

THE NSP SUBSTANTIAL AMENDMENT

Jurisdiction(s): City of Perris	NSP Contact Person: Darren Madkin, Deputy City Manager
Jurisdiction Web Address: http://www.cityofperris.org/residents/affordable-housing/NSP.html • (URL where NSP Substantial Amendment materials are posted)	Address: 101 N. D Street, Perris, CA 92570 Telephone: (951) 943-6100 Fax: (951) 943-4246 Email: dmadkin@cityofperris.org

A. AREAS OF GREATEST NEED

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

Response:

Neighborhood Stabilization Program (NSP) Targeting

The City of Perris will give priority emphasis to low, moderate, and middle-income (0-120% AMI) areas, and will consider such areas as those with the greatest need. The City of Perris utilized a number of resources/tools to determine the area(s) of greatest need and impact. The primary tool utilized was the NSP mapping tool located at <http://www.huduser.org/nsp/nsp3.html>. In addition to this tool the City has also contacted the following real estate professionals to discuss market conditions and available inventory:

- Ashley Kroencke Real Estate – Eric Kroencke, Real Estate Professional
- QMG Real Estate – Scott Larson, Real Estate Professional
- Marcus & Millichap – Reza Ghaffari, First Vice President Investments
- National Community Stabilization Trust – Adam Eliason, President Civic Stone

The City of Perris utilized the expertise of one local real estate companies in particular which has specialized in the City of Perris market for over 10-years. Ashley Kroencke Real Estate has operated in the City of Perris since 1995 and has been a key contributor to the City's Foreclosed Homeownership Program (FHP). In 2009 The Perris City Council approved the use of Redevelopment Agency set-aside funds to purchase foreclosed single family homes in Perris, rehabilitate and resell these homes to income qualified first time homebuyers. To date the City has completed 26 homes for re-sale. Ashley Kroencke real estate has provided the City of Perris with resale and comparable sales reporting data on single family homes sales over the past two years. The City has worked closely with this group to establish purchase price guidelines and evaluate the sales prices for homes completed in the FHP Program.

Geographic Target Areas

The City of Perris also utilized data within the Downtown Specific Plan to help identify target areas which could be cross referenced to target areas established using HUD's NSP mapping tool. Finally the City compiled data on the over 200 down payment assistance loans the City of

Perris has issued over the past 3 years to determine which areas within the City had foreclosed homes purchased by first-time homebuyers. This data was cross-referenced with the data provided from the HUD mapping tool. The following areas located in the City of Perris and which meet priority needs criteria will be targeted for the NSP:

Census Tract	Block Group
0428.00	1
0428.00	2
0428.00	3
0429.01	1

B. DISTRIBUTION AND USES OF FUNDS

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

Response:

The City will distribute funds in targeted Census tracts/Block groups as identified in Section A – Geographic Target Areas. Funds will be distributed for the following eligible uses:

1. Financing Mechanisms
2. Acquisition and rehabilitation
3. Land Banking

C. DEFINITIONS AND DESCRIPTIONS

- (1) Definition of “blighted structure” in context of state or local law.

Response:

The City of Perris will rely upon California Health and Safety Code Sections 33030 and 33031 <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=33001-34000&file=33030-33039> The City of Perris defines a “substandard conditions/property and unsafe building/structure” in order to determine “blight.” A “blighted structure” will include, but is not limited to, the following:

- A building in which it is unsafe or unhealthy for persons to live – for instance, if there are serious building code violations; if the structure is severely dilapidated or deteriorated; or if the building suffers from serious neglect;
- A building which suffers from substandard, defective design or construction given the current development standards;
- A building that has hazardous waste within;
- A building which is vacant and abandoned;
- A building in need of extensive rehabilitation;
- A building susceptible to collapse from seismic hazards; and,
- A building in such a state as to cause serious public safety concerns.

(2) Definition of “affordable rents.” *Note:* Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Response: The City will ensure that 100% of NSP funds be used to benefit individuals and households with incomes below 120% of the area median income (AMI). The City is using the maximum rent limits allowed for affordable units in accordance with Section 92.252 of HUD’s HOME Program Regulations for households at or below 80% of the AMI. The HUD fair market rent limits will be used for households with incomes between 81% and 120% of AMI. In addition, at least 25% of the NSP funds will be used to benefit individuals and households with incomes below 50% of the AMI.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response: The City will enter into long term NSP Regulatory Agreements recorded against each property to ensure long-term affordability for a minimum term of 15 years for all NSP activities. On new construction projects the minimum affordability requirement will be 20-years.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

At a minimum, NSP grantees must follow the adopted California Green Building Code available for preview at http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf All City of Perris Housing Rehabilitation programs follow these standards and specifications. In addition, developers/contractors participating in the City of Perris NSP Programs will follow the standards listed below:

- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard of Energy Star Qualified New Homes.

- All gut rehabilitation or new construction of mid- or high-rise multi-family housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90. 1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed.
- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, and fires).

When applicable and/or cost feasible, the City of Perris requires the NSP grantees to adopt the energy efficient and environmentally-friendly green elements as part of NSP3 program design. Attachment C to the NSP3 Notices describes in more detail how energy efficient and environmentally-friendly green elements can be incorporated and additional tools on incorporating green rehabilitation standards can be found on the NSP Resources Exchange at www.hud.gov/nspta and <http://www.federalregister.gov/articles/2010/10/19/2010-26292/notice-of-formula-allocations-and-program-requirements-for-neighborhood-stabilization-program#h-84>.

D. LOW INCOME TARGETING

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: \$500,000.

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response: For new construction the City of Perris will restrict a minimum of 25% for individuals or families with an income level at or below 50% of AMI. The City will record Affordability Covenants against the property to insure the property maintains the Low-Income level restriction over a given affordability period. For Down Payment assistance the City will reserve 25% of the total monies set aside for this program toward homebuyers at or below the 50% AMI level. As part of the loan documents completed with each transaction, the City will record affordability covenants against each property to ensure the affordability is maintained.

E. ACQUISITIONS & RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., $\leq 80\%$ of area median income).

Response: The City of Perris does not intend to demolish or convert any low- and moderate-income dwelling units.

F. PUBLIC COMMENT

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

Note: proposed NSP Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 15 calendar days for public comment.

Response: In accordance with the City of Perris' Citizen Participation Plan as described in the 2009-2014 Consolidated Plan, the City of Perris advertised the NSP-3 Substantial Amendment notice for 15 days on the City's website at www.cityofperris.org. The City advertised the application in the local newspaper, the Perris Progress and posted hard copy versions of this amendment at Perris City Hall. A copy of the published notice is provided as an attachment to this document on page 18 labeled Exhibit "A".

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

Grantee Activity Number: 068170-LH25

- (1) **Activity Name:** Homebuyer Assistance for Foreclosed Home Purchases
- (2) **Activity Type:** Financing Mechanism
- (3) **National Objective:** NSP Only – LH-25% Set-Aside
- (4) **Activity Description:** The purpose of the NSP-3 Homebuyer Assistance Program is to enable low income households to purchase foreclosed single family homes within the target areas of Perris. Under this program the City would provide an affordability gap silent second mortgage to assist in the acquisition of a foreclosed single family home within Perris. The gap financing amount would be the difference between the first mortgage amount and the acquisition cost of the foreclosed home. The program would be geographically focused on the City's areas of greatest need. Based on the data accumulated through the 200+ down payment assistance loans the City of Perris has issued over the past 2 ½ years, staff was able to identify areas within the City which have assisted first-time homebuyers purchase foreclosed homes and target those areas using the HUD mapping tool. The result is two NSP target areas which have produced the largest number of foreclosed homes purchased by first-time homebuyers.
- (5) **Location Description:** Census Tracts/Block Groups: See Section A – Geographic Target Areas.
- (6) **Performance Measures:** 1 housing unit will be acquired for income levels of households that are 50 percent of area median income and below.
- (7) **Total Budget:** \$25,000
- (8) **Responsible Organization:** City of Perris
- (9) **Projected Start Date:** March 2, 2011
- (10) **Projected End Date:** March 2, 2014
- (11) **Specific Activity Requirements:** Loans of up to \$25,000 would be made with a lien recorded to ensure the property is not rented during the affordability period, and that it is sold to an income eligible household. The loan will have a zero percent (0%) interest rate, with all payments deferred until the home is sold, refinanced with cash out, or if a significant change in ownership occurs.

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

Grantee Activity Number: 068170-LMMI

- (1) **Activity Name:** Homebuyer Assistance for Foreclosed Home Purchases
- (2) **Activity Type:** Financing Mechanism
- (3) **National Objective:** NSP Only – LMMI
- (4) **Activity Description:** The purpose of the NSP-3 Homebuyer Assistance Program is to enable low-, moderate- and middle income households to purchase foreclosed single family homes within the target areas of Perris. Under this program the City would provide an affordability gap silent second mortgage to assist in the acquisition of a foreclosed single family home within Perris. The gap financing amount would be the difference between the first mortgage amount and the acquisition cost of the foreclosed home. The program would be geographically focused on the City's areas of greatest need. Based on the data accumulated through the 200+ down payment assistance loans the City of Perris has issued over the past 2 ½ years, staff was able to identify areas within the City which have assisted first-time homebuyers purchase foreclosed homes and target those areas using the HUD mapping tool. The result is two NSP target areas which have produced the largest number of foreclosed homes purchased by first-time homebuyers.
- (5) **Location Description:** Census Tracts/Block Groups: See Section A – Geographic Target Areas.
- (6) **Performance Measures:** 2 housing units will be acquired for income levels of households that are 50 percent of area median income and below.
- (7) **Total Budget:** \$50,000
- (8) **Responsible Organization:** City of Perris
- (9) **Projected Start Date:** March 2, 2011
- (10) **Projected End Date:** March 2, 2014
- (11) **Specific Activity Requirements:** Loans of up to \$25,000 would be made with a lien recorded to ensure the property is not rented during the affordability period, and that it is sold to an income eligible household. The loan will have a zero percent (0%) interest rate, with all payments deferred until the home is sold, refinanced with cash out, or if a significant change in ownership occurs.

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

Grantee Activity Number: F030170

- (1) **Previous Activity Name:** Perris Station Senior Apartments
- (1a) **New Activity Name:** Single Family Acquisition and Rehabilitation
- (2) **Activity Type:** Acquisition and Rehabilitation
- (3) **National Objective:** NSP Only – LMMI
- (4) **Activity Description:** The City of Perris will release a Request for Proposals from qualified developers to acquire and rehabilitate single family foreclosed homes for sale to low, moderate, and middle income households within the two target areas in downtown Perris.
- (5) **Location Description:** Census Tracts/Block Groups: See Section A – Geographic Target Areas.
- (6) **Performance Measures:** 3 housing units will be acquired for income levels of households that are between 50% and 120% of area median income and below.
- (7) **Total Budget:** \$633,205
- (8) **Responsible Organization:** City of Perris
- (9) **Projected Start Date:** March 2, 2011
- (10) **Projected End Date:** March 2, 2014

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

Grantee Activity Number: F031170-LH25

- (1) **Activity Name:** Single Family New Construction
- (2) **Activity Type:** Redevelopment
- (3) **National Objective:** NSP Only – LH-25% Set-Aside
- (4) **Activity Description:** The purpose of the NSP-3 Single Family New Construction project is to partner with a qualified developer to construct single family homes within the City of Perris target area on a vacant parcel of land. The City of Perris will seek to partner with a non-profit developer in order to maximize the opportunity for donations to a new construction project on items such as; building materials, landscaping, energy efficient green building items and labor.
- (5) **Location Description:** Census Tracts/Block Groups: See Section A – Geographic Target Areas.
- (6) **Performance Measures:** 2 housing units will be acquired for income levels of households that are 50 percent of area median income and below.
- (7) **Total Budget:** \$500,000
- (8) **Responsible Organization:** City of Perris
- (9) **Projected Start Date:** March 2, 2011
- (10) **Projected End Date:** March 2, 2014
- (11) **Specific Activity Requirements:** The City of Perris Redevelopment Agency will donate the existing vacant parcel, located within the downtown district, for use on this project. Once the home construction is completed, it will be sold to a first time homebuyer(s) with an income level at or below 50% AMI. An affordability covenant will be placed on the property to insure the property stays affordable for a minimum of 20 years.

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

Grantee Activity Number: NSP-7101

- (1) **Activity Name:** NSP3 Administration
- (2) **Activity Type:** Administration
- (3) **National Objective:** n/a
- (4) **Activity Description:** This activity is for grant administration of the NSP3 funds.
- (5) **Location Description:** n/a
- (6) **Performance Measures:** n/a
- (7) **Total Budget:** \$134,244
- (8) **Responsible Organization:** City of Perris
- (9) **Projected Start Date:** March 2, 2011
- (10) **Projected End Date:** March 2, 2014

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 percent of area median income.

(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.


Signature/Authorized Official

11/9/11
Date

City Manager
Title

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.

Contents of an NSP Action Plan Substantial Amendment

Jurisdiction(s): _____ Lead Agency Jurisdiction Web Address: <i>(URL where NSP Substantial Amendment materials are posted)</i>	NSP Contact Person: Address: Telephone: Fax: Email:
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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 page 2.

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 page 3.

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 3.
- a definition of “affordable rents,”
 Yes No . Verification found on page 4.
- a description of how the grantee will ensure continued affordability for NSP assisted housing,
 Yes No . Verification found on page 4.

- a description of housing rehabilitation standards that will apply to NSP assisted activities?
Yes No . Verification found on page 4.

D. 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 page 5.
- 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 5.
Amount budgeted = \$500,000.

E. ACQUISITIONS & RELOCATION

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 6.

If so, 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 _____.
- 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 _____.
- 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 _____.

F. 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 6 and 18.

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

Yes No Verification found on page ____.

G. 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 7-11.
- correlated eligible activity under CDBG,
Yes No . Verification found on page n/a.
- the areas of greatest need addressed by the activity or activities,
Yes No . Verification found on page 7-11.
- expected benefit to income-qualified persons or households or areas,
Yes No . Verification found on page 7-11.
- 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 and 10.
- appropriate performance measures for the activity,
Yes No . Verification found on page 7-11.
- amount of funds budgeted for the activity,
Yes No . Verification found on page 7-11.
- the name, location and contact information for the entity that will carry out the activity,
Yes No . Verification found on page 7-11.
- expected start and end dates of the activity?
Yes No . Verification found on page 7-11.
- If the activity includes acquisition of real property, the discount required for acquisition of foreclosed upon properties,
Yes No . Verification found on page 7-11.
- If the activity provides financing, the range of interest rates (if any),
Yes No . Verification found on page n/a.

- If the activity provides housing, duration or term of assistance,
 Yes No . Verification found on page 7-11.
- tenure of beneficiaries (e.g., rental or homeownership),
 Yes No . Verification found on page 7-11.
- does it ensure continued affordability?
 Yes No . Verification found on page 7-11.

H. CERTIFICATIONS

The following certifications are complete and accurate:

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

**NOTICE OF PROPOSED SUBSTANTIAL AMENDMENT TO THE CITY OF PERRIS
NEIGHBORHOOD STABILIZATION PROGRAM**

November 9, 2011

PROPOSED SUBSTANTIAL AMENDMENT TO THE NEIGHBORHOOD STABILIZATION PROGRAM

THE CITY OF PERRIS NOW HAS AVAILABLE FOR PUBLIC REVIEW AND COMMENT, INFORMATION ON A PROPOSED AMENDMENT TO THE CITY'S NEIGHBORHOOD STABILIZATION PROGRAM ACTION PLAN. THIS IS BEING PUBLISHED AS A NOTICE OF A 15-DAY PUBLIC COMMENT PERIOD ON THE PROPOSED AMENDMENT. THE CITY OF PERRIS IS PROPOSING THE FOLLOWING AMENDMENTS TO THE NEIGHBORHOOD STABILIZATION PROGRAM ACTION PLAN (NSP3):

NSP3 Substantial Amendment March 2011		NSP3 Substantial Amendment November 2011	
Activity Name	Original Budget	New/Amended Activity	New Budget
Perris Station Senior Apartments	400,000	Single Family Acquisition & Rehabilitation (120% AMI)	633,205
Single Family New Construction & LH25 AMI) (120%	150,000	Single Family New Construction (LH25)	500,000
Homebuyer Assistance for Foreclosed Home purchase (120% & LH25 AMI)	658,205	Homebuyer Assistance for Foreclosed Home purchase (120% & LH25 AMI)	75,000
		Administration	134,244
Total	1,208,205	Total	1,342,449

PUBLIC COMMENTS

For further information and to make public comment, submit written comments to the City of Perris Housing Division, 135 North D Street, Perris, California 92570; Monday through Thursday between the hours of 8 a.m. and 6 p.m. The City of Perris will receive public comment on this proposed amendment through November 19, 2011.