

Action Plan

Grantee: Modesto, CA

Grant: B-08-MN-06-0004

LOCCS Authorized Amount:	\$ 8,109,274.00
Grant Award Amount:	\$ 8,109,274.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 8,109,274.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The City of Modesto is unique compared to most other cities hit by the foreclosure crisis. The crisis for Modesto is not centralized to a specific neighborhood; every socio-economic group has been affected by this crisis. The housing market exploded in 2004 with the migration of families from the San Francisco Bay Area with home prices peaking in December of 2005. Families saw an option for more affordable housing with many options for financing in the Modesto area. Standard national averages show that sub-prime loans are more frequent for minorities within low income neighborhoods. The City of Modesto minority, low income neighborhoods were severely affected by predatory lending. The predatory lending in Modesto had an impact throughout the city. The low income minority neighborhoods were hit the hardest, however no neighborhood escaped the problem. Hit significantly harder than other areas of the country, foreclosure problems throughout the City of Modesto continue to affect the families within our community. Foreclosure filings are continuing to rise and families are having difficulty finding alternatives to refinance out of sub-prime loans. With countries economic problems, the crisis only seems to worsen in Modesto. Due to the foreclosure problems the City of Modesto established the following thresholds in determining eligibility for the Neighborhood Stabilization Program. Census Tracts had to meet at least one of these factors to be considered for funding. 1. Foreclosures in excess of 10 percent 2. Sub-prime loans in excess of 20 percent

Distribution and and Uses of Funds:

The City of Modesto can not recover from the financial crisis and foreclosure problem without assistance. The census tracts that the City of Modesto would like to determine as greatest need areas are as follows: 000503 000504 000505 000506 000404 000403 000602 000801 000803 000805 000806 000807 000905 000906 000907 000908 000909 000910 000911 000912 001001 001002 001100 001200 001300 001400 001500 001601 001603 001604 001700 001800 001900 002003 002004 002100 002200 002301 002302 002400 002501 002803

Definitions and Descriptions:

Low Income Targeting:



Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
01	Administration	B-08-MN-06-0004	Administration	
02	Homebuyers' Assistance Program	NSP HOMEBUYERS ASSISTANCE PROGRAM	NSP - HOMEBUYERS ASSISTANCE PROGRAM	
03	Acquisition & Rehabilitation	SCATTERED SITE 08	SCATTERED SITE UNITS	
		SCATTERED SITE 09	SCATTERED SITES	
		SCATTERED SITE SCAP01	1113 Patty Way-SS	
		SCATTERED SITE SCAP02	3928 Weston Way-SS	
		SCATTERED SITE SCAP03	2201 Manitoba-SS	
		SCATTERED SITE SCAP04	2020 Floral Court-SS	
		SCATTERED SITE SCAP05	2200-2202 Vera Cruz-SS	
		SCATTERED SITE SCAP06	2809 Amir Drive	
		SCATTERED SITE SCAP07	529 531 Fort Sumpter Drive-SS	
		TARGET SITE 01	Acquisition/Rehab	
		TARGET SITE 02	TARGETED UNITS	
04	Redevelopment - Com Cent	Com Cent	Airport Neighborhood Community Center	
9999	Restricted Balance	<i>No activities in this project</i>		
HA-1	ITP - Housing Authority	INCENTIVE TRANSFER PROGRAM	INCENTIVE TRANSFER PROGRAM	



Activities

Project # / 01 / Administration

Grantee Activity Number: B-08-MN-06-0004

Activity Title: Administration

Activity Type:

Administration

Project Number:

01

Projected Start Date:

03/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

09/18/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 510,132.75

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 510,132.75

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Modesto1

Organization Type

Unknown

Proposed Budget

\$ 510,132.75

Location Description:

City Hall, 1010 Tenth Street, Suite 4300, Modesto, CA

Activity Description:

Administrative oversight and planning of the Neighborhood Stabilization Program. On November 13, 2013 City Council authorized that any unspent Admin funds could be allocated to other projects. At this time, we initially allocated \$72,141.29 and an additional \$95,103.71 is now being allocated to the Community Center Project.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 02 / Homebuyers' Assistance Program

Grantee Activity Number: NSP HOMEBUYERS ASSISTANCE PROGRAM
Activity Title: NSP - HOMEBUYERS ASSISTANCE PROGRAM

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

02

Projected Start Date:

06/08/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Homebuyers' Assistance Program

Projected End Date:

09/07/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 183,668.53

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 183,668.53

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Modesto1

Organization Type

Unknown

Proposed Budget

\$ 183,668.53

Location Description:

Activity Description:

This activity, originally called Down Payment Assistance Program, was changed to homebuyers Assistance through an Annual Action Plan Amendment. The announcement to make this name change and the change in funding began with a public notice posted in the local newspaper on October 23, 2009. A public hear was held on November 24, 2009 in the City Council Chambers located at 1010 Tenth Street, Modesto at 5:30 p.m. This

public hearing concluded the public comment period. The activity initially was funded at \$1,271,031; an amendment to reallocated \$780,000 in funds out of the Homebuyers Assistance Program into the Acquisition and Rehabilitation Program due to poor response, financing difficulties, and NSP and bank regulations. A public notice was posted in the local newspaper on June 7, 2010. A public hearing was held on June 22, 2010 in the City Council Chambers. This public hearing concluded the public comment period and approved the budget be adjusted to transfer out any remaining funds for this activity and all remaining funds be transferred to the Acquisition and Rehab activity for Targeted Sites.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 03 / Acquisition & Rehabilitation

Grantee Activity Number: SCATTERED SITE 08

Activity Title: SCATTERED SITE UNITS

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

12/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 143,451.85

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 143,451.85

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Borges Construction	For Profit	\$ 0.00
City of Modesto1	Unknown	\$ 143,451.85

Location Description:

The property located at 3004 Japonica Way is a duplex with a total of 4 bedrooms and 2 baths. The appraised value is \$90,000 with a negotiated purchase price of \$89,000. Borges Constructions intends to rehabilitate this property and then rent to NSP eligible tenants.

Activity Description:

This activity is a result of a transfer of approximately \$345,000 in funds to the Scattered Site Acquisition/Rehabilitation program from the Homebuyers Assistance Program. \$141,701.40 was allocated to this new activity to acquire/rehab multi-unit homes through the City's Annual Action Plan Amendment process. This activity will provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures. This program will be consistent with the City of Modesto current Rehabilitation Program. The program will not only provide funding it will also provide financial and technical assistance to repair homes including critical health and safety hazards, and to provide assistance for disabled persons in making their homes more accessible. The announcement to make this change in funding began with a public notice posted in the local newspaper on October 23, 2009. A public hearing was held on November 24, 2009 in the City Council Chambers at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: SCATTERED SITE 09

Activity Title: SCATTERED SITES

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

12/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/11/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 273,928.37

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 273,928.37

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Borges Construction

City of Modesto1

Trinity Ventures LLC

Organization Type

For Profit

Unknown

For Profit

Proposed Budget

\$ 0.00

\$ 273,928.37

\$ 0.00

Location Description:

Single Family home properties located within the census tracts identified as Scattered Sites.

Activity Description:

This activity is a result of a transfer of approximately \$345,000 in funds to the Scattered Site Acquisition/Rehabilitation program from the Homebuyers Assistance Program. \$266,634.28 was allocated to this new activity to acquire/rehab single family homes through the City's Annual Action Plan Amendment process. This activity will provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures. This program will be consistent with the City of Modesto current Rehabilitation Program. The program will not only provide funding it will also provide financial and technical assistance to repair homes including critical health and safety hazards, and to provide assistance for disabled persons in making their homes more accessible. The announcement to make this change in funding began with a public notice posted in the local newspaper on October 23, 2009. A public hearing was held on November 24, 2009 in the City Council Chambers at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: SCATTERED SITE SCAP01**Activity Title: 1113 Patty Way-SS****Activity Type:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

03

Project Title:

Acquisition & Rehabilitation

Projected Start Date:

09/30/2009

Projected End Date:

03/15/2010

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 305,043.89**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 305,043.89**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

3

Low**Mod**

3

Low/Mod%

100.00

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

of Properties

1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Modesto1

Community Impact Central Valley

Organization Type

Unknown

Non-Profit

Proposed Budget

\$ 305,043.89

\$ 0.00

Location Description:

1113 Patty Way is a tri-plex located in Modesto.

Activity Description:

Stanislaus Community Assistance Project (SCAP) is funded through the City of Modesto to purchase 1113 Patty Way. The appraised value of the property on August 26, 2009 was \$192,000. SCAP negotiated a purchase price

of \$189,900 which is below the appraised market value.

SCAP intends to rehabilitate the property, including roof repairs and landscaping. SCAP will also upgrade the interior through rehabilitation including new kitchen units and addressing all health and safety issues.

The three units will be rented out to Immi households. We anticipate this activity will be obligated for \$307,350.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: SCATTERED SITE SCAP02**Activity Title: 3928 Weston Way-SS****Activity Type:**

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

09/30/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/15/2010

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 319,992.14**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 319,992.14**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Modesto1

Community Impact Central Valley

Organization Type

Unknown

Non-Profit

Proposed Budget

\$ 319,992.14

\$ 0.00

Location Description:

3928 Weston Way is located in North Modesto.

Activity Description:

3928 Weston Way was appraised for \$200,000 and an offer of \$192,650 was made 4% below current market value. SCAP intends to rehabilitate the property including landscape, new roof and remodel of bathrooms. The unit will be rented to a Immi household.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: SCATTERED SITE SCAP03

Activity Title: 2201 Manitoba-SS

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

09/30/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/15/2010

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 262,285.87

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 262,285.87

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Modesto1

Community Impact Central Valley

Organization Type

Unknown

Non-Profit

Proposed Budget

\$ 262,285.87

\$ 0.00

Location Description:

2201 Manitoba Way is located in Modesto

Activity Description:

2201 Manitoba Way has a current appiasial of \$169,000, SCAP offered \$164,00 which is 2.9% below the market value. This is a single family home which is 4 bedroom and 2.5 bathrooms. The unit needs a new roof and landscaping. The unit was built in 1988 and will require extensive energy efficient upgrades including new appliances such as HVAC and Electrical as well as dual pane windows.
Property to be obligated first of October.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: SCATTERED SITE SCAP04**Activity Title: 2020 Floral Court-SS****Activity Type:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

03

Project Title:

Acquisition & Rehabilitation

Projected Start Date:

08/28/2009

Projected End Date:

05/05/2010

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 199,056.31**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 199,056.31**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total**Low****Mod****Low/Mod%**

1

0.00

of Households

1

0.00

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Modesto1

Community Impact Central Valley

Organization Type

Unknown

Non-Profit

Proposed Budget

\$ 199,056.31

\$ 0.00

Location Description:

2020 Floral Court is located in North Modesto off of Pelandale Avenue.

Activity Description:

2020 Floral Court was appraised at \$170,000 and acquired at 1.6% below the appraised value at \$167,300. Rehabilitation of the unit will include minor cosmetic updates.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: SCATTERED SITE SCAP05

Activity Title: 2200-2202 Vera Cruz-SS

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

09/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

06/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 291,228.84

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 291,228.84

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Modesto1

Community Impact Central Valley

Organization Type

Unknown

Non-Profit

Proposed Budget

\$ 291,228.84

\$ 0.00

Location Description:

2200 and 2202 Vera Cruz Drive is a duplex located in central Modesto off of Coffee Road.

Activity Description:

This property was valued at \$182,000 and will be purchased at 1.1% below market value at \$180,000. The rehabilitation will include a new roof, kitchen and bathroom updates as well as other cosmetic upgrades and addressing any health and safety issues.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: SCATTERED SITE SCAP06

Activity Title: 2809 Amir Drive

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

09/14/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

01/01/2010

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 285,537.45

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 285,537.45

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Modesto1

Community Impact Central Valley

Organization Type

Unknown

Non-Profit

Proposed Budget

\$ 285,537.45

\$ 0.00

Location Description:

2809 Amir Drive is located in the Village One area off of Floyd Avenue in Modesto. The homes are relatively new construction and have been hard hit by foreclosures.

Activity Description:

The property appraised at \$239,000 and was purchased at 1.7% below market value at \$235,000. All rehab work to be completed will be cosmetic repairs.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: SCATTERED SITE SCAP07

Activity Title: 529 531 Fort Sumpter Drive-SS

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

09/11/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 233,576.11

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 233,576.11

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Modesto1

Community Impact Central Valley

Organization Type

Unknown

Non-Profit

Proposed Budget

\$ 233,576.11

\$ 0.00

Location Description:

529 and 531 Fourt Sumpter is a duplex located in East Modesto close to the Airport Neighborhood.

Activity Description:

The property is appraised at \$130,000 and is purchased at 3.8% below market value for \$125,000. The rehabilitation will include a new roof as well as kitchen and bathroom remodels and other cosmetic upgrades including any health and safety issues.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: TARGET SITE 01

Activity Title: Acquisition/Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

06/08/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

09/11/2011

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 2,381,336.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,381,336.73

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	26	8	18	100.00
# of Households	26	8	18	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	26
# of Housing Units	26
# of Properties	26

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Borges Construction

City of Modesto1

Trinity Ventures LLC

Organization Type

For Profit

Unknown

For Profit

Proposed Budget

\$ 0.00

\$ 2,381,336.73

\$ 0.00

Location Description:

Targeted sites single family homes based on identified census tracts

Activity Description:

This activity will provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures. This program will be consistent with the City of Modesto current Rehabilitation Program. The program will not only provide funding it will also provide financial and technical assistance to repair homes including critical health and safety hazards, and to provide assistance for disabled persons in making their homes more accessible.

A transfer of funds from the Homebuyers Assistance Program resulted in new budget of \$2,417,148.92 for this activity to acquire/rehab single family homes through the City's Annual Action Plan Amendment process.

As outlined in the City of Modesto's Citizen's Participation Plan, all amendments to the budget began with a public notice posted in the local newspaper and concluded with a public hearing held in the City Council Chambers at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period.

\$3,732.48 in unspent funds was transferred to the Community Center Project. This was approved through the closeout process hearing on November 13, 2012.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: TARGET SITE 02

Activity Title: TARGETED UNITS

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

01/10/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/01/2011

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 326,557.06

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 326,557.06

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	2

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Modesto1

Trinity Ventures LLC

Organization Type

Unknown

For Profit

Proposed Budget

\$ 326,557.06

\$ 0.00

Location Description:

Identified census tracts in targeted areas for multi-unit homes

Activity Description:

This activity is a result of a transfer of approximately \$435,000 in additional funds to Acquisition/Rehabilitation program (Targeted Sites) from the Homebuyers Assistance Program. An additional \$316,670.00 was allocated to this new activity to acquire/rehab multi-unit homes through the City's Annual Action Plan Amendment process. Approximately 4 additional housing units to be made available through these additional funds. This activity will provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures. This program will be consistent with the City of Modesto current Rehabilitation Program. The program will not only provide funding it will also provide financial and technical assistance to repair homes including critical health and safety hazards, and to provide assistance for disabled persons in making their homes more accessible. Provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures. The announcement to make this change in funding began with a public notice posted in the local newspaper on October 23, 2009. A public hearing was held on November 24, 2009 in the City Council Chambers at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 04 / Redevelopment - Com Cent

Grantee Activity Number: Com Cent

Activity Title: Airport Neighborhood Community Center

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

04

Projected Start Date:

08/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Redevelopment - Com Cent

Projected End Date:

03/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 365,239.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 365,239.66

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

2199

Low

Mod

Low/Mod%

0.00

Proposed Accomplishments

of public facilities

Total

1

LMI%:

77.9

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Modesto3

Organization Type

Local Government

Proposed Budget

\$ 365,239.66

Location Description:

805 Empire Street, Modesto Census 21

AREA BENEFIT DATA: Proposed Beneficiaries

Total number low: 1260, LMISD Date: 09/02/2010, Total Number Low/Mod: 1713, Data used for calculation: Capped, Total

Population: 2199, % Low/Mod: 77.9

Activity Description:

Community Center to serve citizens located in the Airport Neighborhood. Funding transferred from unspent funds from Target Site 01 in the amount of \$3,732.48 and from Admin in the amount of \$95,000



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / HA-1 / ITP - Housing Authority

Grantee Activity Number: INCENTIVE TRANSFER PROGRAM**Activity Title: INCENTIVE TRANSFER PROGRAM****Activity Type:**

Rehabilitation/reconstruction of residential structures

Project Number:

HA-1

Projected Start Date:

06/08/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

ITP - Housing Authority

Projected End Date:

09/07/2011

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 2,028,238.44**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 2,028,238.44**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	12	12		100.00
# of Households	12	12		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	12
# of Housing Units	12
# of Properties	12

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Housing Authority of the County of Stanislaus1

Organization Type

Unknown

Proposed Budget

\$ 2,027,319.00

Location Description:

This activity can be carried out in any of the greatest need areas.

Activity Description:

Through a partnership with the Housing Authority of Stanislaus County and the City of Modesto the Housing Authority of Stanislaus County will purchase foreclosed and abandoned homes in any of the greatest need

areas. Incentive Transfer is a nomination program that allows qualified residents, who are currently in good standing, to transfer into Housing Authority owned scattered-site homes. The goal of the Incentive Transfer program is to promote residents in family developments who are self-motivated and show willingness toward self-improvement, upward mobility and eventually to self-sufficiency

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

Reviewer - Action Plan is being approved, the corrections that grantee is making are not complete, they cannot complete prior to submission deadline for June 2012 QPR which is due July 30. The action plan will be rejection upon submission of the QPR, the grantee is working with TA Provider to make necessary revisions to the Action Plan. Marcia Bradshaw, 7-26-12

Christensen, Only change is to NSP Homebuyers Assistance Program - activity no longer being carried out by the grantee. EC 2-27-20

Action Plan History

Version	Date
B-08-MN-06-0004 AP#10	07/22/2021
B-08-MN-06-0004 AP#9	02/27/2020
B-08-MN-06-0004 AP#8	01/28/2020

B-08-MN-06-0004 AP#7	10/11/2019
B-08-MN-06-0004 AP#6	05/28/2013
B-08-MN-06-0004 AP#5	03/14/2013
B-08-MN-06-0004 AP#4	10/31/2012
B-08-MN-06-0004 AP#3	07/26/2012
B-08-MN-06-0004 AP#2	02/10/2011
B-08-MN-06-0004 AP#1	04/15/2010

