

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Financial Assistance**

1800 Third Street, Suite 390
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July 7, 2009

FOR IMMEDIATE POSTING**PUBLIC NOTICE FOR COMMENT****Notice of Public Hearing to Apply for Neighborhood Stabilization Program 2 (NSP2) Funding**

The State of California will conduct a public hearing to discuss the opportunities for an NSP2 funding application at the California Department of Housing and Community Development (Department), 1800 3rd Street, Room 183, Sacramento, CA 95811 on July 13, 2009, at 10 a.m. to 12 p.m.

The State of California, acting as lead applicant, and its consortium members are applying for a grant in the amount of up to \$200,000,000 under the NSP2 Notice of Funding, for \$1.9 billion by the U.S. Department of Housing and Urban Development (HUD), provided under the American Reinvestment and Recovery Act of 2009 (ARRA), for additional activities under Division B Title III of the Housing and Economic Recovery Act of 2008 (HERA) to further address the problem of abandon and foreclosed homes in the State of California.

The application is due to HUD by July 17, 2009.

The State and its consortium members are applying for NSP2 funds only for census tracts with a score of 20, the maximum, as calculated by the HUD mapping tool at <http://www.huduser.org/nspgis/nsp.html>.

The NSP2 funds may be used for the following activities:

- A. Establish financing mechanisms for the purchase and redevelopment of foreclosed homes and residential properties, including such mechanisms as soft-seconds, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers;
- B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties;
- D. Demolish blighted structures; and
- E. Redevelop demolished or vacant properties.

Housing Activities: receiving NSP funding must provide and improve permanent residential structures that will be occupied by a household whose income is at or below 120% of area median income (LMMH).

Area Benefit Activities: receiving NSP funding must benefit all the residents of a primarily residential area in which at least 51% of the residents have incomes at or below 120% of area median income (LMMA).

Limited Clientele Activities: receiving NSP funding must serve a limited clientele whose incomes are at or below 120% of area median income (LMMC).

In addition to the funding noted above, the Consortium will set aside 25% of the awarded NSP2 funds for specifically targeted households at 50% or less of AMI as beneficiaries of these funds.

All activities will be governed by federal rules and regulations including environmental, historic property compliance, Davis Bacon wage requirements and uniform relocation, as necessary to be performed within the target areas.

If additional monies become available, the State of California and its consortium members will apply for the maximum available under the NSP2 Allocation to perform the same activities and within designated target areas as described above.

Listing of potential NSP2 consortium member:

Merced County, Salinas City, Los Banos City, Fairfield City, Merced City, Oxnard City, Tulare County, Pittsburg City, Hayward City, Turlock City, El Dorado County, Yuba County, Oceanside City, Inglewood City, Norwalk City, Carson City, Escondido City, Roseville City, Santa Maria City, Santa Clarita City, Garden Grove City, Concord City, Madera County, Vacaville City, Rancho Cordova, City Citrus Heights City, West Sacramento City, Chino City, Atwater City, Berkeley City, Fremont City, Livermore City, San Leandro City, Union City, Butte County, Chico City, Oroville City, Paradise Town, South Lake Tahoe City, Fresno County, Firebaugh City, Parlier City, Imperial County, El Centro City, Calexico City, Brawley City, Imperial City, Kern County, Delano City, McFarland City, Taft City, Wasco City, Kings County, Corcoran City, Hanford City, Lemoore City, Los Angeles County, Alhambra City, Artesia City, Baldwin Park City, Bellflower City, Burbank City, Cerritos City, Downey City, El Monte City, Gardena City, Glendale City, Glendora City, Hawthorne City, Huntington Park City, Lakewood City, Lynwood City, Montebello City, Monterey Park City, Paramount City, Pasadena City, Pico Rivera City, Rosemead City, South Gate City, Torrance City, West Covina City, Whittier City, Madera County, Chowchilla City, Madera City, Merced County, Dos Palos City, Gustine City, Livingston City, Monterey County, Gonzales City, Greenfield City, King City, Marina City, Seaside City, Soledad City, Orange County, Buena Park City, Costa Mesa City, Fountain Valley City, Fullerton City, Huntington Beach City, Irvine City, La Habra City, Laguna Niguel City, Lake Forest City, Mission Viejo City, Orange City, Rancho Santa Margarita City, San Clemente City, San Juan Capistrano City, Tustin City, Westminster City, Yorba Linda City, Placer County, Lincoln City, Rocklin City, Riverside County, Calimesa City, Coachella City, Palm Desert City, Palm Springs City, Rancho Mirage City, San Bernardino County, Chino Hills City, Redlands City, Upland City, San Diego County, Carlsbad City, El Cajon City, Encinitas City, La Mesa City, National City, San Marcos City, Santee City, Vista City, Santa Clara County, Gilroy City, Milpitas City, Santa Clara City, Sunnyvale City, Shasta County, Anderson City, Redding City, Shasta Lake City, Solano County, Benicia City, Dixon City, Rio Vista City, Suisun City, Sonoma County, Petaluma City, Santa Rosa City, Sutter County, Live Oak City, Yuba City, Tulare County, Dinuba City, Exeter City, Farmersville City, Lindsay City, Porterville City, Tulare City, Ventura County, Camarillo City, San Buenaventura City, Simi Valley City, Thousand Oaks City, Yuba County, and Marysville City.

If you are unable to attend the public hearing, you may direct written comments to: The California Department of Housing and Community Development (HCD), 1800 3rd Street NSP-Room 330, Sacramento CA 95811 or send your comments by email to CDBGforeclosure@hcd.ca.gov by July 13, 2009, 5 p.m. Information may be obtained, or a public file on NSP activities may be reviewed, at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

The State of California and its consortium members promote fair housing and makes all programs available to low- and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or disability.

If you have any questions or if you plan on attending the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, or have a need for an interpreter, please contact the Department's Community Development Block Grant Program at (916) 552-9398. Please advise the Department within five working days prior to the scheduled hearing in order to facilitate a request for translator or special services needs.

This proposal has been determined to be EXEMPT from CEQA (Public Resources Code Section 21080.10(b)) and CATEGORICALLY EXCLUDED from NEPA (Title 24 Code of Federal Regulations 50.20(o)(2)).

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**Aviso de una Audiencia Pública para
Informar sobre el proceso de Aplicar por
Fondos Bajo el Programa de Estabilización de Vecindarios 2 (NSP2 en Ingles)**

El Departamento de Vivienda y de Desarrollo Comunitario del Estado de California (Departamento) llevará a cabo una audiencia publica con el fin de presentar las oportunidades para solicitar fondos bajo el NSP2 el 13 de julio de 2009 desde las 10:00 a.m. hasta las 12:00 p.m. en la oficina matriz de la organización ubicada en el 1800 3rd Street, Room 183, Sacramento, CA 95811.

El Estado de California, actuando como la organización solicitante principal junto con los miembros de un consorcio presentará una propuesta que puede llegar hasta un monto \$200,000,000 bajo el Aviso de Fondos de \$1.9 mil millones emitido por el Departamento de Vivienda y Desarrollo Urbano (HUD en ingles) bajo el *American Reinvestment and Recovery Act of 2009 (ARRA)* para financiar actividades adicionales bajo la División B Titulo III del *Housing and Recovery Act of 2008 (HERA)* con el fin de profundizar la respuesta al problema de las propiedades abandonas o ejecutadas por todo el estado de California.

La fecha tope de entrega de la solicitud al HUD es el 17 de julio de 2009.

El Estado junto con los miembros de su consorcio esta solicitando fondos solo para los tractos del censo con un puntaje de 20, lo cual representa el máximo calculado bajo la metodología de HUD ubicado en el sitio web <http://www.huduser.org/nspgis/nsp.html>.

Se puede usar los fondos de NSP2 en las siguientes actividades:

- A. Para establecer mecanismos de financiamiento para la compra y renovación de viviendas ejecutadas y propiedades residenciales, incluyendo préstamos hipotecarios, establecimientos de reservas para pérdidas de préstamos, y préstamos de plusvalía compartida para familias de bajos y medianos ingresos;
- B. La compra y renovación de viviendas y propiedades residenciales que se encuentran en estado de abandono o ejecución con el fin de vender, rentar o desarrollar de nuevo dichas propiedades;
- C. Demoler estructuras deficientes; y
- D. Reconstruir propiedades demolidas y/o abandonadas.

Actividades de Vivienda: Los fondos del NSP2 están destinados para la provisión y mejoramiento de las propiedades residenciales que estarán ocupadas por familias con un ingreso por debajo de 120% del nivel promedio de ingreso promedio familiar del área local.

Área de Beneficio de Actividades: Los fondos del NSP2 tienen que beneficiar todos los residentes de una área de carácter residencial de lo cual por lo menos 51% de los

residentes tienen un ingreso familiar por debajo del nivel promedio de ingreso familiar de 50% del área local.

Actividades para clientela limitada: Los fondos de NSP2 tienen que estar destinados a una clientela limitada con un ingreso por debajo de 120% del nivel promedio de ingreso familiar del área local.

Además de las condiciones mencionadas anteriormente, el Estado y los miembros de su consorcio tienen que destinar un total de 25% de los fondos que reciben del NSP2 específicamente para las familias que tienen un nivel promedio de ingreso familiar por debajo de 50% del nivel promedio del área local.

Todas las actividades del NSP2 están sujetas a las reglas y estatutos incluyendo, medio ambiente, conformidad a propiedades históricas, y los requerimientos de pago obligatorio bajo la ley Davis Bacon y la reubicación uniforme dentro de las áreas metas del NSP2.

En el caso de que se dispone de financiamiento adicional, el Estado de California y los miembros de su consorcio solicitarán el monto máximo disponible bajo el financiamiento del NSP2 para llevar a cabo las mismas actividades dentro de las áreas metas señaladas anteriormente.

La siguiente es una lista de los miembros potenciales del consorcio del NSP2:

Merced County, Salinas City, Los Banos City, Fairfield City, Merced City, Oxnard City, Tulare County, Pittsburg City, Hayward City, Turlock City, El Dorado County, Yuba County, Oceanside City, Inglewood City, Norwalk City, Carson City, Escondido City, Roseville City, Santa Maria City, Santa Clarita City, Garden Grove City, Concord City, Madera County, Vacaville City, Rancho Cordova, City Citrus Heights City, West Sacramento City, Chino City, Atwater City, Berkeley City, Fremont City, Livermore City, San Leandro City, Union City, Butte County, Chico City, Oroville City, Paradise Town, South Lake Tahoe City, Fresno County, Firebaugh City, Parlier City, Imperial County, El Centro City, Calexico City, Brawley City, Imperial City, Kern County, Delano City, McFarland City, Taft City, Wasco City, Kings County, Corcoran City, Hanford City, Lemoore City, Los Angeles County, Alhambra City, Artesia City, Baldwin Park City, Bellflower City, Burbank City, Cerritos City, Downey City, El Monte City, Gardena City, Glendale City, Glendora City, Hawthorne City, Huntington Park City, Lakewood City, Lynwood City, Montebello City, Monterey Park City, Paramount City, Pasadena City, Pico Rivera City, Rosemead City, South Gate City, Torrance City, West Covina City, Whittier City, Madera County, Chowchilla City, Madera City, Merced County, Dos Palos City, Gustine City, Livingston City, Monterey County, Gonzales City, Greenfield City, King City, Marina City, Seaside City, Soledad City, Orange County, Buena Park City, Costa Mesa City, Fountain Valley City, Fullerton City, Huntington Beach City, Irvine City, La Habra City, Laguna Niguel City, Lake Forest City, Mission Viejo City, Orange City, Rancho Santa Margarita City, San Clemente City, San Juan Capistrano City, Tustin City, Westminster City, Yorba Linda City, Placer County, Lincoln City, Rocklin City, Riverside County, Calimesa City, Coachella City, Palm Desert City, Palm Springs City, Rancho Mirage City, San Bernardino County, Chino Hills City, Redlands City, Upland City, San Diego County, Carlsbad City, El Cajon City, Encinitas City, La Mesa City, National City, San Marcos City, Santee City, Vista City, Santa Clara County, Gilroy City, Milpitas City, Santa Clara City, Sunnyvale City, Shasta County, Anderson City, Redding City, Shasta Lake City, Solano County, Benicia City, Dixon City, Rio Vista City, Suisun City, Sonoma County, Petaluma City, Santa Rosa City, Sutter County, Live Oak City, Yuba City, Tulare County, Dinuba City, Exeter City, Farmersville City, Lindsay City, Porterville City, Tulare

City, Ventura County, Camarillo City, San Buenaventura City, Simi Valley City, Thousand Oaks City, Yuba County, and Marysville City.

En caso de no poder asistir a la Audiencia Publica se puede enviar comentarios por escrito al Department of Housing and Community Development (HCD) al 1800 Third Street, Suite 330, Sacramento, CA 95811 o por correo electrónico a CDBGforeclosure@hcd.ca.gov al mas tardar el 13 de julio de 2009 a las 5:00 p.m. Se puede obtener información o revisar un archivo publico que contiene un resumen de las actividades del NSP2 en la dirección arriba mencionada durante los días laborales de la semana entre las 8:00 a.m. hasta las 5:00 p.m.

El Estado de California y los miembros de su Consorcio promueven programas de Vivienda Justa y ofrecen todos los programas a familias de bajos y medianos ingresos sin tomar en cuenta edad, raza, color de piel, sexo, origen nacional, preferencia sexual, estado matrimonial o incapacidad física o mental.

Si tiene alguna pregunta, o si planifica asistir a la audiencia publica y se necesita un servicio especial debido a una incapacidad sensoria o de movilidad o si se necesita un intérprete, favor de comunicarse con el Programa estatal de Subsidios Globales para el Desarrollo Comunitario (CDBG en ingles) al (916) 552-9398. Favor de avisar al Departamento de su solicitud con cinco días laborales de anticipación antes de la fecha de realización de la Audiencia Publica para poder facilitar si pedido.

Se ha determinado que esta propuesta está EXENTA de CEQA (Sección del Código Section 21080.10(b), de los Recursos Públicos) y CATEGÓRICAMENTE EXCLUIDA de NEPA (Título 24 del Código de Reglamentos Federales 50.20(o)(2))