

**Grantee: Stanislaus County, CA**

**Grant: B-08-UN-06-0006**

**January 1, 2010 thru March 31, 2010 Performance Report**

**Grant Number:**

B-08-UN-06-0006

**Obligation Date:****Grantee Name:**

Stanislaus County, CA

**Award Date:****Grant Amount:**

\$9,744,482.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

No QPR Contact Found

**Disasters:****Declaration Number**

NSP

**Plan Description:**

Foreclosed or abandoned homes in need of rehabilitation, resale, or redevelopment in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

**Recovery Needs:**

Assist the Consortia locality (Stanislaus Unincorporated target areas, the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford) in redevelopment and revitalization efforts through the establishment and implementation of mechanisms to purchase, redevelop, demolish and subsequently rehabilitate foreclosed homes and residential properties. These units have been abandoned or foreclosed upon. Needs also include the establishment of a pool of first time home buyer eligible units for HUD certified homebuyer counselled eligible participants.

**Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$9,744,482.00

**Total CDBG Program Funds Budgeted**

N/A

\$9,744,482.00

**Program Funds Drawdown**

\$849,499.18

\$6,193,957.74

**Obligated CDBG DR Funds**

\$815,876.15

\$6,232,154.71

**Expended CDBG DR Funds**

\$606,997.82

\$606,997.82

**Match Contributed**

\$168,000.00

\$333,500.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	22.286%
Minimum Non-Federal Match	\$0.00	\$333,500.00
Limit on Public Services	\$1,461,672.30	\$0.00
Limit on Admin/Planning	\$974,448.20	\$117,216.42
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

The focus of the Stanislaus County Consortium during this reporting period (January 1 to March 31, 2010) shifted from acquisition to rehabilitation and resale of acquired properties. At the end of the reporting period, the Consortium had expended approximately 75% of its grant amount. During this reporting period, the Consortium acquired an additional 10 properties. This brings the total number of foreclosed properties that have been acquired to 62. The Consortium has now acquired properties in all but one of the program target areas.

During this quarter, program staff inspected 60 foreclosed properties, made offers on 20, and was able to acquire 10. Four of these 10 properties will be sold to households below 50% of the area median income. These households will be able to purchase these homes thanks to high purchase discounts, cost effective rehabilitation process, and down payment assistance provided through State/Local funds.

During this reporting period, the Consortium completed rehabilitation of 16 properties. This brings the total number of rehabilitated properties to 31. The remaining 30 are either in the planning stage or currently being rehabilitated. The rehabilitation of these housing units has provided an economic benefit to 26 different materials suppliers/contractors. Approximately 50 jobs were created or retained due to NSP rehab activities. These jobs include, but are not limited to: painters, roofers, flooring installers, landscapers, HVAC technicians, locksmiths, general contractors, glazing installers, and material suppliers.

There continues to be a strong interest from first time homebuyers to purchase NSP units. However, many applicants do not qualify due to issues ranging from high debt to income ratios to credit issues. Consortium staff continues to refer those determined ineligible to HUD approved housing/credit counseling agencies for assistance in addressing the issues that prevent them from becoming eligible.

Consortium staff continues its commitment to work with NSP resources to assist first time homebuyers and/or those at or below 50% of the area median income through rental opportunities.

### Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
AASC-1, Administration	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$849,499.18	\$9,744,482.00	\$6,193,957.74

## Activities

<b>Grantee Activity Number:</b>	<b>ASC-NSP-09-1</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

09/27/2008

**Projected End Date:**

03/17/2013

**National Objective:**

N/A

**Responsible Organization:**

Stanislaus County Planning and Community Development,

Overall	Jan 1 thru Mar 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$974,445.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$974,445.00
<b>Program Funds Drawdown</b>	\$117,216.42	\$335,804.60
<b>Obligated CDBG DR Funds</b>	\$118,256.79	\$336,844.97
<b>Expended CDBG DR Funds</b>	\$117,216.42	\$117,216.42
Stanislaus County Planning and Community Development,	\$117,216.42	\$117,216.42
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

Administration of Neighborhood Stabilization Program to ensure program regulatory compliance and performance measures are met. Staffing will include quarterly monitoring visits along with unit inspections to verify HQS and code related compliance items are met. Continuous public outreach events along with informational updates as needed. Each partnering agency will act in their capacity, but they will consult with each other on projects within neighborhoods where more than one agency may be involved. The County (Consortia cities will also have representation as requested) will partner with the Housing Authority that has a team made up of an appraiser, attorney, and team negotiator/manager. This H.A. team will negotiate with banks that possess foreclosure portfolios. The County will be responsible for the following that will include, but not be limited to overall administration of the program including tracking, fund distribution, monitoring, and general program oversight. The County's Community Development Manager will be the program contact person for all administrative related questions and concerns. Additionally, the County's financial staff, auditor's office, building inspectors, code enforcement, and engineers will assure that the program runs in a smooth, efficient, and effective manner. Tracking, approval, and oversight are already established through existing programs. The same tools and procedures will be utilized to ensure compliance with the NSP program eligible uses and relevant guidelines.

### Location Description:

Stanislaus County Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95454, Aaron Farnon, (209)525-6330

### Activity Progress Narrative:

Administrative activity consists of management and implementation of NSP Consortium Program, including Stanislaus County, Consortium Cities, and Housing Authority administrative fees. Administrative activities include: bank owned property identification, unit inspections, negotiations, and general program planning, reporting, and oversight.

## Performance Measures

No Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program - Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** ASC-NSP-09-2

**Activity Title:** Acquisition-25%

**Activity Category:**

Acquisition - general

**Project Number:**

BCKT

**Projected Start Date:**

03/19/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

03/18/2012

**Responsible Organization:**

Housing Authority of Stanislaus County, 1701 Robertson

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,866,821.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,866,821.00
<b>Program Funds Drawdown</b>	\$122,426.22	\$1,086,671.26
<b>Obligated CDBG DR Funds</b>	\$73,569.42	\$766,237.99
<b>Expended CDBG DR Funds</b>	\$122,426.22	\$122,426.22
Housing Authority of Stanislaus County, 1701 Robertson	\$122,426.22	\$122,426.22
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

For the acquisition and necessary rehabilitation to meet FHA and HQS requirements, of foreclosed units. §2301(c)(3)(B) purchase and rehabilitate; 24 CFR 570.201 (a) Acquisition, (b) Disposition, (c) Relocation All housing will be acquired by the Housing Authority of Stanislaus County and to a lesser degree Habitat for Humanity. The goal of the NSP program targeted approach is to provide opportunities to first time homebuyers. When families are in transition from renting to home ownership the Housing Authority (H.A.) will provide rental opportunities. Finally, when families do not have the capacity to become homeowners they may be eligible for long term rental units. Habitat for Humanity's (HfH) activities will differ from the H.A. as HfH will utilize sweat equity from prospective first time home buyers and community participation. The County (Consortia cities will also have representation as requested) will partner with the Housing Authority that has a team made up of an appraiser, attorney, and team negotiator/manager. This H.A. team will negotiate with banks that possess foreclosure portfolios. The County will be responsible for the following that will include, but not be limited to overall administration of the program including tracking, fund distribution, monitoring, and general program oversight. The County's Community Development Manager will be the program contact person for all administrative related questions and concerns. Additionally, the County's financial staff, auditor's office, building inspectors, code enforcement, and engineers will assure that the program runs in a smooth, efficient, and effective manner.

**Location Description:**

Refer to NSP bounding information for the 11 eligible target areas within the Stanislaus County CDBG Consortium.

**Activity Progress Narrative:**

This reporting period, the Stanislaus County Consortium acquired two properties that will benefit households with incomes below 50% AMI. These homes will be rehabilitated and sold to households. The purchase of the homes by households with incomes below 50% AMI is possible due to a combination of a high purchase discount that was passed on to the buyer and the use of local and state funds to provide down payment assistance.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	13/36

# of housing units	0	0	2	0/0	0/0	10/36
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	5	0	5	5/36	0/0	5/36
# of Persons benefitting	19	0	19	19/144	0/0	19/144
# of Permanent Jobs Created	0	0	10	0/0	0/0	10/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	2	0/0	0/0	13/36
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

## Activity Locations

Address	City	State	Zip
604 Funston Wy.	Modesto	NA	95357
5109 Clark St.	Keyes	NA	95328

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program - Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** ASC-NSP-09-2A

**Activity Title:** Acquisition-LMMI

**Activity Category:**

Acquisition - general

**Project Number:**

BCKT

**Projected Start Date:**

03/19/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

03/18/2012

**Responsible Organization:**

Housing Authority of Stanislaus County, 1701 Robertson

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,710,715.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,710,715.00
<b>Program Funds Drawdown</b>	\$338,245.73	\$4,293,407.75
<b>Obligated CDBG DR Funds</b>	\$315,282.53	\$4,613,841.02
<b>Expended CDBG DR Funds</b>	\$338,245.73	\$338,245.73
Housing Authority of Stanislaus County, 1701 Robertson	\$338,245.73	\$338,245.73
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

For the acquisition and necessary rehabilitation to meet FHA and HQS requirements, of foreclosed units. §2301(c)(3)(B) purchase and rehabilitate; 24 CFR 570.201 (a) Acquisition, (b) Disposition, (c) Relocation All housing will be acquired by the Housing Authority of Stanislaus County and to a lesser degree Habitat for Humanity. The goal of the NSP program targeted approach is to provide opportunities to first time homebuyers. When families are in transition from renting to home ownership the Housing Authority (H.A.) will provide rental opportunities. Finally, when families do not have the capacity to become homeowners they may be eligible for long term rental units. Habitat for Humanity's (HfH) activities will differ from the H.A. as HfH will utilize sweat equity from prospective first time home buyers and community participation. The County (Consortia cities will also have representation as requested) will partner with the Housing Authority that has a team made up of an appraiser, attorney, and team negotiator/manager. This H.A. team will negotiate with banks that possess foreclosure portfolios. The County will be responsible for the following that will include, but not be limited to overall administration of the program including tracking, fund distribution, monitoring, and general program oversight. The County's Community Development Manager will be the program contact person for all administrative related questions and concerns. Additionally, the County's financial staff, auditor's office, building inspectors, code enforcement, and engineers will assure that the program runs in a smooth, efficient, and effective manner.

**Location Description:**

Refer to NSP bounding information for the 11 eligible target areas within the Stanislaus County CDBG Consortium.

**Activity Progress Narrative:**

This reporting period, the Stanislaus County Consortium acquired 8 additional properties that will benefit households of low or moderate income. These properties are located in 5 different program target areas. In addition to the acquisition of 8 properties, the Consortium also completed the sale of 6 previously foreclosed homes to income qualified first time homebuyers. 5 of these first time homebuyers were provided down payment assistance with federal, state and local funds. The sale of these homes has resulted in motivated, invested homeowners occupying previously foreclosed homes in 4 different program target areas.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	8	0/0	0/0	49/82
# of housing units	0	0	8	0/0	0/0	49/82
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	4	2	6	27/0	2/82	29/82
# of Persons benefitting	10	4	14	10/0	4/328	14/328
# of Permanent Jobs Created	0	0	32	0/0	0/0	52/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	8	0/0	0/0	31/82
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

## Activity Locations

Address	City	State	Zip
4804 Norma Wy.	Keyes	NA	95328
1749 Olympia Ave.	Modesto	NA	95358
5421 Doreen Ct.	Salida	NA	95368
1333 Speer St.	Oakdale	NA	95361
403 Kerr Ave.	Modesto	NA	95354
4916 Audra Ct.	Keyes	NA	95328
4903 Delphina Ct.	Keyes	NA	95328
4608 Morningstar Ln.	Salida	NA	95368

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program - Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** ASC-NSP-09-3

**Activity Title:** LH 25% - Stanislaus County

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

03/19/2009

**Projected End Date:**

03/18/2012

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Housing Authority of Stanislaus County, 1701 Robertson

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$566,801.00

**Total CDBG Program Funds Budgeted**

N/A

\$566,801.00

**Program Funds Drawdown**

\$29,109.45

\$92,855.64

**Obligated CDBG DR Funds**

\$53,493.05

\$117,239.24

**Expended CDBG DR Funds**

\$29,109.45

\$29,109.45

Housing Authority of Stanislaus County, 1701 Robertson

\$29,109.45

\$29,109.45

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

For the demolition and subsequent reconstruction of foreclosed residential units, where the post rehabilitation cost would exceed 75% of the post-rehabilitated value of the unit. 24 CFR 570.202 Eligible rehabilitation, §2301(c)(3)(D) demolish blighted structures, 24 CFR 570.201 (d) Clearance, for blighted structures.

**Location Description:**

Refer to NSP bounding information for the 11 eligible target areas within the Stanislaus County CDBG Consortium.

**Activity Progress Narrative:**

This reporting period, the Stanislaus County Consortium completed the rehabilitation of 7 units that will benefit households with incomes below 50% AMI. The 7 units are all located on one block. These seven housing units will be rented through the program developer, Housing Authority of the County of Stanislaus as part of their existing rental programs. The rehabilitation of these units created or extended the jobs of 12 workers. These workers included painters, HVAC technicians, and window installers. These 7 homes were abandoned for over 6 months and were vandalized. The renting of these units to 7 qualified households will be a benefit to this community.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	8/8
# of housing units	0	0	7	0/0	0/0	8/8
# of Households benefitting	4	0	4	4/8	0/0	5/8

**Activity Locations**

**Address**

3705 San Juan Rd.

**City**

Ceres

**State**

NA

**Zip**

95307

1211 San Pedro Ave.	Ceres	NA	95307
3725 San Juan Rd.	Ceres	NA	95307
3715 San Juan Rd.	Ceres	NA	95307
1225 San Pedro Ave.	Ceres	NA	95307
1243 San Pedro Ave.	Ceres	NA	95307
1239 San Pedro Ave.	Ceres	NA	95307

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program - Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** ASC-NSP-09-3A

**Activity Title:** Demolition-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

03/19/2009

**Projected End Date:**

03/18/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Housing Authority of Stanislaus County, 1701 Robertson

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,625,700.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,625,700.00
<b>Program Funds Drawdown</b>	\$242,501.36	\$385,218.49
<b>Obligated CDBG DR Funds</b>	\$255,274.36	\$397,991.49
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Housing Authority of Stanislaus County, 1701 Robertson	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

For the demolition and subsequent reconstruction of foreclosed residential units, where the post rehabilitation cost would exceed 75% of the post-rehabilitated value of the unit. 24 CFR 570.202 Eligible rehabilitation, §2301(c)(3)(D) demolish blighted structures, 24 CFR 570.201 (d) Clearance, for blighted structures.

**Location Description:**

Refer to NSP bounding information for the 11 eligible target areas within the Stanislaus County CDBG Consortium.

**Activity Progress Narrative:**

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	0	0/0	0/0	14/14
<b># of housing units</b>	0	0	0	0/0	0/0	14/14
<b># of Households benefitting</b>	0	0	0	5/0	2/14	7/14

**Activity Locations**

Address	City	State	Zip
4722 Saundra Ct.	Keyes	NA	95328
1513 Caulfield Dr.	Ceres	NA	95307
4400 Diamond Ct.	Salida	NA	95368
5000 Stonedale Ave.	Salida	NA	95368

5705 Casaba Wy.	Keyes	NA	95328
1034 Hackett Rd.	Ceres	NA	95307
4213 Overland Pl.	Salida	NA	95368
5309 Rulon Ct.	Salida	NA	95368
4309 Cattle Cary Ln.	Salida	NA	95368

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program - Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00

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