450 <u>Fax:</u> 951-413-3459 <u>Email:</u> <a href="mailto:MicheleP@MoVal.org">MicheleP@MoVal.org</a>
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The elements in the substantial amendment required for the Neighborhood Stabilization Program are:

## A. AREAS OF GREATEST NEED

Does the submission include summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction?

Yes  No  Verification found on pages 3-5

## B. DISTRIBUTION AND USES OF FUNDS

Does the submission contain a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA 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 pages 6-8.

**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.

## C. DEFINITIONS AND DESCRIPTIONS

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

- a definition of "blighted structure" in the context of state or local law,  
Yes  No  Verification found on page 9 and Attachment 4.
- a definition of "affordable rents,"  
Yes  No  Verification found on page 10 and Attachment 5.
- a description of how the grantee will ensure continued affordability for NSP assisted housing,  
Yes  No  Verification found on page 11.

- a description of housing rehabilitation standards that will apply to NSP assisted activities?  
Yes  No . Verification found on page 12 and Attachment 7.

***D. INFORMATION BY ACTIVITY***

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

- eligible use of funds under NSP,  
Yes  No . Verification found on page 6.
- correlated eligible activity under CDBG,  
Yes  No . Verification found on pages 16, 19, 21.
- the areas of greatest need addressed by the activity or activities,  
Yes  No . Verification found on pages 16, 17, 19, 21, 22.
- expected benefit to income-qualified persons or households or areas,  
Yes  No . Verification found on pages 6-8, 11, 13, 16-18, 19-20, 21-23, 25.
- appropriate performance measures for the activity,  
Yes  No . Verification found on pages 18, 20, 23, 25.
- amount of funds budgeted for the activity,  
Yes  No . Verification found on pages 6, 8, 18, 20, 22.
- the name, location and contact information for the entity that will carry out the activity,  
Yes  No . Verification found on pages 16, 19, 21, 24.
- expected start and end dates of the activity?  
Yes  No . Verification found on pages 16, 19, 21, 24.

***E. SPECIFIC ACTIVITY REQUIREMENTS***

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

If the activity includes acquisition of real property,

- the discount required for acquisition of foreclosed upon properties,  
Yes  No . Verification found on page 7.

If the activity provides financing,

- the range of interest rates (if any),  
Yes  No . Verification found on pages 6 and 17.

If the activity provides housing,

- duration or term of assistance,  
Yes  No . Verification found on pages 16, 19, 21.
- tenure of beneficiaries (e.g., rental or homeownership),  
Yes  No . Verification found on pages 17, 20, 22.
- does it ensure continued affordability?  
Yes  No . Verification found on page 11.
- does the applicant indicate which activities will count toward the statutory requirement that at least 25% of funds must be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals and families whose incomes do not exceed 50% of area median income?  
Yes  No . Verification found on page 7, 8, 20.

**F. LOW INCOME TARGETING**

- Has the grantee described how it will meet the statutory requirement that at least 25% of funds must be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals and families whose incomes do not exceed 50% of area median income?  
Yes  No . Verification found on pages 7, 13, and 20.
- Has the grantee identified how the estimated amount of funds appropriated or otherwise made available will be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50% of area median income?  
Yes  No . Verification found on page 7, 8, 13, and 20.  
Amount budgeted = \$2,847,529.

**G. DEMOLISHMENT OR CONVERSION OF LOW- AND MODERATE-INCOME UNITS**

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

Yes  No . (If no, continue to next heading)  
Verification found on page \_\_\_\_\_. NA

Does the substantial amendment include:

- The number of low- and moderate-income dwelling units—i.e.,  $\leq 80\%$  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 \_\_\_\_\_. NA

- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e.,  $\leq 120\%$  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)?  
Yes  No . Verification found on page 18, 20, 23.
- 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 20.

**H. 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 15.

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

Yes  No  Verification found on page 15.

**I. WEBSITE PUBLICATION**

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

- SF 424 Yes  No
- Proposed NSP Substantial Amendment Yes  No
- Final NSP Substantial Amendment Yes  No
- Subsequent NSP Amendments Yes  No . None at this time.

Website URL:

[www.moreno-valley.ca.us/resident\\_services/housing/neighborhood-stabilization.shtml](http://www.moreno-valley.ca.us/resident_services/housing/neighborhood-stabilization.shtml)

**K. CERTIFICATIONS**

The following certifications are complete and accurate:

- |  |   |                             |
|--|---|-----------------------------|
| (1) Affirmatively furthering fair housing                  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (2) Anti-lobbying  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (3) Authority of Jurisdiction                              | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (4) Consistency with Plan                                  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (5) Acquisition and relocation                             | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (6) Section 3  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (7) Citizen Participation                                  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (8) Following Plan   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (9) Use of funds in 18 months                              | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (10) Use NSP funds $\leq 120$ of AMI                       | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (11) No recovery of capital costs thru special assessments | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (12) Excessive Force                                       | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (13) Compliance with anti-discrimination laws              | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (14) Compliance with lead-based paint procedures           | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (15) Compliance with laws                                  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |



**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b>	Applicant Identifier	
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier	
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier	
<b>5. APPLICANT INFORMATION</b>				
Legal Name: City of Moreno Valley		<b>Organizational Unit:</b> Department: Economic Development Department		
Organizational DUNS: 177-134-186		Division: Neighborhood Preservation		
<b>Address:</b> Street: 14177 Frederick Street		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b> Prefix: Mrs. First Name: Michele		
City: Moreno Valley		Middle Name		
County: Riverside		Last Name Patterson		
State: CA		Suffix:		
Zip Code 92553		Email: MicheleP@moval.org		
Country: U.S.		Phone Number (give area code) 951-413-3453		
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 33-0076484		Fax Number (give area code) 951-413-3459		
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) C Other (specify)		
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): Labor Management Cooperation Program		<b>9. NAME OF FEDERAL AGENCY:</b> Federal Mediation and Conciliation Service		
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> City of Moreno Valley		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> City of Moreno Valley Neighborhood Stabilization Program		
<b>13. PROPOSED PROJECT</b> Start Date: 12/1/2008		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant CA 45, M. Bono Mack		
Ending Date: 7/30/2013		b. Project CA 45		
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>		
a. Federal	\$ 11,390,116.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$ .00	DATE:		
c. State	\$ .00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$ .00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$ .00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>		
f. Program Income	\$ .00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL	\$ 11,390,116.00			
<b>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.</b>				
<b>a. Authorized Representative</b>				
Prefix Mr.	First Name James	Middle Name Barry		
Last Name		Suffix		
b. Title Director of Economic Development		c. Telephone Number (give area code) 951-413-3443		
d. Signature of Authorized Representative 		e. Date Signed 11/26/08		

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Standard Form 424 (Rev.9-2003)  
Prescribed by OMB Circular A-102