



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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FISCAL YEAR 2008-2009 DRAFT ANNUAL ACTION PLAN NEIGHBORHOOD STABILIZATION PROGRAM AMENDMENT

THIS IS AN AMENDMENT TO THE
FISCAL YEAR 2008-2009 ANNUAL ACTION PLAN

THIS AMENDMENT ADDRESSES THE NEED TO INCORPORATE DOWN
PAYMENT ASSISTANCE AS A NEW ACTIVITY WITHIN THE NSP AND EXPAND
TARGET AREAS WITHIN THE PROGRAM. PROPOSED CHANGES ARE
REFLECTED IN CHAPTER 4 OF THIS DOCUMENT. THE DOCUMENT ITSELF
CONSISTS OF THE 2008 PROGRAM AMENDMENT TO THE
FISCAL YEAR 2007-2012 CONSOLIDATED PLAN AND
FISCAL YEAR 2007-2008 ANNUAL ACTION PLAN.

TO VIEW THE ORIGINAL 2008 NSP AMENDMENT, FY 2007-2012
CONSOLIDATED PLAN AND FISCAL YEAR 2007-2008 ANNUAL ACTION PLAN
DOCUMENTS PLEASE VISIT:

<http://www.stancounty.com/planning/cdbg/cdbg.shtm>

**Fiscal Year 2008-2009 Draft Annual Action Plan
Neighborhood Stabilization Program
Amendment**

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FOR SF 424

THE NSP SUBSTANTIAL AMENDMENT

Jurisdiction(s): <u>Stanislaus County, CA</u> <i>(identify lead entity in case of joint agreements)</i> Stanislaus County Planning & Development Jurisdiction Web Address: http://www.stancounty.com/planning/cdbg/cdbg.shtm <i>(URL where NSP Substantial Amendment materials are posted)</i>	NSP Contact Person: Aaron Farnon Address: 1010 10 th Street, Suite 3400 Telephone: 209-525-5923 Fax: 209-525-5911 Email: farnona@co.stancounty.com
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EXECUTIVE SUMMARY

HUD NEIGHBORHOOD STABILIZATION PROGRAM

THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) PROVIDES GRANTS TO EVERY STATE AND CERTAIN LOCAL COMMUNITIES TO PURCHASE FORECLOSED OR ABANDONED HOMES AND TO REHABILITATE, RESELL, OR REDEVELOP IN ORDER TO STABILIZE NEIGHBORHOODS AND STEM THE DECLINE OF HOUSE VALUES OF NEIGHBORING HOMES.

BACKGROUND

FUNDED UNDER THE HOUSING AND ECONOMIC RECOVERY ACT, 2008 (HERA). HERA PROVIDES \$3.92 BILLION TO ASSIST STATES & LOCALITIES IN REDEVELOPMENT EFFORTS. FUNDS ARE CONSIDERED A SPECIAL ALLOCATION OF 2008 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

HUD ALLOCATIONS

ALLOCATION BASED ON NUMBER AND PERCENT OF THE FOLLOWING:

- . HOME FORECLOSURES IN EACH STATE OR UNIT OF LOCAL GOVERNMENT (ULG)
- . HOMES FINANCED BY A SUBPRIME MORTGAGE RELATED LOAN IN EACH STATE OR ULG
- . HOMES IN DEFAULT OR DELINQUENCY IN EACH STATE OR ULG

STANISLAUS COUNTY CONSORTIUM ALLOCATION

OVERALL ALLOCATION:	\$9,744,482
CONSORTIUM BREAKDOWN	
• STANISLAUS COUNTY:	\$3,764,000
• CITY OF CERES:	\$1,126,500
• CITY OF NEWMAN:	\$1,002,000
• CITY OF OAKDALE:	\$ 841,000
• CITY OF PATTERSON:	\$1,608,500
• CITY OF WATERFORD:	\$1,144,000
• WEED & SEED/MOD POCKETS	\$ 258,482

ELIGIBLE USES

TO ESTABLISH FINANCING MECHANISMS FOR PURCHASE & REDEVELOPMENT OF FORECLOSED UPON HOMES & RESIDENTIAL PROPERTIES; COMBINED WITH THE PURCHASE & REHABILITATION OF HOMES/RESIDENTIAL PROPERTIES THAT HAVE BEEN ABANDONED OR FORECLOSED UPON, IN ORDER TO SELL, RENT, OR REDEVELOP.

ESTABLISH LAND BANKS FOR HOMES THAT HAVE BEEN FORECLOSED UPON

DEMOLISH BLIGHTED STRUCTURES

REDEVELOP DEMOLISHED OR VACANT PROPERTIES

NSP INCOME TARGETING

PER PROGRAM GUIDELINES, EACH GRANTEE MUST USE AT LEAST 25% OF ITS NSP GRANT PLUS PROGRAM INCOME TO ASSIST INDIVIDUALS OR FAMILIES WITH INCOMES AT OR BELOW 50% OF AREA MEDIAN INCOME. THE REMAINING 75% OF NSP FUNDS WILL BE USED TO ASSIST INDIVIDUALS OR FAMILIES WITH INCOMES 50% TO 120% OF AREA MEDIAN INCOME.

NSP & EXISTING PROGRAMS

- HOUSING REHABILITATION PROGRAM
- FIRST TIME HOME BUYER DOWN PAYMENT ASSISTANCE PROGRAM
- LAND ACQUISITION PROGRAM

PERFORMANCE MEASURES

CITY OF CERES	13 TO 30 UNITS
CITY OF NEWMAN	12 TO 28 UNITS
CITY OF OAKDALE	10 TO 23 UNITS
CITY OF PATTERSON	19 TO 45 UNITS
CITY OF WATERFORD	13 TO 31 UNITS
WEED & SEED/POCKETS	3 TO 6 UNITS
STANISLAUS COUNTY	37 TO 88 UNITS

PARTNERSHIPS

STANISLAUS COUNTY AND CONSORTIA MEMBER CITIES WILL PARTNER WITH THE HOUSING AUTHORITY TO PURCHASE, REHABILITATE, AND/OR SELL HOMES TO INDIVIDUALS & FAMILIES.

THE HOUSING AUTHORITY MAY HAVE CAPACITY MATCH FUNDING WITH BOND FINANCING THE COUNTY WILL ALSO PARTNER WITH HABITAT FOR HUMANITY IN THE WEED & SEED AND AIRPORT NEIGHBORHOODS

THE PROGRAM INCLUDES PARTNERSHIPS WITH BANKS/FINANCIAL INSTITUTIONS AND POSSIBLY OTHER LOCAL COMMUNITY ORGANIZATIONS

TIMELINE

THE ACTION PLAN AMENDMENT SERVES AS THE APPLICATION FOR NSP FUNDS AND IS DUE TO HUD BY DECEMBER 1, 2008.

THE ACTION PLAN AMENDMENT IS PROJECTED FOR APPROVAL AND SUBSEQUENT FUNDING AVAILABILITY IN JANUARY 2009.

NSP FUNDS MUST BE USED NO LATER THAN 18 MONTHS AFTER EXECUTION OF THE GRANT AGREEMENT.

PUBLIC COMMENT PERIOD

HUD REQUIRES GRANTEES TO PUBLISH THE PROPOSED ACTION PLAN AMENDMENT VIA USUAL METHODS AND ON THE INTERNET FOR NO LESS THAN 15 CALENDAR DAYS OF PUBLIC COMMENT, AND THE FINAL ACTION PLAN AMENDMENT POSTED ON THE INTERNET AND SUBMIT TO HUD BY DECEMBER 1, 2008. THE PUBLIC COMMENT PERIOD IS FROM NOVEMBER 3RD, 2008 THROUGH NOVEMBER 18TH, 2008.

Subsection 1.1.b

A. AREAS OF GREATEST NEED

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

Note: An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction's consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State's own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions' consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity's own plan.

HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult this data [[LINK – to HUD USER data](#)], in developing this section of the Substantial Amendment.

Methodology

Data on foreclosures, sub prime loans, and delinquencies are available from various private sources at county, zip code, and metropolitan levels. Those sources, however, have varying levels of coverage and transparency as to how

the data are collected and aggregated. In addition, the short time frames needed to make this allocation made it unlikely that access to these private data sources could be negotiated with the vendors in a timely manner to meet the deadlines of this allocation. There are no public data sources collected evenly across the community on foreclosures, delinquencies, and sub prime loans. Nonetheless, there are data from public data sources that can reliably predict where the foreclosure crisis is occurring or may occur. Analysis shows that 75 percent of the variance between localities on foreclosure rates can be explained by three variables available from public data:

- The Office of Federal Housing Enterprise Oversight (OFHEO) and declining housing values
- Federal Reserve Home Mortgage Disclosure Act (HMDA) and the percentage of “high cost” loans
- Labor Department data on unemployment rates

As well as utilization of other local informational sources, such as the following:

- Local Realtors, including, but not limited to PMZ, Mattel, Century 21
- Banks, including but not limited to Wells Fargo, Bank of America (Countrywide), Citibank, Chase (Washington Mutual), IndyMac
- Real Estate resources such as, Trulia, Inc., RealtyTrac, MetroList(MLS), foreclosure.com, and dataplace.org

Based upon this methodology other unincorporated areas, such as Westley, Grayson, Crows Landing, Denair, Monterey Park tract, Cowen tract, Knights Ferry, and La Grange do not meet the criteria for an area of the community that has the greatest need for NSP program assistance to alleviate blighting conditions related to foreclosure and abandonment risk.

The following areas are representative of the “greatest need” methodology:

Area	# Foreclosures	≤50%	≤120%	Allocation
I-Empire	8	1-2	2-4	\$220,000.00
II-Keyes	77	3-5	5-11	\$577,500.00
III-Salida	387	4-7	7-14	\$770,000.00
IV-Airport	42	3-5	5-12	\$550,000.00
V-Shackelford	145	4-9	8-17	\$915,000.00
VI-Weed/Seed	37	1-2	2-4	\$195,537.00
VII-Ceres	417	4-8	10-22	\$1,081,500.00
VIII-Newman	180	4-11	8-22	\$1,002,000.00
IX-Oakdale	104	3-6	8-17	\$ 796,000.00
X-Patterson	453	6-11	17-35	\$1,563,500.00
XI-Waterford	212	4-8	11-23	\$1,099,000.00
TOTAL	2,062	37-74	83-181	\$8,770,037.00

Subsection 1.1.c
Response:

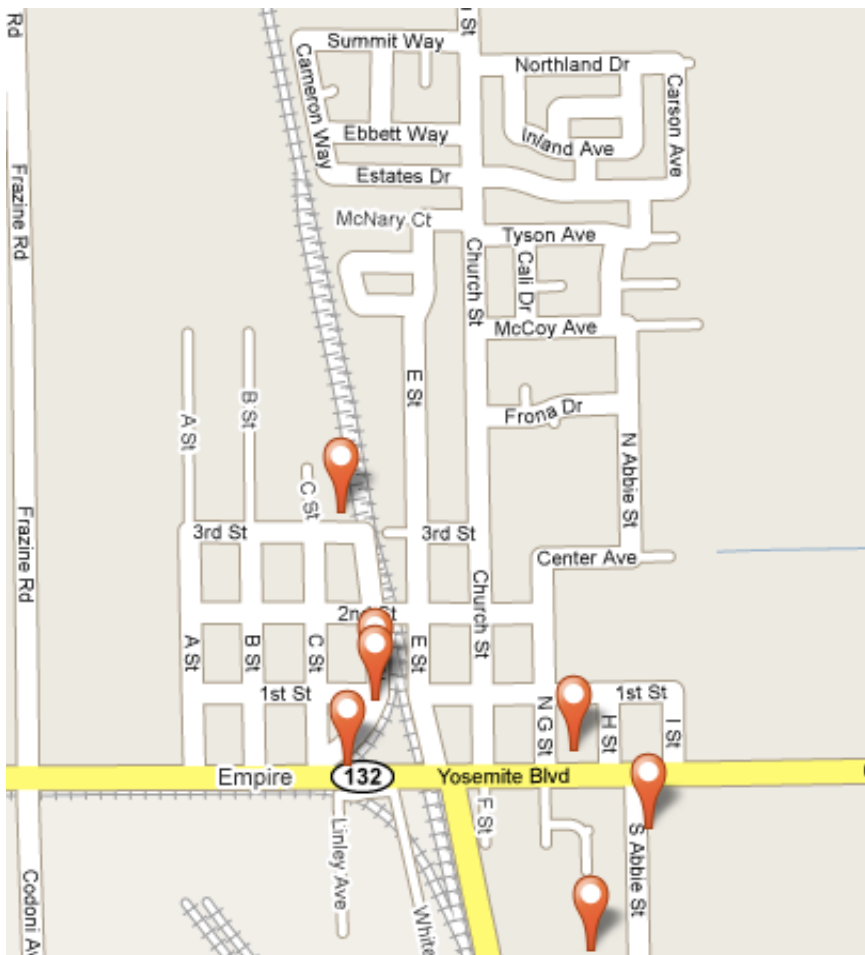
Area I – Empire

Area I of the unincorporated area of the County is generally bounded by A Street to the west, Summit Way/Northland Drive to the north, Carson Avenue/N. Abbie Street to the east, and South Avenue to the south. NSP funds will likely be utilized within this portion of Area I as it qualifies as an area with the greatest concentration of vacant and under-kept foreclosed units.

Staff intends to set aside a minimum of 25% (or approximately \$70,000.00) of the Area I allocation to be utilized within this project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

SC-NSP-09-01: Empire NSP Area I Project:

- 1 Units - ≤50% of the area median income
- 2 Units - ≤120% of the area median income



Area II – Keyes

In Area II of the unincorporated area of the County, Keyes qualifies as an area with the greatest concentration of foreclosed units, and is generally bounded by Rhode Road/7th Street to the west, Anna Avenue to the north, S. Washington Road to the east, and Nunes Road to the south. NSP funds will likely be utilized within this portion of Area II. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed units.

Staff intends to set aside a minimum of 25% of the allocation (or approximately \$175,000) to be utilized within this project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

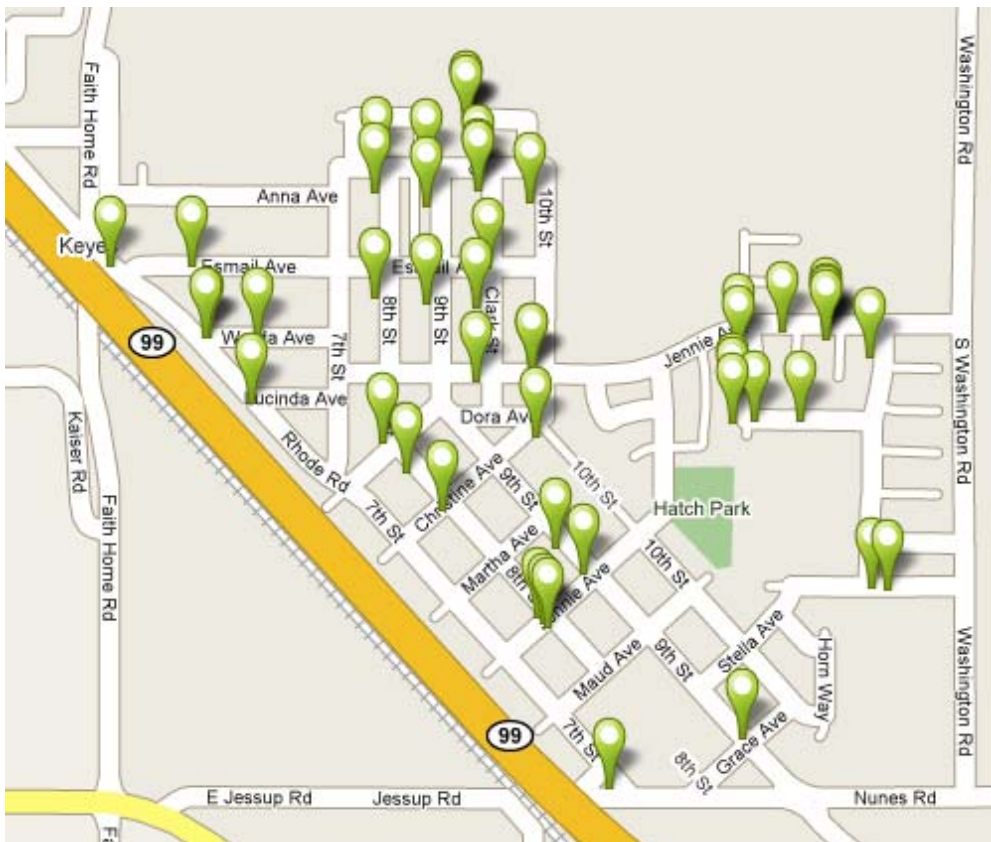
SC-NSP-09-02: Keyes NSP Area II Project:

4 Units - ≤120% of the area median income

SC-NSP-09-03: Keyes NSP Acquisition Area II Project:

3 Units - ≤50% of the area median income

1 Units - ≤120% of the area median income



Area III – Salida

In Area III of the unincorporated area of the County, Salida qualifies as an area with the greatest concentration of foreclosed units. The project area is generally bounded by Toomes Avenue to the west, Kiernan Avenue to the north, Elm Street to the east, and White Willow Road to the south. NSP funds will likely be utilized within this portion of Area III. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed units.

Staff intends to set aside a minimum of 25% of the allocation (or approximately \$245,000) to be utilized within this project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

SC-NSP-09-04: Salida NSP ≤50% Area III Project:

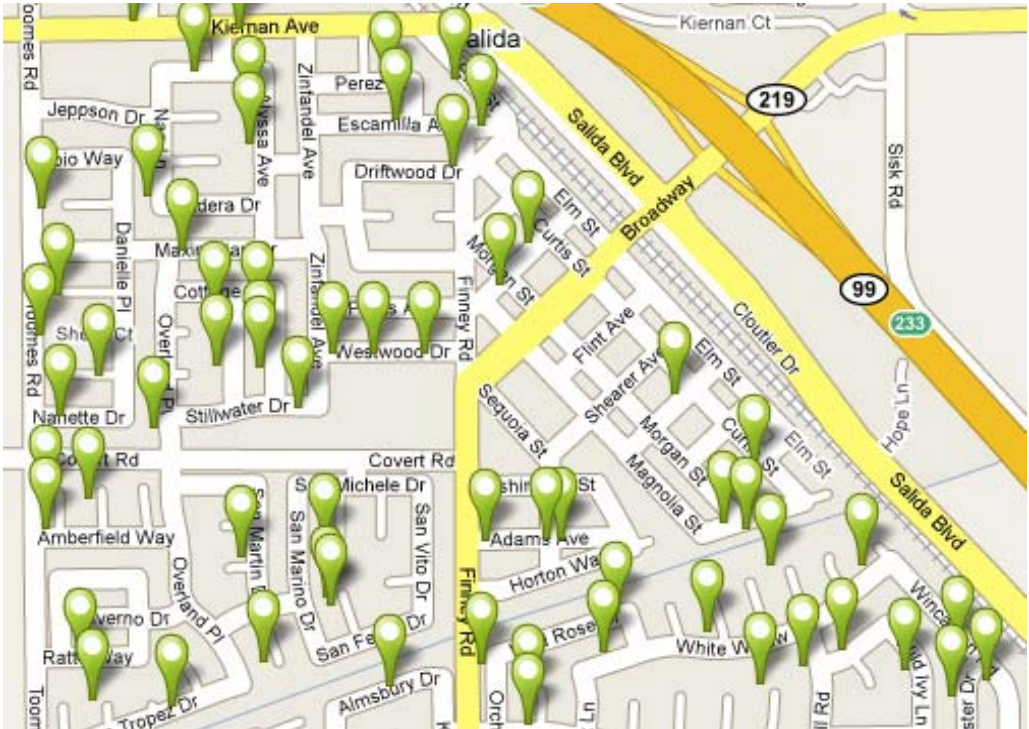
4 Units - ≤50% of the area median income

SC-NSP-09-05: Salida NSP ≤120% Area III Project:

4 Units - ≤120% of the area median income

SC-NSP-09-06: Salida NSP Acquisition Area III Project:

3 Units - ≤120% of the area median income



Area IV – Airport Neighborhood

In Area IV of the unincorporated County, the area designated as the “Airport Neighborhood” includes the greatest concentration of foreclosed units; the specific area of focus is generally bounded by Santa Rita Avenue to the west, Hide Street to the north, S. Conejo Avenue to the east, and Oregon Drive to the south. NSP funds will likely be utilized within this portion of Area IV. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed units.

Staff intends to set aside a minimum of 25% (or approximately \$175,000) of the allocation to be utilized within this project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

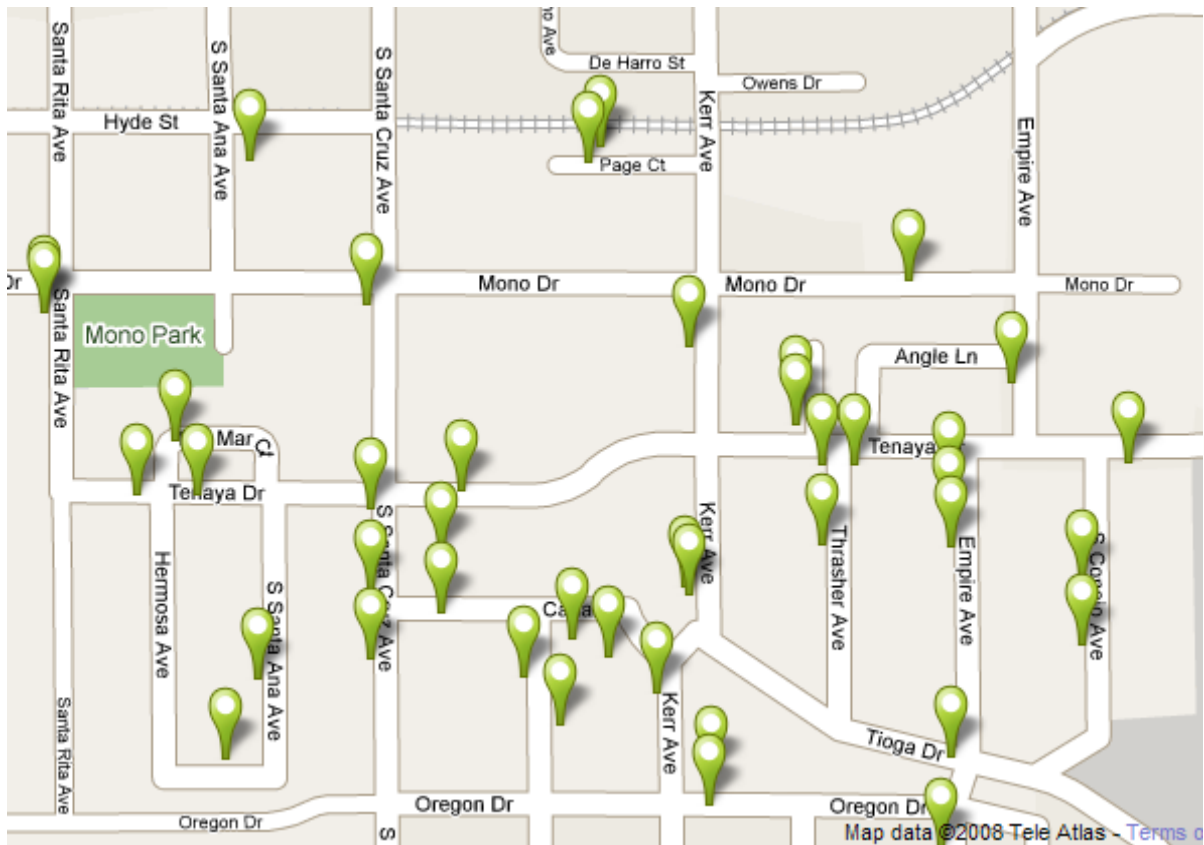
SC-NSP-09-07: Airport Neighborhood NSP Area IV Project:

4 Units - $\leq 120\%$ of the area median income

SC-NSP-09-08: Airport Neighborhood NSP Acquisition Area IV Project:

3 Units - $\leq 50\%$ of the area median income

1 Units - $\leq 120\%$ of the area median income



Area V – Shackelford/Butte-Glenn-Imperial

In Area V, “Shackelford/Butte-Glenn-Imperial” qualifies as an area with the greatest concentration of vacant and under-kept foreclosed units. The first portion of Area V is generally bounded by Crows Landing Road to the west, Pecos Avenue to the north, Main Street to the east, and Rio Grande Avenue to the south; and portion two is generally bounded by Tuscon Avenue to the west, Crater Avenue to the north, Crows Landing Road to the east, and W. Whitmore Avenue to the south. NSP funds will likely be utilized within these designated areas.

Staff intends to set aside a minimum of 25% of the areas allocation (or approximately \$315,000) to be utilized within this project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

SC-NSP-09-09: Shackelford/Butte-Glenn-Imperial NSP Acquisition Area V Project:

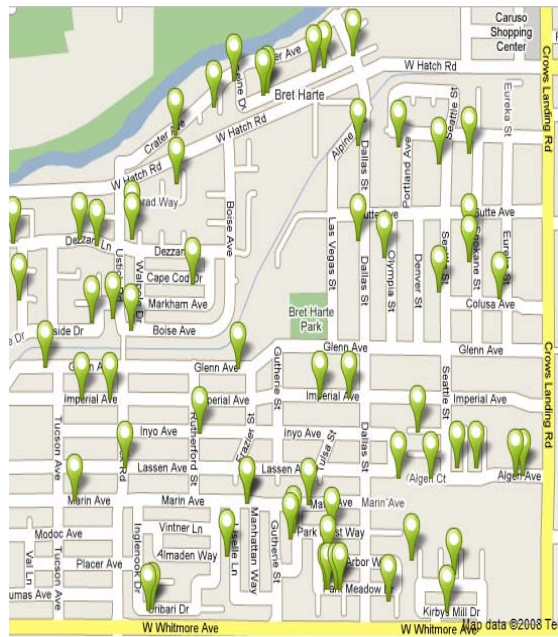
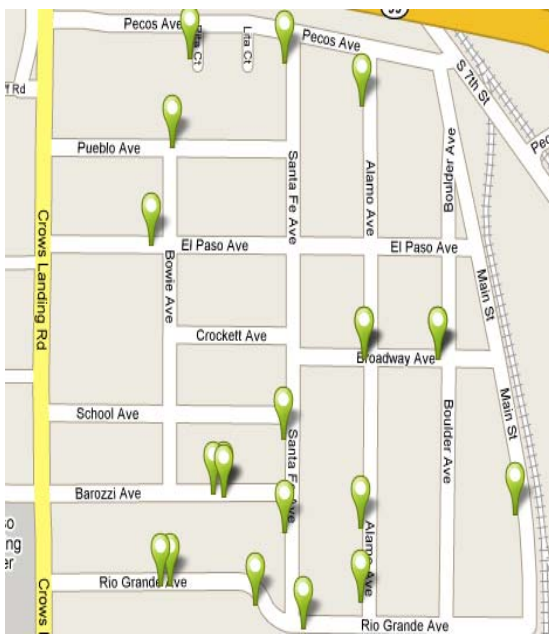
4 Units - ≤50% of the area median income

SC-NSP-09-10: Shackelford/Butte-Glenn-Imperial NSP ≤120% Area V Project:

4 Units - ≤120% of the area median income

SC-NSP-09-11: Shackelford/Butte-Glenn-Imperial NSP Rent-to-Own Area V Project:

4 Units - ≤120% of the area median income



Area VI: Weed & Seed / Modesto Pockets

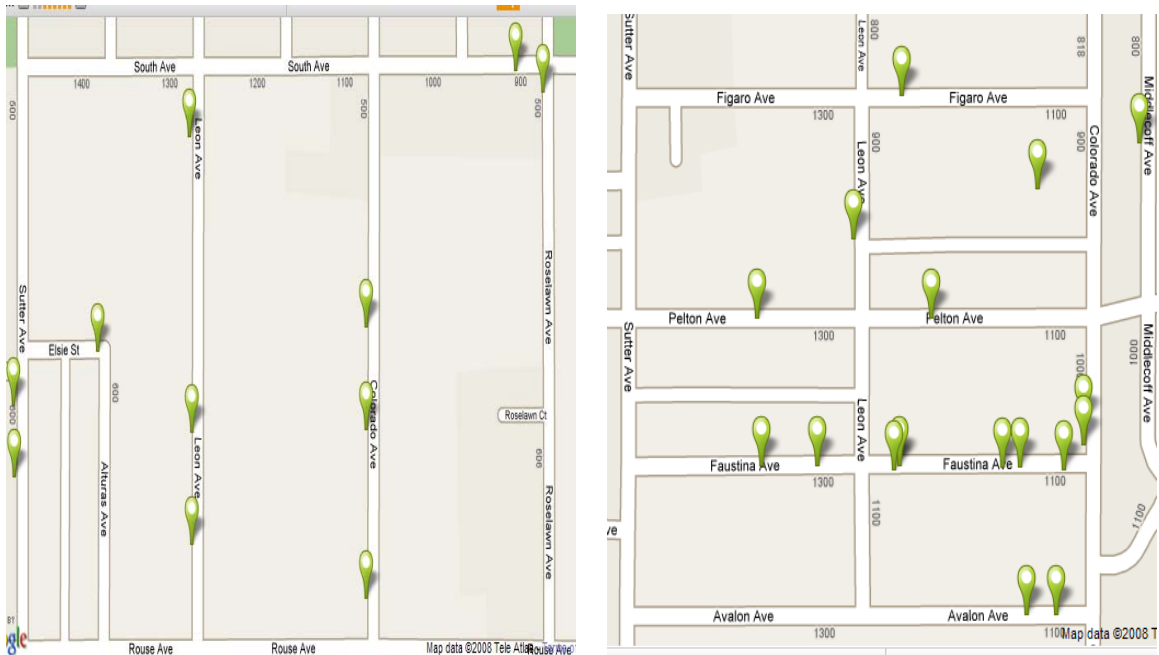
Within the unincorporated areas of the County, an area with a concentration of foreclosed units is the “Weed and Seed” area; the specific area of focus is generally bounded by Sutter Avenue to the west, South Avenue to the north, Roselawn Avenue to the east, and Avalon Avenue to the south. NSP funds will likely be utilized within this portion of the “Weed and Seed” area. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed units.

Staff intends to set aside a minimum of 25% (or approximately \$70,000) of the areas allocation to be utilized within the project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

SC-NSP-09-12: Weed & Seed Area VI Project:

1 Units - ≤50% of the area median income

2 Units - ≤120% of the area median income



Area VII: City of Ceres

The greatest number of foreclosed homes in the City of Ceres appears within the area generally bounded by Crows Landing Road to the west, (E.)Whitmore Avenue to the north, Hwy. #99 to the east, and E. Service Road to the south. Taking this into consideration the City of Ceres would like to utilize the NSP funds within this target area, as the area appears to have the greatest number of vacant and under-kept foreclosed units.

Funds will also be utilized within the “CDBG Eligible Census Tract Project Areas”. Staff intends to set aside a minimum of 25% (or approximately \$281,625) of the City’s allocation to be utilized within the CDBG Eligible Census Tract Project Areas. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

CE-NSP-09-13: City of Ceres NSP Acquisition Area VII Project:

4 Units - $\leq 50\%$ of the area median income

CE-NSP-09-14: City of Ceres NSP $\leq 120\%$ Area VII Project:

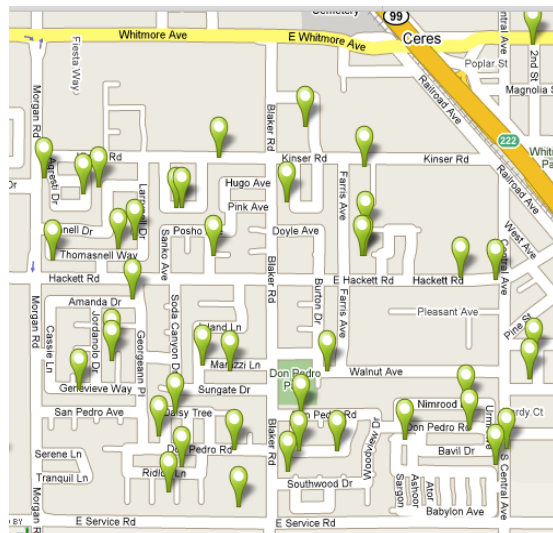
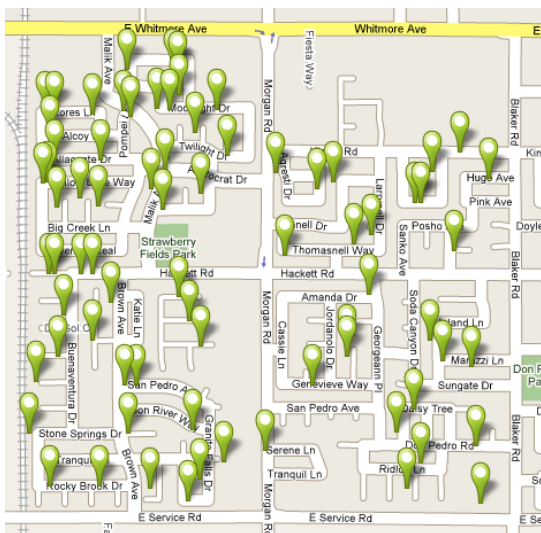
4 Units - $\leq 120\%$ of the area median income

CE-NSP-09-15: City of Ceres NSP Rent-to-Own Area VII Project:

4 Units - $\leq 120\%$ of the area median income

CE-NSP-09-16: City of Ceres NSP Rehabilitation Area VII Project:

2 Units - $\leq 120\%$ of the area median income



Area VIII: City of Newman

The City of Newman proposes the use of 38% (or approximately \$380,760) of the City’s allocated NSP funds to be expended within the “CDBG Project Area”.

In addition, given that the greatest numbers of foreclosed homes are located in both the \$42,112 and \$46,471 Census Data areas, the City of Newman intends to utilize the remaining NSP fund allocation in those areas equally. These areas appear to have the greatest number of vacant and under-kept foreclosed units and will benefit greatly from the NSP program. The utilization of funds in this manner will assist in providing a variety of housing for different income level households.

NE-NSP-09-17: City of Newman NSP ≤50% Area VIII Project:

4 Units - ≤50% of the area median income

NE-NSP-09-18: City of Newman NSP ≤120% Area VIII Project:

4 Units - ≤120% of the area median income

NE-NSP-09-19: City of Newman NSP Acquisition Area VIII Project:

4 Units - ≤120% of the area median income

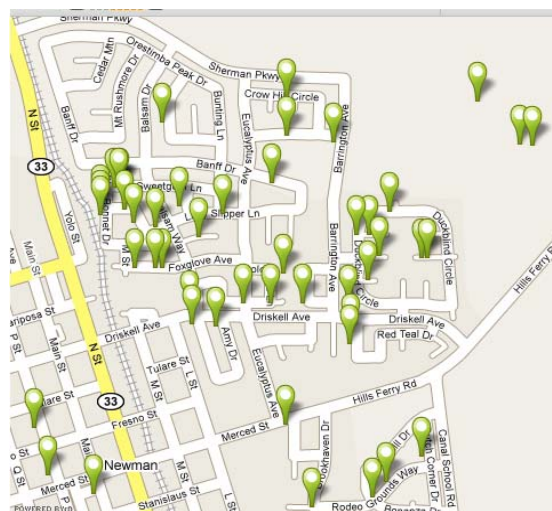
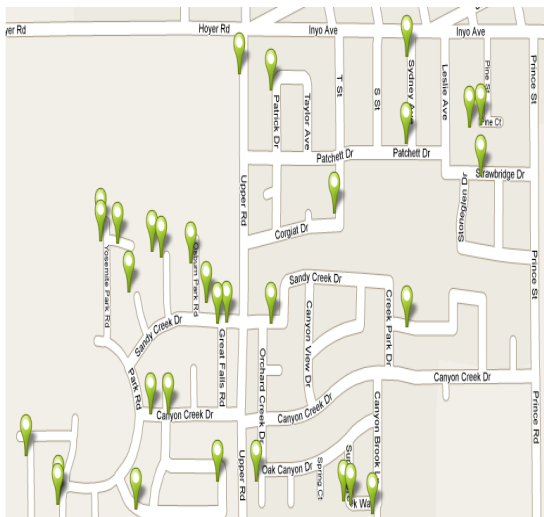
CDBG Income Eligible Area – 8 Homes

38% of NSP Allocation

Foreclosure Highest Density Areas – 76 Homes Total

Portion I: \$288,120 of NSP Allocation:(31 Homes)

Portion II: \$288,120 (45 Homes)



Area X: City of Patterson

With the greatest number of foreclosed homes located within the Walker Ranch/Creekside development, the City of Patterson would like to utilize the NSP funds within that area. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed homes.

Funds will also be utilized within the “CDBG Eligible Census Tract Project Areas”. For the City of Patterson most of the need appears within the newer development areas of the City. Staff intends to set aside a minimum of 25% of the areas allocation to be utilized within the CDBG Eligible Census Tract Project Areas (or approximately \$402,125). These funds need to serve individuals whose income does not exceed 50% of the AMI.

PA-NSP-09-23: City of Patterson NSP ≤50% Area X Project:

4 Units - ≤50% of the area median income

PA-NSP-09-24: City of Patterson NSP Acquisition Area X Project:

2 Units - ≤50% of the area median income
2 Units - ≤120% of the area median income

PA-NSP-09-25: City of Patterson NSP ≤120% Area X Project:

4 Units - ≤120% of the area median income

PA-NSP-09-26: City of Patterson NSP Rent-to-Own Area X Project:

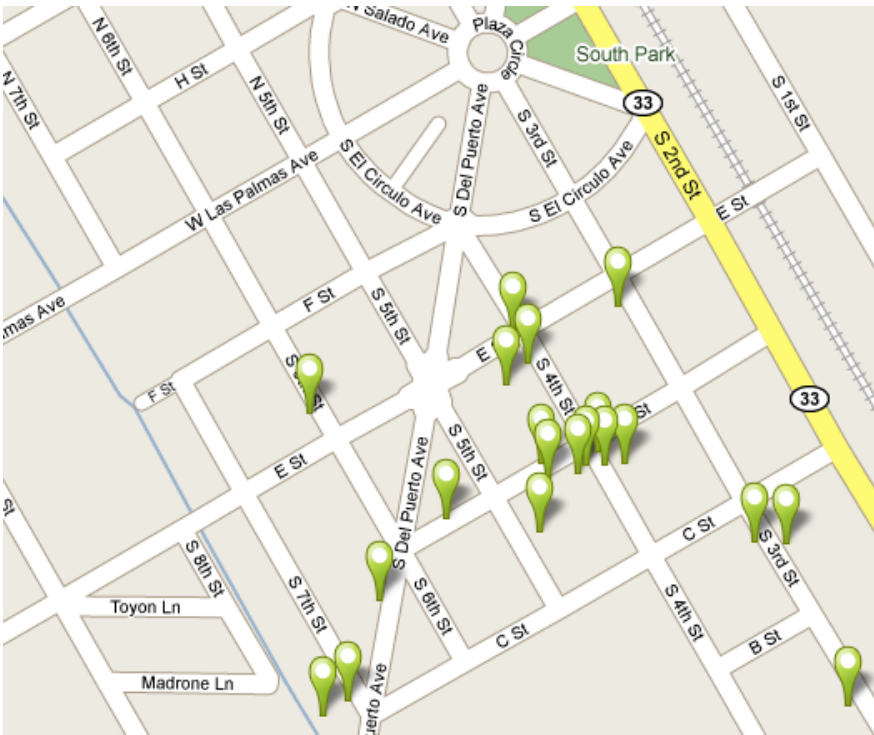
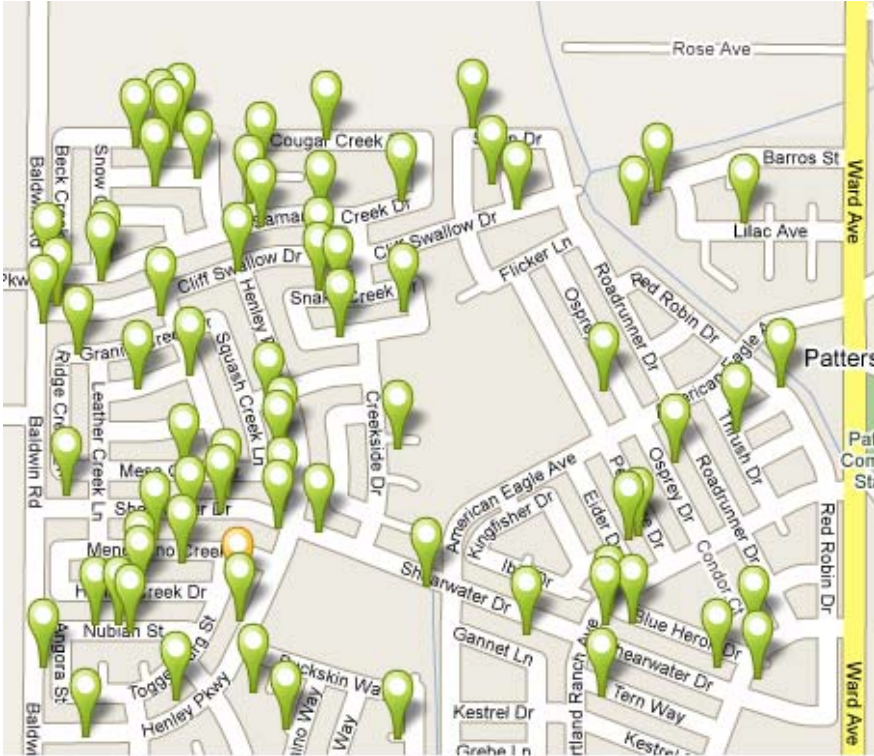
4 Units - ≤120% of the area median income

PA-NSP-09-27: City of Patterson NSP SPC/HCV Area X Project:

4 Units - ≤120% of the area median income

PA-NSP-09-28: City of Patterson NSP Rehabilitation Area X Project:

1 Units - ≤120% of the area median income



Area XI: City of Waterford

The greatest number of foreclosed homes can be found within the area of the City of Waterford generally bounded by N. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and Yosemite Blvd. to the south. The City of Waterford will utilize the NSP funds within that area. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed units.

Funds will also be utilized within the “CDBG Eligible Census Tract Project Areas”. Staff intends to set aside a minimum of 25% (or approximately \$286,000). These funds need to serve individuals whose income does not exceed 50% of the AMI and the CDBG project area would be the best location to find homes whose purchase amount would facilitate that program requirement.

WA-NSP-09-29: City of Waterford NSP ≤50% Area XI Project:

4 Units - ≤50% of the area median income

WA-NSP-09-30: City of Waterford NSP ≤120% Area XI Project:

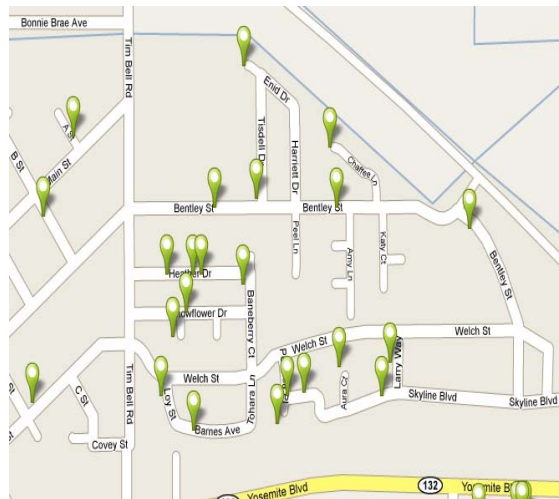
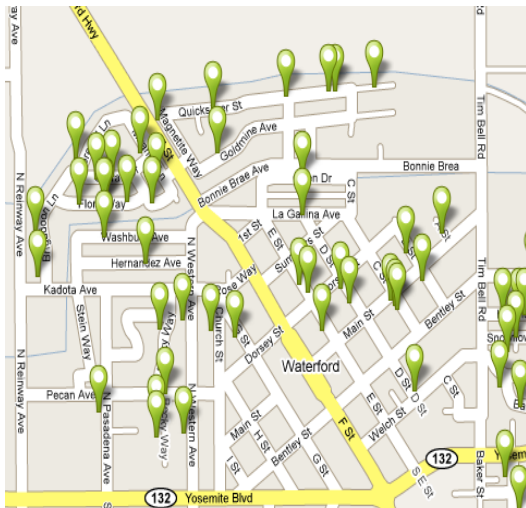
4 Units - ≤120% of the area median income

WA-NSP-09-31: City of Waterford NSP Acquisition Area XI Project:

4 Units - ≤120% of the area median income

WA-NSP-09-32: City of Waterford NSP Rent-to-Own Area XI Project:

3 Units - ≤120% of the area median income



Section 1.2

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 sub prime 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 following criteria support the distribution of funds under the Neighborhood Stabilization Program. The baseline allocation was determined by Poverty and Population criteria researched through utilization of Census Data. With the baseline amount established the following criteria was utilized to determine the overall allocation distribution for the Consortia membership as follows: the greatest percentage of home foreclosures, the highest percentage of homes financed by a sub-prime lender, combined with declining home values (which can be a major factor that increases the risk of foreclosures, by limiting the homeowners capacity to refinance, use equity, or sell the unit when the value has been greatly reduced).

Tools utilized in making a determination for fund distribution include the following:

- . The Office of Federal Housing Enterprise Oversight (OFHEO) and declining housing values
- . Federal Reserve Home Mortgage Disclosure Act (HMDA) and the percentage of "high cost" loans
- . Labor Department data on unemployment rates
- . Local Realtors, including, but not limited to PMZ, Mattel, Century 21
- . Banks, including but not limited to Wells Fargo, Bank of America (Countrywide), Citibank, Chase (Washington Mutual), IndyMac
- . Real Estate resources such as, Trulia, Inc., RealtyTrac, MetroList(MLS), foreclosure.com, and dataplace.org

Section 1.3

C. DEFINITIONS AND DESCRIPTIONS

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

Response:

A “blighted structure” in context to state and local law includes structures that have substantial housing code violations, and the extent and magnitude of those violations make repair economically infeasible.

(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:

An “affordable rent” is defined as the rent that would be paid by a family paying 30 percent of income for rent/mortgage whose income is “65 percent of median”. This 65 percent figure is defined in relation to the very low-income standard (i.e., normally as 65/50ths of the standard income for the locality in question.

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

Response:

The following affordability covenant will be used:

Covenant to Maintain Affordability

- (a) The Loan is being given by the Agency to the Owner to increase and improve the County's supply of low and moderate income housing available at Affordable Housing Cost, in accordance with the affordable housing requirements of the Community Redevelopment Law (California Health and Safety Code, Section 33000, et seq). To this end, the Owner agrees that during the Term the Property shall remain available only at an "Affordable Housing Cost" or an "Affordable Rent" (as hereinafter defined) and shall only be used by Persons or Families or Very Low, Low, or Moderate Income.
- (b) Subject to the terms and provisions of subsection (c) of this Section, if the Owner shall either:

- (i) sell, lease, transfer, or assign the Property (collectively, a "Transfer") to a person or family that is not a Person or Family of Very Low, Low, or Moderate Income, or
- (ii) Transfer the Property at a price that exceeds an Affordable Housing Cost, or
- (iii) refinance, hypothecate, encumber, or mortgage the Property (collectively, a "Mortgage").

Then the Agency shall have the power and authority to declare the entire principal balance on the Loan immediately due and payable.

- (c) Notwithstanding the foregoing, the Owner may sell the Property during the Term at a price exceeding an "Affordable Housing Cost". The Owner agrees to pay to the Agency such portion of the sale price as is required to be paid to the Agency pursuant to the Agreement.

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

Response:

The program will meet minimum Housing Quality Standards (HQS) and local code standards.

A Sample HQS Inspection Form can be referenced on the following website location:

<http://www.hud.gov/offices/cpd/affordablehousing/library/forms/hqschecklist.pdf>

Section 2.1

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: \$ 2,436,121.00.

THESE FUNDS ARE PROJECTED TO ACQUIRE 29 TO 70 UNITS.

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.

Section 2.2

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).

If so, 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.

These funds are projected to acquire 29 to 70 units. If these units require that they be demolished due to the infeasibility of rehabilitation, they will be replaced with a reconstructed unit that will serve people $\leq 80\%$ of the area median income.

- 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).

Response:

Funds are projected to acquire 77 to 181 units that will assist those $\leq 120\%$ area median incomes.

Subsection 2.2.a

Proposed Time Schedule for Commencement and Completion of All Projects:

January 2009 - Receive NSP Consolidated Plan approval from HUD

February 2009 – Complete Environmental process (NEPA) process

March 2009 - Enter into contractual agreements with agencies such as the Housing Authority of Stanislaus County and Habitat for Humanity of Stanislaus County

April 2009 - Commence Foreclosure Portfolio Purchase Pilot Program

May 2009 - Determine Foreclosure Portfolio mix in collaboration with Consortia Partners

June/July 2009 - Complete Portfolio Purchase – Commence activities that include but are not limited to the following:

Rent-to-Own Program - in partnership with Section 8 – Family Self Sufficiency Program

SHSSC SPC and HCV Voucher Program – vouchers can be dedicated to assist those $\leq 80\%$ of area median income (to include Stanislaus Housing and Support Services Collaborative (SHSSC) encouragement to include long-term homeless voucher dedication).

First Time Homebuyer Program – include assistance to those $\leq 120\%$ area median incomes.

Expand Major Rehabilitation Program - to assist units that need to meet local code and HQS standards.

Expand Acquisition Program - to address units that have substantial housing code violations, and the extent and magnitude of those violations make repair economically infeasible.

Weed & Seed/Airport Neighborhood Project – This project will be in partnership with Habitat for Humanity to acquire properties as part of a 4 year phased project to assist 7 to 24 units.

August/September 2009 - Continue Pilot Project

October 2009 – Complete Pilot Project

November 2009 - Initiate Final Foreclosure Portfolio Purchase

December/March 2010 – Continue Final NSP Purchase Program

April 2010 – Complete Final Expenditure Reimbursement Requests

May 2010 - Finalize NSP Program Monitoring Paperwork

June 2010 - Complete NSP Program Expenditures

These projects are broken down as follows into following NSP Projects:

- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

FUNDS ARE PROJECTED TO ACQUIRE 29 TO 70 UNITS.

Subsection 2.2.b

F. PUBLIC COMMENT

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

Response:

CENTRAL † BAPTIST † CHURCH
Wayne Bridegroom, Senior Pastor – bridegroom@gmail.com
Jere McGrew, Assistant Pastor – modestocentralbaptist@yahoo.com
Church Website: www.centralbaptistmodesto.com/

Mr. Kirk Ford
10th Street Place
Modesto, CA

RECEIVED
OCT 27 2008

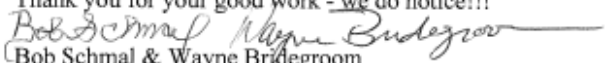
Dear Mr. Ford,

We are writing to you in regard to the plan Stanislaus County is putting together regarding the expenditure of the \$9.7 million to help mitigate the foreclosure crises. By way of information, we are writing on behalf of the Weed & Seed neighborhood, Congregations Building Community and Central Baptist Church.

Some months ago Lena Robinson from the Federal Reserve in San Francisco made several visits to Stanislaus County. At that time, she concluded that southwest Modesto, the Weed & Seed area, was the hardest hit with foreclosures. While we know that all five Supervisorial Districts need to be allocated reasonable shares of the federal funds, Rollie Smith, Field director, from the Fresno HUD office made it abundantly clear to us that the hardest hit neighborhoods should be accorded help in appropriate measure. Thus, we would urge you to research those facts and let the chips fall where they may. Whether the entire Weed and Seed has been hit as hard as our street (Faustina Avenue), we don't know but we do know that of the 38 properties on our street, 13 are in one phase or another of foreclosure.

We also want you to know that we have already begun assembling a plan with Habitat for Humanity for the refurbishing of homes in our area, trusting that you will make fund available for that purpose. Finally, Rollie has informed us that more dollars are available from the feds than what has already been allotted.

Our purpose is not to just "dump" our desires upon you. We would be more than happy to devote time and ideas if you so desire. We have already set aside Tuesday evening, November 11, for a neighborhood wide meeting here at Central so the citizens can review both the county and city plans. We will provide a response to your plan in writing prior to the 18th.

Thank you for your good work - we do notice!!!

Bob Schmal & Wayne Bridegroom

727 Sutter Avenue, Modesto, CA 95351
Church Email: Judith.welch.cbc@gmail.com

FAX (209) 524-1932
Phone (209) 524-5461

Please refer to the Executive Summary and pg. 2, 8 & 17 for clarification as to how the NSP Amendment includes assistance for the “Weed and Seed” area of the community.

Subsection 2.3

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

SC-NSP-09-01: Activity Name: Empire NSP Area I Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB’s

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: Generally bounded by A Street to the west, Summit Way/Northland Drive to the north, Carson Avenue/N. Abbie Street to the east, and South Avenue to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$220,000 in NSP funds.

Leverage from Banks through Foreclosure Portfolios and related grant programs. Possible contributions from the Housing Authority (i.e.-\$ to \$ match contribution) to assist in unit purchases.

(10) Performance Measures:

- 1 Units - ≤50% of the area median income
- 2 Units - ≤120% of the area median income

SC-NSP-09-02: Keyes NSP Area II Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

- (2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's
- (3) National Objective: ≤ 120% of area median income
- (4) Projected Start Date: April 1st, 2009
- (5) Projected End Date: July 2009
- (6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000
- (7) Location Description: Generally bounded by Rhode Road/7th Street to the west, Anna Avenue to the north, S. Washington Road to the east, and Nunes Road to the south.
- (8) Activity Description: This project will serve the area of greatest need in Area II as a first time homebuyer program. The initial property purchase, acquisition, or rehabilitation process will be administered by the Housing Authority of Stanislaus County. Program length will extend more than 18 months. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

- (9) Total Budget: \$290,000 in NSP funds.

Leverage from Banks through Foreclosure Portfolios and related grant programs. Possible contributions from the Housing Authority (i.e.-\$ to \$ match contribution) to assist in unit purchases.

- (10) Performance Measures:

- 4 Units - ≤120% of the area median income

SC-NSP-09-03: Keves NSP Acquisition Area II Project:

For the acquisition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

- (2) Activity Type: Purchase lots for Acquisition and Rehabilitation for FTHB's
- (3) National Objective: $\leq 120\%$ of area median income
- (4) Projected Start Date: April 1st, 2009
- (5) Projected End Date: July 2009
- (6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000
- (7) Location Description: Generally bounded by Rhode Road/7th Street to the west, Anna Avenue to the north, S. Washington Road to the east, and Nunes Road to the south.
- (8) Activity Description: This project will serve the area of greatest need in Area II as a first time homebuyer program. The initial property purchase, acquisition, or rehabilitation process will be administered by the Housing Authority of Stanislaus County. Program length will extend more than 18 months. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

- (9) Total Budget: \$287,500 in NSP funds.

Leverage from Banks through Foreclosure Portfolios and related grant programs. Possible contributions from the Housing Authority (i.e.-\$ to \$ match contribution) to assist in unit purchases.

- (10) Performance Measures:

3 Units - $\leq 50\%$ of the area median income
1 Units - $\leq 120\%$ of the area median income

SC-NSP-09-04: Salida NSP ≤50% Area III Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by Toomes Avenue to the west, Kiernan Avenue to the north, Elm Street to the east, and White Willow Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$140,000 in NSP funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - ≤50% of the area median income

SC-NSP-09-05: Salida NSP ≤120% Area III Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by Toomes Avenue to the west, Kiernan Avenue to the north, Elm Street to the east, and White Willow Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - ≤120% of the area median income

SC-NSP-09-06: Salida NSP Acquisition Area III Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by Toomes Avenue to the west, Kiernan Avenue to the north, Elm Street to the east, and White Willow Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$290,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

3 Units - $\leq 120\%$ of the area median income

SC-NSP-09-07: Airport Neighborhood NSP Area IV Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by Santa Rita Avenue to the west, Hyde Street to the north, S. Conejo Avenue to the east, and Oregon Drive to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - $\leq 120\%$ of the area median income

SC-NSP-09-08: Airport Neighborhood NSP Acquisition Area IV Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by Santa Rita Avenue to the west, Hyde Street to the north, S. Conejo Avenue to the east, and Oregon Drive to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$210,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

3 Units - $\leq 50\%$ of the area median income

1 Units - $\leq 120\%$ of the area median income

SC-NSP-09-09: Shackelford/Butte-Glenn-Imperial NSP Acquisition Area V Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 50\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by Crows Landing Road to the west, Pecos Avenue to the north, Main Street to the east, and Rio Grande Avenue to the south.

Portion two: Generally bounded by Tucson Avenue to the west, Crater Avenue to the north, Crows Landing Road to the east, and W. Whitmore Avenue to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$235,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - $\leq 50\%$ of the area median income

SC-NSP-09-10: Shackelford/Butte-Glenn-Imperial NSP ≤120% Area V Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by Crows Landing Road to the west, Pecos Avenue to the north, Main Street to the east, and Rio Grande Avenue to the south.

Portion two: Generally bounded by Tucson Avenue to the west, Crater Avenue to the north, Crows Landing Road to the east, and W. Whitmore Avenue to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - ≤120% of the area median income

SC-NSP-09-11: Shackelford/Butte-Glenn-Imperial NSP Rent-to-Own Area V Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: \leq 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by Crows Landing Road to the west, Pecos Avenue to the north, Main Street to the east, and Rio Grande Avenue to the south.

Portion two: Generally bounded by Tucson Avenue to the west, Crater Avenue to the north, Crows Landing Road to the east, and W. Whitmore Avenue to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers \leq 50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - \leq 120% of the area median income

SC-NSP-09-12: Weed & Seed Area VI Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by Sutter Avenue to the west, South Avenue to the north, Roselawn Avenue to the east, and Avalon Avenue to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$195,537 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

1 Units - $\leq 50\%$ of the area median income

2 Units - $\leq 120\%$ of the area median income

CE-NSP-09-13: City of Ceres NSP Acquisition Area VII Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 50\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by Crows Landing Road to the west, (E.)Whitmore Avenue to the north, Hwy. #99 to the east, and E. Service Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$320,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - $\leq 50\%$ of the area median income

CE-NSP-09-14: City of Ceres NSP ≤120% Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by Crows Landing Road to the west, (E.)Whitmore Avenue to the north, Hwy. #99 to the east, and E. Service Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$320,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - ≤120% of the area median income

CE-NSP-09-15: City of Ceres NSP Rent-to-Own Project:

For the acquisition and rehabilitation of foreclosed units. To be utilized as affordable units for a potential first time homebuyers.

(2) Activity Type: Purchase FTHB ready units for a Family Self-Sufficiency Rent-to-Own Program.

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by Crows Landing Road to the west, (E.)Whitmore Avenue to the north, Hwy. #99 to the east, and E. Service Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$320,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - $\leq 120\%$ of the area median income

CE-NSP-09-16: City of Ceres NSP Rehabilitation Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by Crows Landing Road to the west, (E.)Whitmore Avenue to the north, Hwy. #99 to the east, and E. Service Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$121,500 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

2 Units - $\leq 120\%$ of the area median income

NE-NSP-09-17: City of Newman NSP ≤50% Area VIII Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by T Street to the west, Orestimba/Yolo Street to the north, N Street to the east, and Stanislaus Street to the south.

Portion two: Mt. Rainier Court to the west, Inyo Avenue to the north, Prince Street to the east, and Great Basin Drive to the south.

Portion three: N Street to the west, Sherman Parkway to the north, Duck Blind Circle/Canal School Road to the east, and Rodeo Grounds Way to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$322,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - ≤50% of the area median income

NE-NSP-09-18: City of Newman NSP <120% Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by T Street to the west, Orestimba/Yolo Street to the north, N Street to the east, and Stanislaus Street to the south.

Portion two: Mt. Rainier Court to the west, Inyo Avenue to the north, Prince Street to the east, and Great Basin Drive to the south.

Portion three: N Street to the west, Sherman Parkway to the north, Duck Blind Circle/Canal School Road to the east, and Rodeo Grounds Way to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - ≤120% of the area median income

NE-NSP-09-19: City of Newman NSP Acquisition Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by T Street to the west, Orestimba/Yolo Street to the north, N Street to the east, and Stanislaus Street to the south.

Portion two: Mt. Rainier Court to the west, Inyo Avenue to the north, Prince Street to the east, and Great Basin Drive to the south.

Portion three: N Street to the west, Sherman Parkway to the north, Duck Blind Circle/Canal School Road to the east, and Rodeo Grounds Way to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - $\leq 120\%$ of the area median income

OA-NSP-09-20: City of Oakdale NSP ≤50% Area IX Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by N. 2nd Avenue to the west, E. A Street to the north, Johnson Avenue to the east, and E. F Avenue to the south.

Portion two: Generally bounded by S. Willowood Drive to the west, W. F Street to the north, Branding Iron Street to the east, and Greger Street to the south

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$116,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

3 Units - ≤50% of the area median income

OA-NSP-09-21: City of Oakdale NSP <120% Area Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by N. 2nd Avenue to the west, E. A Street to the north, Johnson Avenue to the east, and E. F Avenue to the south.

Portion two: Generally bounded by S. Willowood Drive to the west, W. F Street to the north, Branding Iron Street to the east, and Greger Street to the south

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - ≤120% of the area median income

OA-NSP-09-22: City of Oakdale NSP Acquisition Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by N. 2nd Avenue to the west, E. A Street to the north, Johnson Avenue to the east, and E. F Avenue to the south.

Portion two: Generally bounded by S. Willowood Drive to the west, W. F Street to the north, Branding Iron Street to the east, and Greger Street to the south

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - $\leq 120\%$ of the area median income

PA-NSP-09-23: City of Patterson NSP ≤50% Area X Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$140,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - ≤50% of the area median income

PA-NSP-09-24: City of Patterson NSP Acquisition Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$240,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

2 Units - $\leq 50\%$ of the area median income

2 Units - $\leq 120\%$ of the area median income

PA-NSP-09-25: City of Patterson NSP <120% Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$375,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - $\leq 120\%$ of the area median income

PA-NSP-09-26: City of Patterson NSP Rent-to-Own Project:

For the acquisition and rehabilitation of foreclosed units. To be utilized as affordable units for a potential first time homebuyers.

(2) Activity Type: Purchase FTHB ready units for a Family Self-Sufficiency Rent-to-Own Program.

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$375,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - $\leq 120\%$ of the area median income

PA-NSP-09-27: City of Patterson NSP SPC/HCV Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable rental units for affordable housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$348,500 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - $\leq 120\%$ of the area median income

PA-NSP-09-28: City of Patterson NSP Rehabilitation Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$85,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

1 Units - $\leq 120\%$ of the area median income

WA-NSP-09-29: City of Waterford NSP ≤50% Area XI Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by N. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and Yosemite Blvd. to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$140,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - ≤50% of the area median income

WA-NSP-09-30: City of Waterford NSP ≤120%Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by N. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and Yosemite Blvd. to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$364,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - ≤120% of the area median income

WA-NSP-09-31: City of Waterford NSP Acquisition Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: $\leq 120\%$ of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

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

Generally bounded by N. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and Yosemite Blvd. to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(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):

4 Units - $\leq 120\%$ of the area median income

WA-NSP-09-32: City of Waterford NSP Rent-to-Own Project:

For the acquisition and rehabilitation of foreclosed units. To be utilized as affordable units for a potential first time homebuyers.

- (2) Activity Type: Purchase FTHB ready units for a Family Self-Sufficiency Rent-to-Own Program.
- (3) National Objective: $\leq 120\%$ of area median income
- (4) Projected Start Date: April 1st, 2009
- (5) Projected End Date: July 2009
- (6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000
- (7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by N. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and Yosemite Blvd. to the south.

- (8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers $\leq 50\%$ of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

- (9) Total Budget: \$255,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

- (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):

3 Units - $\leq 120\%$ of the area median income

SC-NSP-09-33: Program Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

(2) Activity Type: CDBG: 24 CFR 570.209.

(3) National Objective: Administration is categorically exempt from meeting a national objective.

(4) Projected Start Date: September 27th, 2008

(5) Projected End Date: July 2013

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

(8) Activity Description: Administration of NSP Program

(9) Total Budget: \$438,500 in NSP Funds for Project Administration

(10) Performance Measures: Not Applicable

SC-NSP-09-34: Project Administration:

Reasonable project costs that allow for the implementation of the Neighborhood Stabilization Program Projects.

(2) Activity Type: CDBG: 24 CFR 570.209.

(3) National Objective: Administration is categorically exempt from meeting a national objective.

(4) Projected Start Date: January 2009

(5) Projected End Date: June 2013

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(8) Activity Description: Administration of NSP Projects

(9) Total Budget: up to \$245,000 in NSP Funds for Project Administration

(10) Performance Measures: Not Applicable

CE-NSP-09-35: Project Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

(2) Activity Type: CDBG: 24 CFR 570.209.

(3) National Objective: Administration is categorically exempt from meeting a national objective.

(4) Projected Start Date: September 27th, 2008

(5) Projected End Date: June 2013

(6) Responsible Organization: City of Ceres, 2720 Second Street, Ceres, CA 95307, Bryan Briggs, (209)538-5755

(8) Activity Description: Administration of NSP Program

(9) Total Budget: up to \$45,000 in NSP Funds for Program Administration

(10) Performance Measures: Not Applicable

NE-NSP-09-36: Project Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

(2) Activity Type: CDBG: 24 CFR 570.209.

(3) National Objective: Administration is categorically exempt from meeting a national objective.

(4) Projected Start Date: September 27th, 2008

(5) Projected End Date: June 2013

(6) Responsible Organization: City of Newman, P.O. Box #787, Newman, CA 95360, Stephanie Ocasio, (209)862-3725

(8) Activity Description: Administration of NSP Program

(9) Total Budget: up to \$45,000 in NSP Funds for Program Administration

(10) Performance Measures: Not Applicable

OA-NSP-09-37: Project Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

(2) Activity Type: CDBG: 24 CFR 570.209.

(3) National Objective: Administration is categorically exempt from meeting a national objective.

(4) Projected Start Date: September 27th, 2008

(5) Projected End Date: June 2013

(6) Responsible Organization: City of Oakdale, 455 S. Fifth Street, Oakdale, CA 95361, Lourdes Barragan, (209)845-3633

(8) Activity Description: Administration of NSP Program

(9) Total Budget: up to \$45,000 in NSP Funds for Program Administration

(10) Performance Measures: Not Applicable

PA-NSP-09-38: Project Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

(2) Activity Type: CDBG: 24 CFR 570.209.

(3) National Objective: Administration is categorically exempt from meeting a national objective.

(4) Projected Start Date: September 27th, 2008

(5) Projected End Date: June 2013

(6) Responsible Organization: City of Patterson, P.O. Box 667 (1 Plaza), Patterson, CA 95363, Teresa Salas, (209)895-8026

(8) Activity Description: Administration of NSP Program

(9) Total Budget: up to \$45,000 in NSP Funds for Program Administration

(10) Performance Measures: Not Applicable

WA-NSP-09-39: Project Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

(2) Activity Type: CDBG: 24 CFR 570.209.

(3) National Objective: Administration is categorically exempt from meeting a national objective.

(4) Projected Start Date: September 27th, 2008

(5) Projected End Date: June 2013

(6) Responsible Organization: City of Waterford, P.O. Box #199 (312 E Street), Waterford, CA 95386, Chuck Deschenes, (209)874-2328

(8) Activity Description: Administration of NSP Program

(9) Total Budget: up to \$45,000 in NSP Funds for Program Administration

(10) Performance Measures: Not Applicable

SC-NSP-09-40: Project Administration Weed & Seed/Airport Neighborhood:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

(2) Activity Type: CDBG: 24 CFR 570.209.

(3) National Objective: Administration is categorically exempt from meeting a national objective.

(4) Projected Start Date: September 27th, 2008

(5) Projected End Date: June 2013

(6) Responsible Organization: Habitat for Humanity, 630 Kearney Avenue, Modesto, CA 95351, Anita Hellam, (209)575-4585

(8) Activity Description: Administration of NSP Program

(9) Total Budget: up to \$20,945 in NSP Funds for Program Administration

(10) Performance Measures: Not Applicable

SC-NSP-09-40: NSP Homeownership Counseling Weed & Seed/Airport Neighborhood:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

(2) Activity Type: CDBG: 24 CFR 570.209.

(3) National Objective: Administration is categorically exempt from meeting a national objective.

(4) Projected Start Date: September 27th, 2008

(5) Projected End Date: June 2013

(6) Responsible Organization: Habitat for Humanity, 630 Kearney Avenue, Modesto, CA 95351, Anita Hellam, (209)575-4585

(8) Activity Description: Administration of NSP Program

(9) Total Budget: up to \$45,000 in NSP Funds for Program Administration

(10) Performance Measures: Not Applicable

PERFORMANCE MEASUREMENTS:

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

FUNDS ARE PROJECTED TO ACQUIRE BETWEEN 29 TO 70 UNITS.

0% TO 50% AMI – 29 TO 70 UNITS

CERES- 4 TO 8 UNITS

NEWMAN- 3 TO 7 UNITS

OAKDALE- 3 TO 6 UNITS

PATTERSON- 5 TO 12 UNITS

WATERFORD- 4 TO 8 UNITS

W&S- 1 TO 2 UNITS

STANISLAUS COUNTY- 10 TO 22 UNITS

50% TO 80% AMI – UNITS PROVIDED THROUGH EXISTING PROGRAMS

CERES- 1 TO 4 UNITS

NEWMAN- 1 TO 3 UNITS

OAKDALE- 1 TO 3 UNITS

PATTERSON- 1 TO 5 UNITS

WATERFORD- 1 TO 4 UNITS

W&S- 1 TO 2 UNITS

STANISLAUS COUNTY- 4 TO 12 UNITS

80% TO 120% AMI – 77 TO 181 UNITS

CERES- 8 TO 22 UNITS

NEWMAN- 6 TO 22 UNITS

OAKDALE- 6 TO 17 UNITS

PATTERSON- 9 TO 35 UNITS

WATERFORD- 8 TO 23 UNITS

W&S- 2 TO 4 UNITS

STANISLAUS COUNTY- 26 TO 46 UNITS

TOTAL UNITS

CERES – 13 TO 30 UNITS

NEWMAN- 12 TO 28 UNITS

OAKDALE- 10 TO 23 UNITS

PATTERSON- 19 TO 45 UNITS

WATERFORD- 13 TO 31 UNITS

WEED & SEED- 2 TO 6 UNITS

STANISLAUS COUNTY- 37 TO 88 UNITS

Section 3.1

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on November 18, 2008 at 6:30 p.m. or as soon thereafter as the matter may be presented, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to consider an amendment to the Consolidated Plan FY 2007-2012 and Annual Action Plan FY 2008-2009, to include the expenditure of \$9,744,482.00 in Housing and Urban Development Entitlement Grant Funds under the Neighborhood Stabilization Program.

INTRODUCTION - The Consortium's Consolidated Plan Update outlines the goals and policies for utilizing CDBG funds to assist low-income households and persons in the areas of housing and the foreclosure market.

The three specific goals of the CDBG program are: 1) Provide decent housing; 2) Provide a suitable living environment; and, 3) Expand economic opportunities.

For Fiscal Years 2008-2009, 2009-2010 (January 1st, 2009 through June 30th, 2010), the Consortium will spend approximately \$9,744,482.00 of CDBG funds on the following activities:

- Facilitate the enhancement of public housing through the utilization of the rent-to-own program.
- Assist in the construction or rehabilitation of foreclosed housing units.
- Provide program administration.
- Assist partnering consortia cities (Ceres, Newman, Oakdale, Patterson, and Waterford).
- Provide opportunities for foreclosure acquisitions, to assist families within the 0% to 120% area median income (AMI) bracket, rehabilitation, and first time homebuyer purchases.
- Provide program delivery costs.

PLAN PREPARATION AND PROCESS - The preparation of the Consolidated Plan Update utilized consultation and coordination among various agencies, private groups (for- and non-profit) and individuals. Relationships with these resource providers consisted of face-to-face meetings. Most important among them were the meetings with the Consortium partners and the input from the membership of the

Stanislaus County Housing and Support Services Collaborative.

The Draft Plan Update will be released for a 15-day review on November 3, 2008, to solicit input from the public with formal adoption by the Board of Supervisors following.

CITIZEN PARTICIPATION - Public participation in the Consolidated Plan Update process included public comment meetings held within the Consortium jurisdiction. Input was sought from citizens regarding the foreclosure situation within the unincorporated areas of Stanislaus County, as well as the cities of the Consortium. Each member of the Consortium will conduct a public meeting following a 15-day opportunity for public comment.

CONCLUSION - The CDBG Entitlement Program is an opportunity to address needs and challenges that are faced by the members of the Consortium. If any member of the public has a question regarding the full Consolidated Plan, please call Aaron Farnon at 209-525-6330, or come to the Stanislaus County Department of Planning and Community Development at 1010 10th Street, Suite 3400, Modesto, CA between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

A copy of the Draft Consolidated Plan Update will be available for review at the Planning Departments of each member of the Consortium and online at <http://www.stancounty.com/>

Interested persons may submit written comments to Stanislaus County regarding the program to Kirk Ford of the Stanislaus County Department of Planning and Community Development at the above-referenced address or call (209) 525-6330.

DATED: [October 22, 2008](#)

The Action Plan Amendment was published via the grantee jurisdiction's usual methods and is also available on the Internet for no less than 15 calendar days of public comment. To view the documents via the internet please proceed to the following location:

<http://www.stancounty.com/planning/cdbg/cdbg.shtm>

Section 3.2

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 ≤ 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

Date

Chief Executive Officer
Title

Section 3.3

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): Stanislaus County, CA <i>(identify lead entity in case of joint agreements)</i> Stanislaus County Planning & Development Jurisdiction Web Address: http://www.stancounty.com/planning/cdbg/cdbg.shtm <i>(URL where NSP Substantial Amendment materials are posted)</i>	NSP Contact Person: Aaron Farnon Address: 1010 10 th Street, Suite 3400 Telephone: 209-525-5923 Fax: 209-525-5911 Email: farnona@stancounty.com
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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 8.

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 22.

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 13.

blighted structures not only have substantial housing code violations but also that the extent and magnitude of the violations makes repair economically infeasible.

- a definition of “affordable rents,”

Yes No . Verification found on page 13.

An "affordable rent" is defined as the rent that would be paid by a family paying 30 percent of income for rent whose income is "65 percent of median". This 65 percent figure is defined in relation to the very low-income standard (i.e., normally as 65/50ths of the standard

- a description of how the grantee will ensure continued affordability for NSP assisted housing,
Yes No . Verification found on page 14.

Covenant to Maintain Affordability

- (a) The Loan is being given by the Agency to the Owner to increase and improve the County's supply of low and moderate income housing available at Affordable Housing Cost, in accordance with the affordable housing requirements of the Community Redevelopment Law (California Health and Safety Code, Section 33000, et seq). To this end, the Owner agrees that during the Term the Property shall remain available only at an "Affordable Housing Cost" or an "Affordable Rent" (as hereinafter defined) and shall only be used by Persons or Families or Very Low, Low, or Moderate Income.
- (b) Subject to the terms and provisions of subsection (c) of this Section, if the Owner shall either:
- (i) sell, lease, transfer, or assign the Property (collectively, a "Transfer") to a person or family that is not a Person or Family of Very Low, Low, or Moderate Income, or
 - (ii) Transfer the Property at a price that exceeds an Affordable Housing Cost, or
 - (iii) refinance, hypothecate, encumber, or mortgage the Property (collectively, a "Mortgage").

then the Agency shall have the power and authority to declare the entire principal balance on the Loan immediately due and payable.

- (ci) Notwithstanding the foregoing, the Owner may sell the Property during the Term at a price exceeding an "Affordable Housing Cost". The Owner agrees to pay to the Agency such portion of the sale price as is required to be paid to the Agency pursuant to the Agreement.

- a description of housing rehabilitation standards that will apply to NSP assisted activities?
Yes No . Verification found on page 15.

Meet minimum HQS and local code and quality standards.

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 16.

Purchase and redevelop foreclosed homes. Utilize soft-second, loan loss services, and shared equity loans. Serve low and moderate income homebuyers maintain or become first time home buyers.

- correlated eligible activity under CDBG,
Yes No . Verification found on page 16.
- the areas of greatest need addressed by the activity or activities,
Yes No . Verification found on page 4-12.
- expected benefit to income-qualified persons or households or areas,
Yes No . Verification found on page 21.
- appropriate performance measures for the activity,
Yes No . Verification found on page 21.
- amount of funds budgeted for the activity,
Yes No . Verification found on page 21.
- the name, location and contact information for the entity that will carry out the activity,
Yes No . Verification found on page 21.
Housing Authority of Stanislaus County – 1701 Robertson Road, P.O. Box 581918,
Modesto, CA 95358
- expected start and end dates of the activity?
Yes No . Verification found on page 15.

January 1st, 2009 through June 30th, 2010

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 21.
25% to 50%

If the activity provides financing,

- the range of interest rates (if any),
Yes No . Verification found on page 21-22.
0%-3% depending on income range. 0% for 0-50% of AMI, 3% for 50-80% of AMI payments deferred, 80%-102% AMI 3% with payments.

If the activity provides housing,

- duration or term of assistance,
Yes No . Verification found on page 21-22.
2-5 years of assistance through rent-to-own program.
- tenure of beneficiaries (e.g., rental or homeownership),
Yes No . Verification found on page 16-17.
Combination of rental and homeownership opportunities.
- does it ensure continued affordability?
Yes No . Verification found on page 13.
- 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 3.
Section 8 participants.

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 page 4-12.
One in every four units will serve those at or below 50% of the AMI.
- 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 15.
Amount budgeted = \$ 2,436,121.00.

29 TO 70 UNITS

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 15.

Does the substantial amendment include:

- The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities?

Yes No . Verification found on page 22.

27 to 64 units.

- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion)?

Yes No . Verification found on page 22.

106 to 251 units.

- 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 22.

27 to 64 units.

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 24.

Beginning November 4th.

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

Yes No Verification found on page 20-21.

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 .

Website URL: <http://www.stancounty.com/planning/cdbg/cdbg.shtm>

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"/> |

Section 4.1

A. PROGRAM INCOME (PI)

The NSP1 program has the potential to generate up to \$7,000,000 in Program Income (PI). As PI is generated, staff is required to follow the “first-in, first-out methodology”, that directs staff to ensure that PI is spent on eligible activities as outlined below, prior to drawing any additional available fund balance:

Eligible PI activities are to include the expansion of the respective localities existing eligible programs:

Activity #1: Administration/Activity Delivery (10%)

Consortia staff will continue to monitor, provide oversight of contractors and other program partners, Stanislaus County staff will continually communicate program design, progress, opportunities and results through its website as well as the websites of individual consortium partners and project contractors. Complaints and inquires from local citizens and other interested parties are responded to through the websites within fifteen working days of receipt of the comment. Stanislaus County Community Development staff member Miguel Diaz will be continually auditing program operations. Consortium members and program contactors will be monitored daily. The County will maintain documentation on the purchase, rehabilitation and sale of each property and the sources and uses of funds for each program activity and will ensure program compliance throughout the audit process. The internal auditing functions will be identified in all consortia agreements and contracts.

Activity #2: Acquisition/Demolition (40%)

Continue returning vacant; bank owned properties to occupied housing units. Our contractors the Housing Authority and Habitat for Humanity will continue to identify properties within the expanded target areas, through the utilization of tools such as bank portfolios and real estate listings. Program staff will continue the inspection of properties following HUD’s Housing Quality Standard (HQS) guidelines and building code regulations. Our contractor(s) will make property assessments to ensure the viability of property acquisition. Properties will be appraised to ensure appropriate purchase discounts per program guidelines (1% minimum discount). Contractors will negotiate on our behalf to ensure the units are purchased at the appropriate price point.

When rehabilitation costs are more than 75% of the units’ pre-construction value demolition will be considered. This will allow for blighted structures (any residential structure that is dangerous to human life, unsafe or detrimental to the public health and safety. Deconstruction techniques and all recyclable materials will be recycled and all reusable materials will be reused or donated to the local Habitat for Humanity Re-store. All demolition will be done in compliance with

applicable air pollution control regulations and EPA Best Management Practices for erosion and sedimentation control. All demolished housing units will be replaced with affordable housing units.

Activity #3 First Time Home Buyer Down Payment Assistance Program (25%)

The Consortium will use no more than 25% of its award to serve those $\leq 120\%$ of the area median income (AMI), with an emphasis on populations between 80% to 120% of the AMI. This will provide up to 20% down payment assistance to help First Time Home Buyers and to lower the housing cost burden for these buyers. Down Payment Assistance (DPA) applicants must apply and qualify through the consortium member responsible for the area that they would like to purchase the property within.

DPA recipients must have a steady income and have a sufficient credit report to obtain a first mortgage that is within an acceptable payment to income ratio. The DPA will consist of a soft second mortgage. One-half of the down payment will be interest free and the other half of the down payment loan will have an interest rate of 3%. The DPA loan will be deferred for 55 years with an affordability covenant covering the same time frame.

Activity #4 Rehabilitation (25%)

The rehabilitation activities that are proposed will help address a multitude of health and safety issues for each unit and the community as a whole. All properties will meet HUD's HQS and California Building Code regulations for life-safety issues such as egress and fire separation before they are made available to DPA recipients. Gut rehabilitations and reconstructs will be required to meet Energy Star for New Home standards. Licensed contractors will do the work and be required to show proof of bonding and valid insurance. Preference will be given to local contractors who live, operate, or employ (section 3) eligible laborers in the target areas. When purchasing products, preference will be given to those that are assembled and/or manufactured in the United States. All rehabilitation work will be done in compliance with applicable air pollution control regulations and EPA Best Management Practices for erosion and sedimentation control.

Section 4.2

A. EXPANDED PROJECT AREAS

Need / Extent of the Problem

NSP1 Program Income will be will be utilized in the areas of the Stanislaus County Consortium which have been most negatively effected by an increase in foreclosed, abandoned and blighted homes. The HUD calculated “foreclosure” risk scores and “vacancy” risk scores of the target areas qualify these areas as areas of need. These areas are:

Area	Census Tract	Foreclosure Risk	Vacancy Risk	Maximum Score
Area I– Empire	0020.02	20	20	20
Area II– Keyes	0030.02	20	15	20
	0029.01	19	13	19
Area III– Salida	0005.07	20	14	20
Area IV– Airport Neighborhood	0021.00	20	20	20
Area V– Shackelford/Butte-Glenn-Imperial	0023.01	20	18	20
	0024.00	20	17	20
Area VI- Weed & Seed/Modesto Pockets	0022.00	20	18	20
Area VII- City of Ceres	0025.01	20	14	20
	0025.02	20	15	20
	0026.02	20	13	20
	0026.03	20	13	20
	0030.01	20	13	20
Area VIII- City of Newman	0035.00	20	18	20
Area IX- City of Oakdale	0001.02	19	15	19
	0002.02	19	16	19
	0002.03	20	14	20
Area X- City of Patterson	0032.02	20	14	20
Area XI- City of Waterford	0028.01	20	16	20
	0029.01	19	13	19
Area XII- SCRC	0023.02	20	17	20
	0027.02	20	16	20
Area XIII- Burbank-Chicago	0016.03	20	18	20
	0016.01	20	19	20
Area XIV- Denair	0036.04	20	17	20
Average		19.92	17.08	19.84

These areas have all been hard hit by home foreclosures. While home sales have increased throughout Stanislaus County, the number of foreclosures continues at a high rate each month. According to Trulia.com, there were 1,670 home sales between November 2009 and January of 2010. During that time there was 2,734 homes in the pre-foreclosure, pre-auction or bank owned stage of foreclosure. This calculates out to 5 months of inventory if you do not take into consideration the inventory of non foreclosed homes. According to DQNews.com, a web site that provides real estate news and data, there were 1,908 notices of default issued in the fourth quarter of 2009, which is only a 3.5% decrease from the fourth quarter of 2008. The rate of foreclosure for Stanislaus County does not seem to be lessening at a significant rate. With the deadline to qualify for the homebuyer tax credits approaching in April of 2010, the absorption rate for Stanislaus County will most likely decrease in the second half of 2010. The likelihood that the Stanislaus County market will be able to absorb all the abandoned and foreclosed properties through increased housing demand is low.

Stanislaus County has long lagged behind the state of California and the nation in regards to social and economical demographics. In Stanislaus County, this lag is what contributed to the foreclosure crisis. As home prices lagged behind the home prices of job centers in the Bay Area of California, many Bay Area renters began purchasing homes in Stanislaus County and the rest of the Central Valley. This increased the home values in Stanislaus County. As a response to the increase in home values, adjustable rate mortgages and other non-conventional methods of home financing became prevalent in Stanislaus County. The resetting of these non-conventional mortgages created the initial wave of foreclosures in Stanislaus County. The increase in foreclosures brought about an increase in unemployment and a decline in home values.

The majority of the target areas have unemployment rates well above the local, state and national averages. Target area I, Empire, had an unemployment rate of 33.2% for December 2009. Target area II, Keyes, had a rate of 28.0%. Target area XII, SCRC, also known as Bystrom Census Designated Place had an unemployment rate of 36.7%. Stanislaus County as a whole had an unemployment rate of 17.5% for December 2009. In comparison, the unemployment rate for the State of California was 12.1% and the national unemployment rate was 9.7% for December 2010. This information was obtained from the labor market information website of the California Employment Development Department. The url for the website is: <http://www.labormarketinfo.edd.ca.gov/?PAGEID=1006>.

According to a 2003 American Community Survey Profile developed by the U.S. Census Bureau, 35% of Stanislaus County homeowners with a mortgage and 43% of Stanislaus County renters had a housing cost burden. These numbers have likely increased due to the rise in home values and then the drop in values which coincided with the ongoing recession.

Overvaluation of housing has also contributed to the increase in foreclosures in the target areas. The median sales price for a home in Stanislaus County reached a peak of \$396,000 in December of 2005 and has since fallen to \$120,455 in January of 2010. This

70 percent drop in home value has resulted in many homeowners walking away from upside down mortgages. As home values continue to drop, foreclosures will continue.

The reasoning behind the selection of the target geography and program activities is a combination of prevention and renovation. The proposed plan targets areas in recently built subdivisions that are in a state of decline as well as areas with older, often long neglected homes that have been pushed into further decline by the foreclosure crisis.

The areas in recently built subdivisions were some of the hardest hit due to the overvaluation of home values. The foreclosure crisis resulted in a sharp decline in home values which added to the number of foreclosures and abandoned homes. Vacant and often vandalized homes have further increased the rate of devaluation seen by homeowners in these areas. The plan proposes a down payment assistance activity that will assist qualified first time homebuyers to purchase and as a result become invested in these communities. Studies have shown that homeowners tend to invest more financially and socially in the communities in which they live than non-homeowners. This increased community investment will help arrest the decline of home values in the short term and position the community for revitalization in the long term.

Many of the areas within Stanislaus County hardest hit by the foreclosure crisis are areas with long histories of social, economical and educational deficiencies that contribute to the decline and instability of the target geography. The foreclosure crisis has furthered this decline. As mentioned above, many of the target areas have unemployment rates above 25%. The Shackelford/Butte-Glenn-Imperial area, SCRC, Empire, Keyes and West Modesto all had median family incomes below 70% of the national median income and less than 80% of the Stanislaus County median income according to the 2000 census. The median age of homes in these areas was over 33 years according to the 2000 census. According to the California Department of Education, the 2007-2008 educational dropout rate for Stanislaus County was 22.7% compared to a statewide dropout rate of 20.1%. The national dropout rate in 2006 (the latest year for which statistics are available) was 9.3%. The unemployment rate, which is intertwined with the dropout rate, and the crime rate in these areas, has resulted in the vast majority of foreclosed and abandoned homes being vandalized. In response to the problems that persist in these areas, the program approach has been designed to slow further decline and in the long term increase stability and promotes growth in these areas. In these areas, we will be focusing our activities on down payment assistance, reconstruction and demolition.

Energy Efficiency Improvements and Sustainable Development Factors

The program has an objective to partner in preserving the Nation's scarce energy resources, improving energy efficiency and the provision of alternative and renewable energy sources of supply. It is in the best interest of the final homeowner or renter, the community, the nation and the world to build energy efficient homes. Energy efficient homes will have a lower cost of operation and provide the homeowner with a lower cost of living. The proposed plan will take a complete and total approach when addressing

energy efficiency and green building. The Modesto Irrigation District, the local utility company, will be conducting home energy audits of housing units to ensure that units achieve the maximum energy efficiency possible. The proposed Program Income amendment will incorporate energy efficiency standards into all rehabilitations and new constructions.

Housing units that require minor or moderate rehabilitation will be audited to ensure that any possible repairs and/or energy saving retrofits are done. This could include weatherstripping, sealing, caulking, insulating exposed pipes, insulating ducts, fixing all water leaks, insulating water heaters. Minor and moderate rehabilitations where eligible appliances are being purchased will require that Energy Star appliances be provided. Where housing units are acquired and have single pane windows, the single pane windows will be replaced with Energy Star dual pane windows. Where housing units are acquired with heating and/or cooling systems that are more than ten years old, the heating and/or cooling systems will be replaced with Energy Star products that will be sized, installed and tested by contractors licensed in the heating and air conditioning trade. Where housing units are acquired with water heaters that are more than ten years old, the water heater will be replaced with an Energy Star water heater. When a housing unit is rehabilitated, all incandescent light bulbs will be replaced with compact fluorescent light bulbs. Any light fixtures that require replacement will be replaced with Energy Star light fixtures. To ensure maximum cost efficiency for the program, the U.S. Department of Energy's service, Energy Star Quantity Quotes will be used when purchasing light bulbs, light fixtures, refrigerators and dishwashers.

Gut rehabilitations and reconstructs will be required to meet Energy Star for New Home standards. California approved Title 24 energy calculations will be performed on all these units and the gut rehabilitations or new units will be shown to exceed the Title 24 standard by a minimum of 15%. Insulation will be installed per the energy calculations and the installation will be HERS verified when required. Where required by the energy calculations to exceed the standard by 15%, radiant barrier roof sheathing will be used. All lighting will meet California Title 24 lighting regulations and per Environmental Protection Agency Energy Star standards, a minimum of 60% of lighting fixtures and all ceiling fans will be energy star products. Windows will be energy star windows and installed and sealed to eliminate any air or moisture leaks. HVAC equipment and ducts will be sized by the ACCA manual D, J and S method for each specific unit to ensure maximum efficiency. The ducts will be sealed and HERS tested as part of the project contract. Water Heaters, refrigerators, dish washers and stoves will be energy star appliances. To ensure maximum cost efficiency for the program, the U.S. Department of Energy's service, Energy Star Quantity Quotes will be used when purchasing light bulbs, light fixtures, refrigerators and dishwashers. An energy audit will be performed by the Modesto Irrigation District upon completion of construction to ensure energy efficiency.

All sites where housing units are demolished will be re-used as replacement housing. Only vacant, blighted homes where rehabilitation will exceed 75% of the value of the structure will be demolished. Deconstruction techniques will be utilized to the extent that it is economically feasible. Salvaged material will be reused where possible and donated

to the local Habitat for Humanity restore when it is not possible to re-use. Recyclable material such as copper and steel will be recycled locally. Local demolition contractors who utilize deconstruction techniques have been identified and deconstruction requirements will be specified in bid descriptions. The replacement units will meet the Energy Star for New Home Standard.

Gut rehabilitations and new construction where photovoltaic is a possibility will be sited, designed, engineered and wired to accommodate installation of photovoltaic panels in the future. Photovoltaic installers will be consulted prior to building design and photovoltaic specifications will be included in construction plans and job descriptions. The proposed target areas are all established communities. The majority of these communities have retail facilities within a one-half mile of housing units. No wetlands or critical habitats will be affected by the plan. The acquired units will not be on steep slopes or prime farmland or parkland. Contractors will be required to implement EPA's Best Management Practices for erosion and sedimentation control during construction. County and City building inspection and public works inspection staff will be inspecting to ensure compliance with erosion and sedimentation control. Sustainable landscaping will be specified where landscaping is required. All wall, floor and joint penetrations will be sealed to prevent pest entry and all large opening will be screened with steel mesh. Homeowners and/or renters will be provided with a walk through to familiarize them with the energy efficiency features of the unit and all manufacturer's specifications and instructions will be passed on to the homeowner.

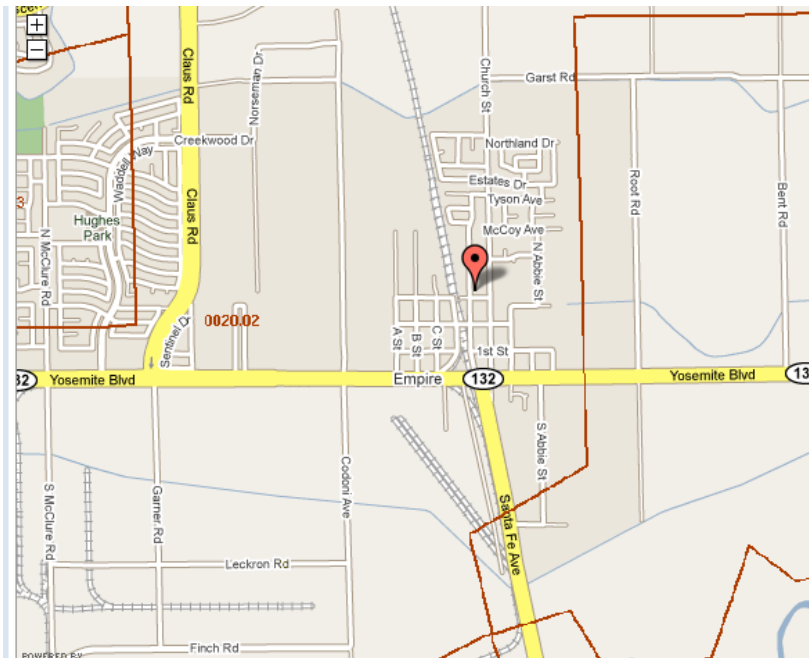
Stanislaus County is a geographically large county with communities spread throughout the county. Stanislaus County and all of its partner jurisdictions have committed to providing efficient transit options that can reduce the amount of natural resources used for transportation in the region. With the exception of the City of Waterford, all of the target geography has fixed route bus service available from the target areas to the regional job centers of Modesto and Turlock. The City of Waterford does have transit available through a dial a ride type service. Bus service in the Modesto area is available every thirty minutes during morning and afternoon rush hour. There is also express bus service available from Modesto to commuter transportation that serves the major job centers of the Bay Area in California. There is express bus service from Modesto to the Dublin/Pleasanton BART station. BART is the Bay Area Rapid Transit system, a rail transportation system that serves a large part of the San Francisco Bay Area. There is also express bus service from Modesto to the Lathrop/Manteca ACE station. ACE is the Altamont Commuter Express, a rail transportation system that serves San Jose and the South Bay Area. There are two Greyhound bus stations in Stanislaus County, one in Modesto and one in Turlock. Both Greyhound stations are accessible by regional bus service. There are also two Amtrak stations in Stanislaus County, one in Modesto and one in Denair. Both Amtrak stations are accessible by regional bus service. With Amtrak's San Joaquin route, which runs multiple times daily, Amtrak provides rail service from Stanislaus County to the major job centers of Sacramento and the San Francisco Bay Area with minimal stops.

All buses operated by the two major local bus services, Modesto Area Express and Stanislaus Regional Transit, are equipped with bike racks that allow bus riders to travel by bike to and from bus stop locations. According to The Stanislaus County Non-Motorized Transportation Plan, a plan prepared for the Stanislaus Council of Governments by Alta Planning + Design of Berkeley, CA, there are currently over 140 miles of bikeways in Stanislaus County. According to the same study, approximately 0.7% of employed residents of Stanislaus County commute by bicycle. This percentage is higher than the national average of 0.4%. This study can be accessed at <http://www.stancog.org/pdf/documents/bicycle/non-motorized-plan.pdf> All of the program target geography is within a reasonable bicycle commute of a regional job center or bicycle accommodating bus service to a job center or transportation center.

Project Area I: Empire

Census Tract: 0020.02

Area I: Bounded by A Street to the west, Summit Way/Northland Drive to the north, Carson Avenue/N. Abbie Street to the east, and South Avenue to the south.



View Target Geographies Edit Profile Logout

TRACT SELECTION				
Target Geography Name				Save
	Census Tract	Foreclosure Score	Vacancy Score	Max Score
X	0020.02	20	20	20
Average Max Score				20
➤ Qualified				

The "foreclosure" risk score is based on rank census tracts by two measures: (i) percent of foreclosure problems and (ii) number of foreclosure problems. Each tract receives the higher rank (from 1 to 20) from those two rankings.

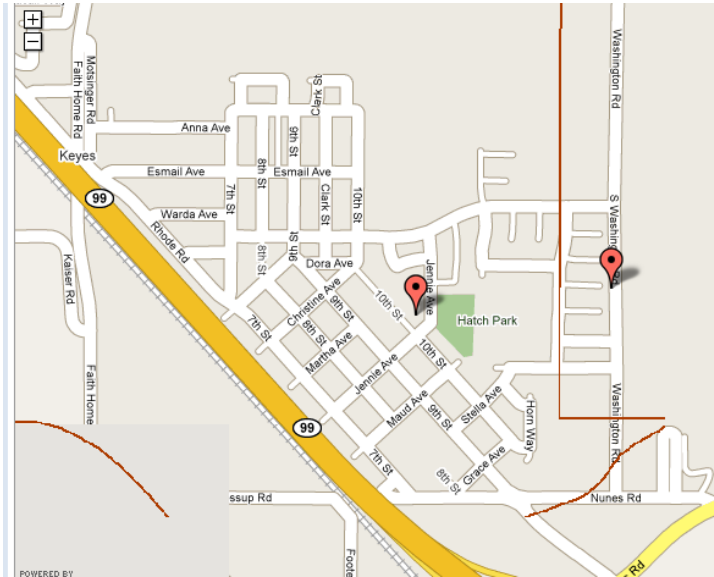
The "vacancy" risk score is based on an algorithm that combines 90-day vacancy rates with foreclosure problem rates and then ranks census tracts from 1 to 20 on this estimate. For more information on how these estimates were developed, see the [methodology](#).

The MFR tool displays the average risk score for selected

Project Area II: Keyes

Census Tract: 0030.02, 0029.01

Area II: Generally bounded by Rhode Road/7th Street to the west, Anna Avenue to the north, S. Washington Road to the east, and Nunes Road to the south.



View Target Geographies Edit Profile Logout

TRACT SELECTION				
Save				
Target Geography Name				
	Census Tract	Foreclosure Score	Vacancy Score	Max Score
X	0030.02	20	15	20
X	0029.01	19	13	19
Average Max Score				19.5
➤ Qualified				

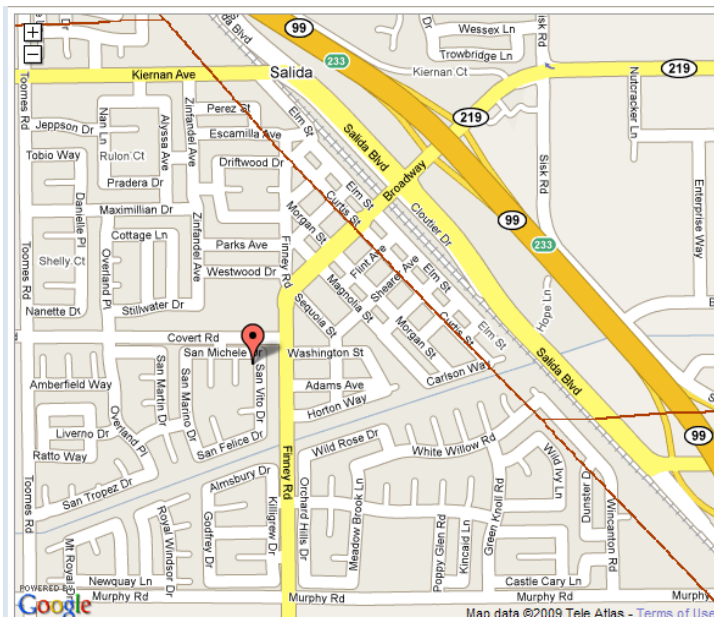
The "foreclosure" risk score is based on rank census tracts by two measures: (i) percent of foreclosure problems and (ii) number of foreclosure problems. Each tract receives the higher rank (from 1 to 20) from those two rankings.

The "vacancy" risk score is based on an algorithm that combines 90-day vacancy rates with foreclosure problem rates and then ranks census tracts from 1 to 20 on this estimate. For more information on how these estimates were developed, see the [methodology](#).

Project Area III: Salida

Census Tract: 0005.07

Area III: Generally bounded by Toomes Avenue to the west, Kiernan Avenue to the north, Elm Street to the east, and White Willow Road to the south.



View Target Geographies Edit Profile Logout

TRACT SELECTION				
Save				
Target Geography Name				
	Census Tract	Foreclosure Score	Vacancy Score	Max Score
X	0005.07	20	14	20
Average Max Score				20
➤ Qualified				

The "foreclosure" risk score is based on rank census tracts by two measures: (i) percent of foreclosure problems and (ii) number of foreclosure problems. Each tract receives the higher rank (from 1 to 20) from those two rankings.

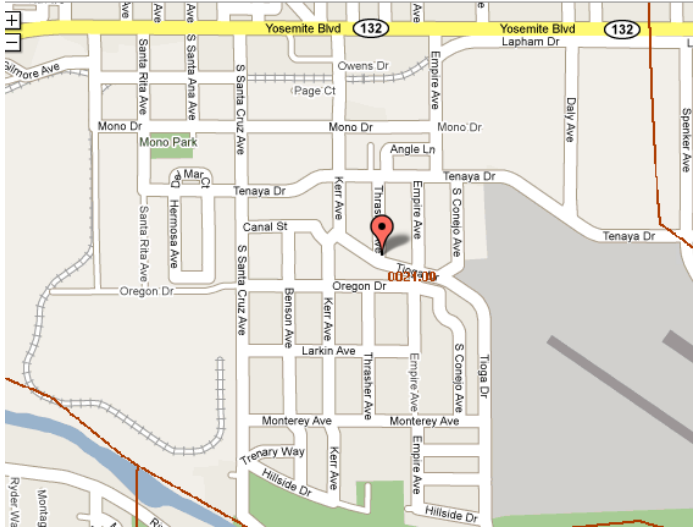
The "vacancy" risk score is based on an algorithm that combines 90-day vacancy rates with foreclosure problem rates and then ranks census tracts from 1 to 20 on this estimate. For more information on how these estimates were developed, see the [methodology](#).

The ISP tool displays the average risk score for selected census tracts. The average score is color coded with red

Project Area IV: Airport Neighborhood:

Census Tract: 0021.00

Area IV: Generally bounded by Santa Rita Avenue to the west, Hide Street to the north, S. Conejo Avenue to the east, and Oregon Drive to the south.



View Target Geographies Edit Profile Logout

TRACT SELECTION				
Target Geography Name				
	Census Tract	Foreclosure Score	Vacancy Score	Max Score
X	0021.00	20	20	20
Average Max Score				20

Qualified

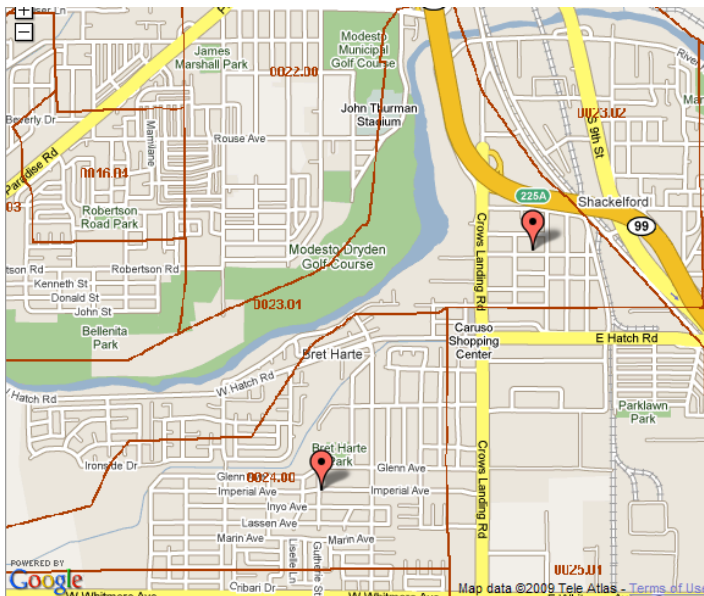
The "foreclosure" risk score is based on rank census tracts by two measures: (i) percent of foreclosure problems and (ii) number of foreclosure problems. Each tract receives the higher rank (from 1 to 20) from those two rankings.

The "vacancy" risk score is based on an algorithm that combines 90-day vacancy rates with foreclosure problem rates and then ranks census tracts from 1 to 20 on this estimate. For more information on how these estimates

Project Area V: Shackelford/Butte-Glenn-Imperial:

Census Tract: 0023.01, 0024.00

Area V: The first portion of Area V is generally bounded by Crows Landing Road to the west, Pecos Avenue to the north, Main Street to the east, and Rio Grande Avenue to the south. Portion two is generally bounded by Tuscon Avenue to the west, Crater Avenue to the north, Crows Landing Road to the east, and W. Whitmore Avenue to the south.



View Target Geographies Edit Profile Logout

TRACT SELECTION				
Target Geography Name				
	Census Tract	Foreclosure Score	Vacancy Score	Max Score
X	0023.01	20	18	20
X	0024.00	20	17	20
Average Max Score				20

Qualified

The "foreclosure" risk score is based on rank census tracts by two measures: (i) percent of foreclosure problems and (ii) number of foreclosure problems. Each tract receives the higher rank (from 1 to 20) from those two rankings.

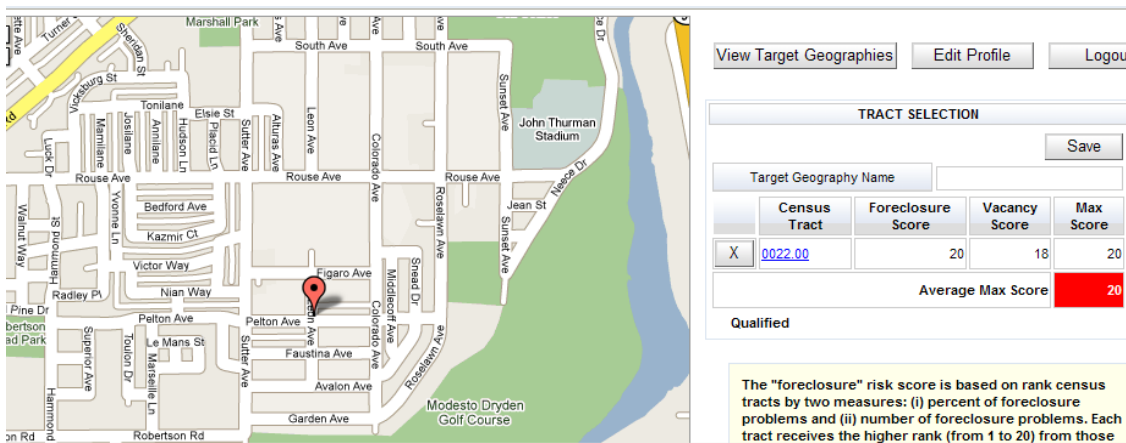
The "vacancy" risk score is based on an algorithm that combines 90-day vacancy rates with foreclosure problem rates and then ranks census tracts from 1 to 20 on this estimate. For more information on how these estimates were developed, see the [methodology](#).

The NSP tool displays the average risk score for selected

Project Area VI: Weed & Seed/Modesto Pockets:

Census Tract: 0022.00

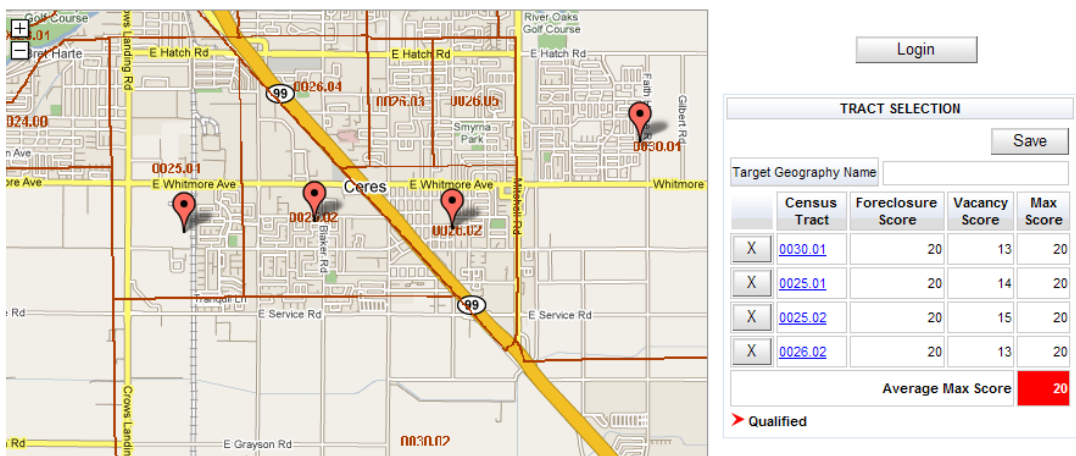
Area VI: Generally bounded by Sutter Avenue to the west, South Avenue to the north, Roselawn Avenue to the east, and Avalon Avenue to the south.



Project Area VII: City of Ceres:

Census Tract: 0025.01, 0025.02, 0026.02, 0026.03, 0030.01

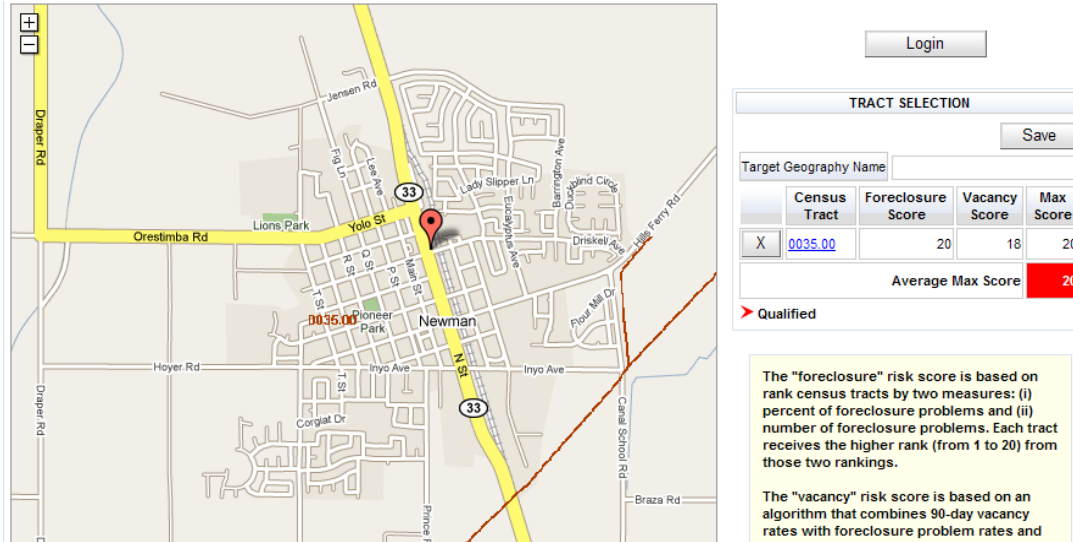
Area VII: Generally bounded by Crows Landing Road to the west, (E.)Hatch Rd. to the north, Faith Home Rd. to the east, and E. Service Road to the south.



Project Area VIII: City of Newman:

Census Tract: 0035.00

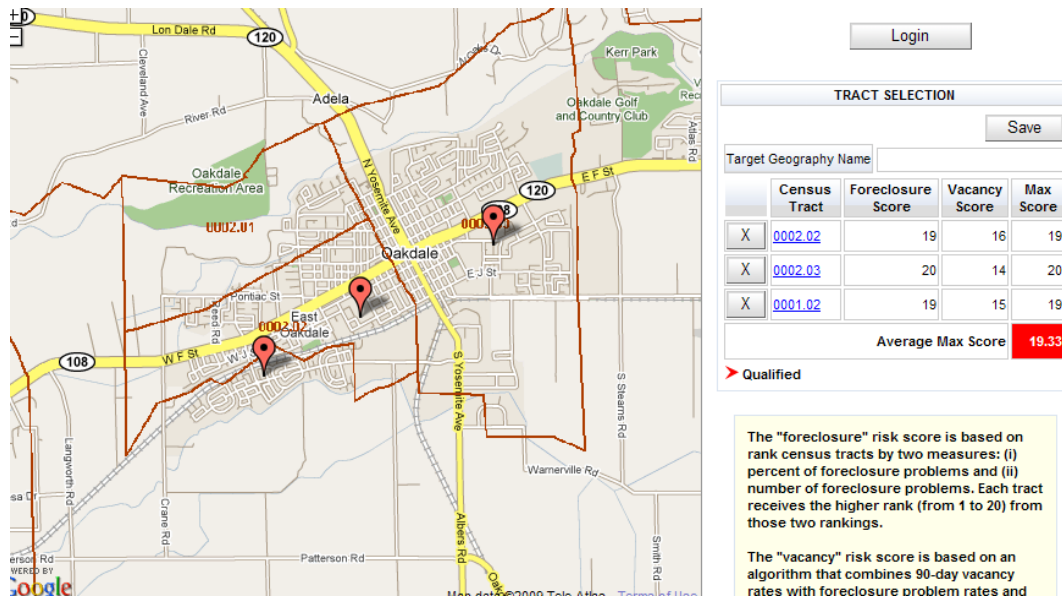
Area VIII: Generally bounded by Hardin Road to the west, Jensen Rd. to the north, Faith Hills Ferry Rd. to the east, and Great Basin Dr. to the south.



Project Area IX: City of Oakdale:

Census Tract: 0001.02, 0002.02, 0002.03

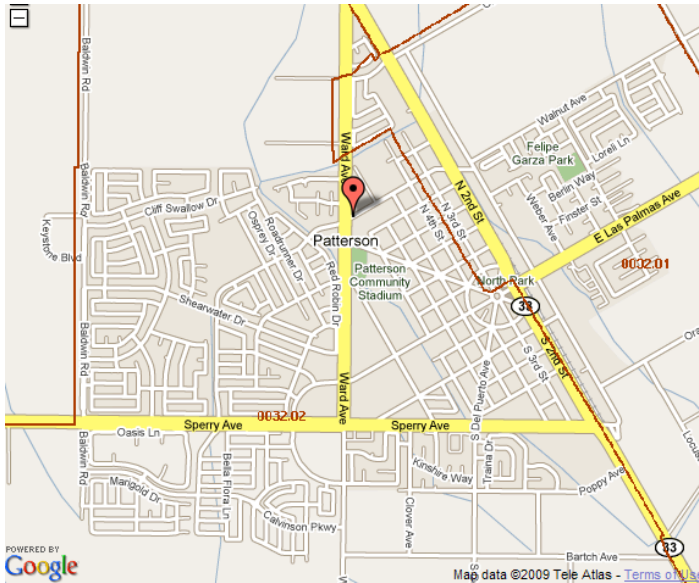
Area IX: Generally bounded by Crane Rd. to the west, River Bluff Dr. to the north, Orsi Rd. to the east, and Stetson Dr. to the south



Project Area X: City of Patterson:

Census Tract: 0032.02

Area X: Generally bounded by Baldwin Rd. to the East, Bear Hollow Dr. to the North, Highway 33 to the East and Fountain Grass Dr. to the South.



Login

TRACT SELECTION

Save

Target Geography Name

	Census Tract	Foreclosure Score	Vacancy Score	Max Score
X	0032.02	20	14	20
Average Max Score				20

Qualified

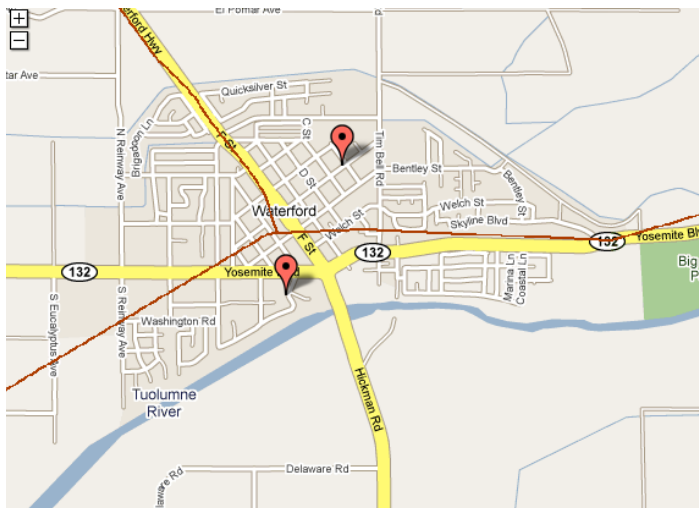
The "foreclosure" risk score is based on rank census tracts by two measures: (i) percent of foreclosure problems and (ii) number of foreclosure problems. Each tract receives the higher rank (from 1 to 20) from those two rankings.

The "vacancy" risk score is based on an algorithm that combines 90-day vacancy rates with foreclosure problem rates and then ranks census tracts from 1 to 20 on this estimate. For more information on how these estimates were developed, see the [methodology](#).

Project Area XI: City of Waterford:

Census Tract: 0028.01, 0029.01

Area XI: Generally bounded by S. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and River Side Rd. to the south.



Login

TRACT SELECTION

Save

Target Geography Name

	Census Tract	Foreclosure Score	Vacancy Score	Max Score
X	0028.01	20	16	20
X	0029.01	19	13	19
Average Max Score				19.5

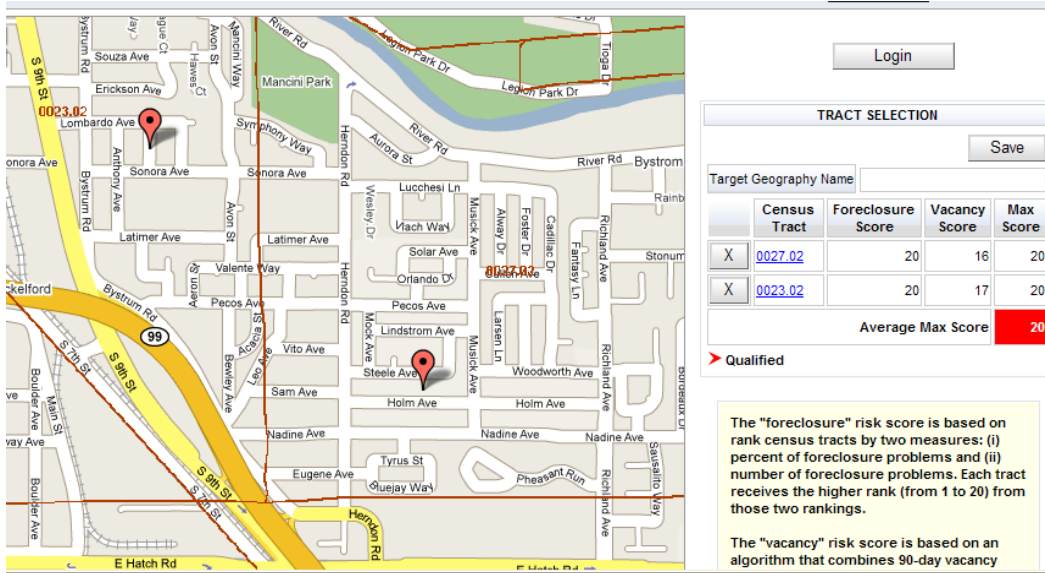
Qualified

The "foreclosure" risk score is based on rank census tracts by two measures: (i) percent of foreclosure problems and (ii) number of foreclosure problems. Each tract receives the higher rank (from 1 to 20) from those two rankings.

Project Area XII: SCRC:

Census Tract: 0023.02, 0027.02

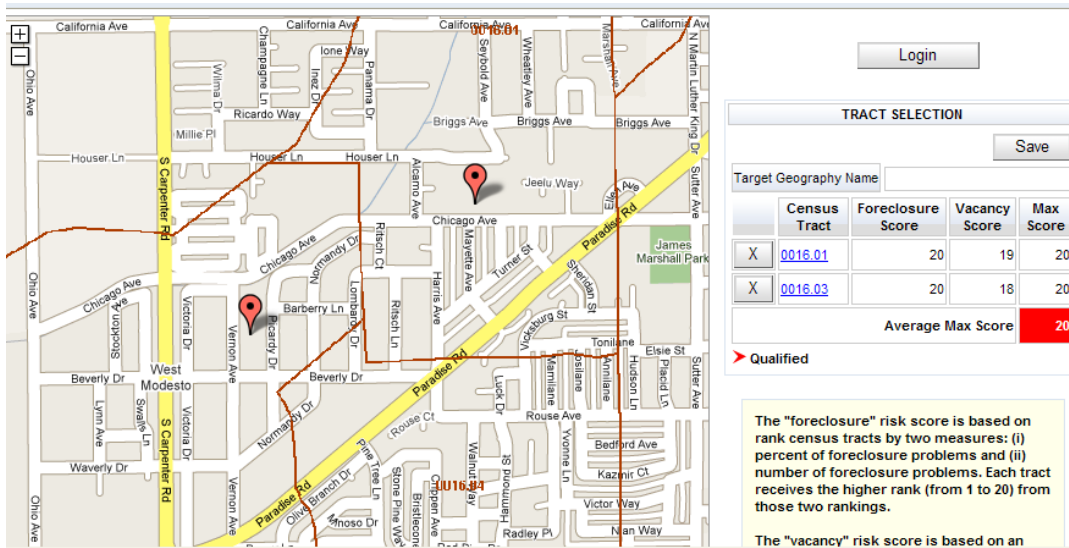
Area XII: Generally bounded by S. 7th Street to the west, River Rd. to the north, Richland Ave. to the east, and Hatch Rd. to the south.



Project Area XIII: Burbank-Chicago:

Census Tract: 0016.01, 0016.03

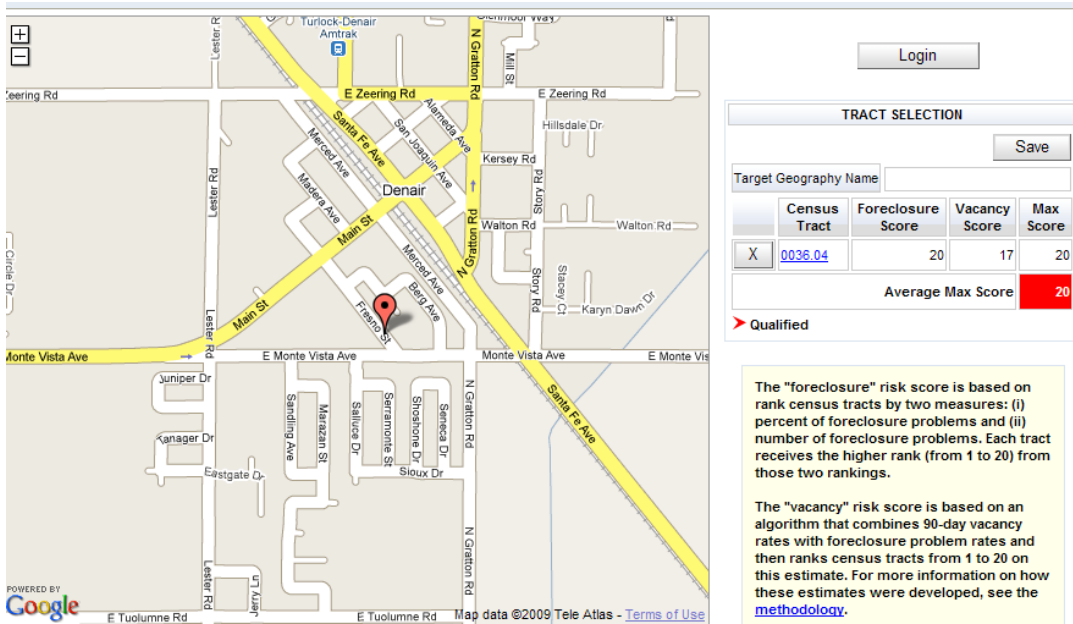
Area XIII: Generally bounded by Ohio Ave. to the west, California Ave. to the north, Spencer Ave. to the east, and Paradise Rd. to the south.



Project Area XIV: Denair:

Census Tract: 0036.04

Area XIV: Generally bounded by Jeffrey Ct. to the west, Chalmer Way to the north, Riopel Ave. to the east, and E. Tuolumne Rd. to the south.



Login

TRACT SELECTION

Save

Target Geography Name

	Census Tract	Foreclosure Score	Vacancy Score	Max Score
X	0036.04	20	17	20
Average Max Score				20

Qualified

The "foreclosure" risk score is based on rank census tracts by two measures: (i) percent of foreclosure problems and (ii) number of foreclosure problems. Each tract receives the higher rank (from 1 to 20) from those two rankings.

The "vacancy" risk score is based on an algorithm that combines 90-day vacancy rates with foreclosure problem rates and then ranks census tracts from 1 to 20 on this estimate. For more information on how these estimates were developed, see the [methodology](#).