

Grantee: Stanislaus County, CA

Grant: B-08-UN-06-0006

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-UN-06-0006

Obligation Date:**Grantee Name:**

Stanislaus County, CA

Award Date:**Grant Amount:**

\$9,744,482.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

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

Recovery Needs:

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

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$9,744,482.00
Total CDBG Program Funds Budgeted	N/A	\$9,744,482.00
Program Funds Drawdown	\$3,983,775.30	\$5,344,458.56
Obligated CDBG DR Funds	\$4,055,595.30	\$5,416,278.56
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$165,500.00	\$165,500.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$13.89
Minimum Non-Federal Match	\$0.00	\$165,500.00
Limit on Public Services	\$1,461,672.30	\$0.00
Limit on Admin/Planning	\$974,448.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The Stanislaus County CDBG Consortium's NSP program has made considerable progress during this reporting period. During this reporting period, the Consortium has acquired an additional 29 properties. Properties have now been acquired in all but 3 of the target areas.

To date, the Consortium has inspected 187 properties, made an offer on 127 and acquired 52. The Consortium has completed rehabilitation work on 15 of 52 acquired properties. Work is underway or will start during the next reporting period on the remaining properties. The rehabilitation of these units has had an economic benefit to a variety of local workers, employees of material suppliers, and small business owners throughout the region. Workers benefitting from NSP rehabilitation contracts include but are not limited to local painters, roofers, carpet installers, landscapers, HVAC technicians, locksmiths, and material suppliers, among others.

The Consortium has resold 4 properties to income qualified first time home buyers and is currently in escrow to resale 6 other properties. Eight of these homes were or are being purchased with the assistance of local or state down payment assistance funds.

While, homebuyer interest in the program remains high in all of the Consortium target areas there have been many applicants that have been determined ineligible to purchase NSP homes through the Consortium's down payment assistance. To date, over 52 applications for NSP down payment assistance have been received and processed. However, only 16 of those have been determined eligible. Consortium staff counsels applicants determined ineligible and refers them to HUD approved housing counseling agencies to assist them in addressing the issues identified that prevent them from being eligible. Ineligible applicants are advised to follow-up to check for assistance availability once those issues have been resolved.

Other challenges the Consortium has faced is the fast paced real estate market in the region. The purchasers of homes are a mix of investors and first time buyers who had previously been priced out of the market. Homebuyers without a sizeable down payment are at a disadvantage compared to investors who are making cash offers on the best priced properties. The Consortium has had to compete with these investors, many of whom have come from outside the region to purchase these properties.

Despite challenges, Consortium staff is committed to work with NSP resources in the attempt to stabilize our neighborhoods. These resources are making a difference not only on the lives of first time home buyer families, but also in the revitalization of our neighborhoods.

Project Summary

Project #, Project Title

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
AASC-1, Administration	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$3,983,775.30	\$9,744,482.00	\$5,344,458.56

Activities

Grantee Activity Number: ASC-NSP-09-1

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

09/27/2008

Projected End Date:

03/17/2013

National Objective:

N/A

Responsible Organization:

Stanislaus County Planning and Community Development,

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$974,445.00
Total CDBG Program Funds Budgeted	N/A	\$974,445.00
Program Funds Drawdown	\$141,218.79	\$218,588.18
Obligated CDBG DR Funds	\$141,218.79	\$218,588.18
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

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

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	ASC-NSP-09-2
Activity Title:	Acquistion-25%

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Housing Authority of Stanislaus County, 1701 Robertson

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,866,821.00
Total CDBG Program Funds Budgeted	N/A	\$1,866,821.00
Program Funds Drawdown	\$692,668.57	\$692,668.57
Obligated CDBG DR Funds	\$692,668.57	\$692,668.57
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

During this reporting period, a housing subdivision with eleven (11) properties was acquired in the City of Ceres . Three of these properties are vacant lots and 8 have existing housing units. One unit was also acquired in the city of Oakdale. These units will become rental housing units for households at or below 50% of the Area Median Income to be managed by the Housing Authority of the County of Stanislaus.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	11	0/0	0/0	11/36
# of housing units	0	0	8	0/0	0/0	8/36
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/36	0/0	0/36
# of Persons benefitting	0	0	0	0/144	0/0	0/144
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	11	0/0	0/0	11/36
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
1225 San Pedro Avenue	Ceres	NA	95307
1211 San Pedro Avenue	Ceres	NA	95307
333 N. 4th Avenue	Oakdale	NA	95361
1239 San Pedro Avenue	Ceres	NA	95307
1243 San Pedro Avenue	Ceres	NA	95307
3725 San Juan Road	Ceres	NA	95307
3765 San Juan Road	Ceres	NA	95307
3705 San Juan Road	Ceres	NA	95307
3735 San Juan Road	Ceres	NA	95307
3715 San Juan Road	Ceres	NA	95307
3745 San Juan Road	Ceres	NA	95307
3755 San Juan Road	Ceres	NA	95307

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Title: Acquisition-LMMI

Activity Category:

Acquisition - general

Project Number:

BCKT

Projected Start Date:

03/19/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

03/18/2012

Responsible Organization:

Housing Authority of Stanislaus County, 1701 Robertson

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$4,710,715.00
Total CDBG Program Funds Budgeted	N/A	\$4,710,715.00
Program Funds Drawdown	\$2,944,513.86	\$4,226,738.49
Obligated CDBG DR Funds	\$3,016,333.86	\$4,298,558.49
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Seventeen (17) properties/housing units throughout the Stanislaus County CDBG Consortium target areas(Ceres, Newman, Oakdale, Patterson, Waterford, & unincorporated target areas) have been acquired during this reporting period. These units will be rehabilitated and sold to low or moderate income first time home buyer households.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	18	0/0	0/0	41/82
# of housing units	0	0	18	0/0	0/0	41/82
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0

# of Households benefitting	0	0	0	23/0	0/82	23/82
# of Persons benefitting	0	0	0	0/0	0/328	0/328
# of Permanent Jobs Created	0	0	20	0/0	0/0	20/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	23/82
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
371 Katy Court	Waterford	NA	95386
117 Center Street	Waterford	NA	95386
13311 Amy Court	Waterford	NA	95386
712 Rock Creek Lane	Patterson	NA	95363
410 Sumac Lane	Newman	NA	95360
152 Charbray Court	Patterson	NA	95363
5224 Kiernan Avenue	Salida	NA	95368
4424 Malta Court	Salida	NA	95368
5413 Nanette Drive	Salida	NA	95368
1446 Berrendas	Patterson	NA	95363
5304 Stillwater Drive	Salida	NA	95368
4309 Castle Cary Lane	Salida	NA	95368
5505 Pountsmoth Drive	Salida	NA	95368
1434 Hunter Creek Drive	Patterson	NA	95363
1305 Cliff Swallow Drive	Patterson	NA	95363
2248 Orchard Creek Drive	Newman	NA	95360
323 Burns Creek Court	Waterford	NA	95386

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: ASC-NSP-09-3

Activity Title: LH 25% - Stanislaus County

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Housing Authority of Stanislaus County, 1701 Robertson

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$566,801.00
Total CDBG Program Funds Budgeted	N/A	\$566,801.00
Program Funds Drawdown	\$63,746.19	\$63,746.19
Obligated CDBG DR Funds	\$63,746.19	\$63,746.19
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Rehabilitation work was completed on one unit, 5309 Rulon Court Salida CA. This unit has been resold to a household below 50% of the Area Median Income. Rehabilitation work will begin, during the next reporting period, on 8 more units that will be designated to assist households below 50% of AMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/8
# of housing units	0	0	1	0/0	0/0	1/8
# of Households benefitting	0	0	1	0/8	0/0	1/8

Activity Locations

Address	City	State	Zip
5309 Rulon Court	Salida	NA	95368

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

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

Grantee Activity Number: ASC-NSP-09-3A**Activity Title: Demolition-LMMI****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

Housing Authority of Stanislaus County, 1701 Robertson

Overall**Oct 1 thru Dec 31, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$1,625,700.00
Total CDBG Program Funds Budgeted	N/A	\$1,625,700.00
Program Funds Drawdown	\$141,627.89	\$142,717.13
Obligated CDBG DR Funds	\$141,627.89	\$142,717.13
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Fourteen of 52 acquired properties have been rehabilitated. Seven of these have been resold to low and moderate households. Rehabilitation work on the remaining 37 properties has started but not completed. Once completed, they will be reported in the respective reporting period. These units will be made available to eligible very low, low, and moderate income households.

Performance Measures

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

Activity Locations

Address	City	State	Zip
5204 Maximillian Drive	Salida	NA	95368
4221 Green Knoll Road	Salida	NA	95368
2704 Roeding Road	Ceres	NA	95307
1034 Hackett Road	Ceres	NA	95307
12540 Sean Court	Waterford	NA	95386
1706 Denver Street	Modesto	NA	95358
12116 Pecan Way	Waterford	NA	95386
5337 9th Street	Keyes	NA	95328
957 Allacante Drive	Ceres	NA	95307
2225 Orchard Creek Drive	Newman	NA	95360
2112 Hidden Canyon Way	Newman	NA	95360
1614 Brookhaven Drive	Newman	NA	95360
3112 Sanko Avenue	Ceres	NA	95307
348 Orchard Hills Court	Newman	NA	95360

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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