

Action Plan

Grantee: Stockton, CA

Grant: B-08-MN-06-0009

LOCCS Authorized Amount:	\$ 12,146,038.00
Grant Award Amount:	\$ 12,146,038.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 10,532,493.96
Total Budget:	\$ 22,678,531.96

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

On November 18, 2008, the Stockton City Council approved an Amendment to the City's 2008-09 One-Year Action Plan as required under the U.S. Department of Housing and Urban Development's Neighborhood Stabilization Program (NSP). The NSP implements a portion of the Housing and Economic Recovery Act of 2008 (HERA). The NSP provides targeted emergency assistance to jurisdictions to acquire and redevelop abandoned and foreclosed residential properties that might otherwise become sources of blight within our communities. The foreclosure situation has had an adverse impact on the City of Stockton. The City has been hard hit by declining property values and tax revenues and a rise in blight, vandalism, and code enforcement violations. Based on projections from the U.S. Department of Housing and Urban Development (HUD), foreclosures are expected to continue due to a large number of subprime loans and mortgages that are due to have variable interest rates reset in the near future. The City of Stockton was allocated \$12,146,038 of NSP from HUD. This Substantial Amendment to the 2008-09 Action Plan constitutes the City's proposed use of this funding. A. AREAS OF GREATEST NEED HERA requires that that NSP funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, the highest percentage of homes financed by a subprime mortgage, and areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures. The City has analyzed the three required criteria. Stockton, with a foreclosure rate of over twelve percent, has one of the highest rates of foreclosures per housing unit in the country. HUD also estimated that almost 34 percent of the loans made to purchase homes in Stockton from 2004 to 2006 were high-cost loans; also among the highest rates in the nation. This is an indicator of future foreclosures. HUD also provided an estimated foreclosure risk factor to assist jurisdictions in determining their areas of greatest need. HUD assigned scores from one to ten for each census tract, with one being the lowest risk and ten being the highest risk. Only two of the census tracts in Stockton have a risk factor below eight. The remaining 97 percent of the census tracts in Stockton have been identified as having a foreclosure risk factor of eight, nine or ten. Over 25 percent of the census tracts have been assigned a risk factor of ten and 40 percent have a risk factor of nine. This has made it difficult to identify specific areas to target the use of NSP funds. In an effort to identify the areas of greatest need within the City of Stockton, foreclosure data was analyzed by zip codes. A table showing the results is included in Appendix A. A map showing defaults and foreclosures for the month of October, 2008, by zip code, is also provided. Through the analysis of this data, the City was able to identify three zip codes which have had high concentrations of foreclosures in the past and which are also at risk of continuing to be affected by them. These zip codes are 95206, which includes much of south Stockton, and 95210 and 95212, which includes northeast Stockton. These zip codes include areas that have been identified by HUD as having risk factors of nine and ten. Zip code 95206 has accounted for more than 3,430 foreclosures in 2008. Only 1,000 of these homes have resold. Zip code 95210 has had over 1,150 foreclosures, with approximately 470 of these homes having sold. Zip code 95212, while having only 700 foreclosures during 2008, includes a small area of urban development so these foreclosures represent a very concentrated area of foreclosure activity which is having a detrimental impact on the neighborhood.



Distribution and and Uses of Funds:

B. DISTRIBUTION AND USES OF FUNDS As noted above, the City of Stockton is proposing to target the use of NSP funds in the three zip codes that have the highest concentrations of foreclosures: 95206, 95210, and 95212. However, as indicated by HUD's data, all of Stockton has been significantly Impacted by foreclosures and is at significant risk of seeing continued foreclosures. Because of this, NSP activities will also occur outside these target areas. The City expects to target these priority areas first, but due to the need to implement the NSP program in a expeditious manner, the City may allow acquisitions of foreclosed homes in other areas as long as the homes will be affordable to the Low-Moderate-Middle-Income households which will purchase the homes.

Definitions and Descriptions:

C. DEFINITIONS AND DESCRIPTIONS The following definitions apply to the Stockton's Neighborhood Stabilization Program: (1) "Affordable Rents" a. For extremely iow-income households, the product of one-twelfth of 30 percent times 30 percent of the area median income adjusted for family size appropriate for the unit. b. For very low-income households, the product of one-twelfth of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit. c. For moderate income households whose gross incomes exceed the maximum income for low-income households, the product of one-twelfth of 30 percent time 65 percent of the area median income adjusted for family size appropriate for the unit, less an allowance for tenant paid utilities. d. For moderate and middle income households, the product of one-twelfth of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. For those moderate income households whose gross incomes exceed 110 percent of the area median income adjusted for family size, it shall be required that affordable rent be established at a level not to exceed 30 percent of gross income to the household. (2) "Blighted Structure" shall mean buildings or conditions causing blight as defined in California Health and Safety Code Section 33031 (a)(1) and (2). (3) "Continued Afford ability" for shall meet or exceed the HOME Investment Partnerships Act (HOME) minimum requirements as follows: a. Periods of Affordability: For Owner Occupied Housing, properties shall remain affordable for the longest practical period through affordability through deed restrictions. The minimum affordability period shall be as established in 24 CFR 92.254 (a) (4). The resale deed restriction shall have a minimum term of five to twenty years depending on the amount of funds in the project. b. Resale and Recapture: The City will establish either Resale or Recapture provisions as established in 24 CFR 92.254 (a) (5). Buyers of homes assisted with NSP funds shall execute a promissory note and deed of trust which will secure the loan principal plus interest. Any loan repayments made during the first five years of the NSP program will be used to subsidize additional purchasers of foreclosed homes. c. Affordability Covenants: For rental units, properties shall remain affordable for the longest practical period, up to 55 years, through affordability covenants or deed restrictions. NSP project rents will be monitored annually through the same process used to monitor HOME projects. (4) "Housing Rehabilitation Standards." All rehabilitation activities assisted with NSP funds shall meet standards defined in the California Building Code as adopted by the California building Standards Commission, as amended by the City of Stockton.

Low Income Targeting:

D. LOW INCOME TARGETING The City of Stockton is proposing to use \$3,036,520 of its original allocation of NSP funds to purchase and rehabilitate abandoned or foreclosed homes or residential properties to provide housing for households at or below 50 percent of the Area Medium Income (AMI). A minimum of 25 percent of the program income received from NSP activities will also be targeted to assist households at this income level. Stockton is proposing to focus on providing affordable rental opportunities to households in this income category. The specific type of housing has not been identified and may include a combination of single family homes, multi-family units, or congregate housing for special needs populations.

Acquisition and Relocation:

E. ACQUISITIONS & RELOCATION The City of Stockton will not use NSP funds on an activity that will result in the demolition or conversion of any low- and moderate-income dwelling units (I.e., ::; 80 percent of area median income).

Public Comment:

F. PUBLIC COMMENT The U.S. Department of Housing and Urban Development and the City's Citizen Participation Plan require the public to have an opportunity to review and comment on proposed amendments to the Action Plan. -In compliance with these requirements, on October 22, 2008 the Council's Housing Committee held a public meeting to discuss the development of a plan to implement the Neighborhood Stabilization Program. Approximately 25 people attended the meeting. A copy of the minutes are included in Appendix B. A notice of the proposed Amendment, including the public hearing date, was printed in The Record and posted on the Housing Department's website on November 3,2008. This notice started a i5-day public review and comment period. A copy of the notice is also included in Appendix B. On November 18, 2008 the City Council held a public hearing on the proposed Amendment. No member of the public spoke on the item which was approved by the City Council by the adoption of Resolution R08-0460.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0002	Acquisition, Rehabilitation, Resale	063-8526 - NDP	ARS - Rehab and Downpayment Assistance
		063-8526 - NDP NRS	NDP - Rehab and Downpayment Assistance
		063-8526 - NRS - Neighborworks	Acq Rehab Sale - Neighborworks
		063-8526 NRS - New	NRS - New Genesis



		Genesis	NRS - New Genesis
		063-8526 NRS-Habitat	Dream Creek - Habitat
		063-8526 NRS-STAND	Acq Rehab Sale - STAND
		063-8526 NRS-Svc1st	Acq Rehab Sale - Service First of Northern CA
		063-8526 NRS-VHB	Acq Rehab Sale - Visionary Home Builders
		063-8526 NRS-VillaReal	Acq Rehab Sale - Villa Real
0003	Acquisition, Rehabilitation, Rent	063-8526 LRA380	Coventry - Service 1st - LRA380
		063-8526 LRA383	Hunter - VHB - LRA383
		063-8526 NRS045	Bradford/Chateau DL - VHB - NRS045
		063-8526 NRS046	610 San Joaquin - Service 1st - NRS046
0005	Administration	Admin 063-8120	Administration
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 0002 / Acquisition, Rehabilitation, Resale

Grantee Activity Number: 063-8526 - NDP
Activity Title: ARS - Rehab and Downpayment Assistance

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 0002

Projected Start Date:
 10/01/2009

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition, Rehabilitation, Resale

Projected End Date:
 03/16/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 154,081.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 154,081.63

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00
Proposed Accomplishments	Total			
# of Singlefamily Units	2			
# of Housing Units	2			

Activity is being carried out by Grantee: Yes

Activity is being carried out through: Contractors

Organization carrying out Activity: City of Stockton

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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City of Stockton	Local Government	\$ 154,081.63
City of Stockton Housing	Unknown	\$ 0.00
Stocktonians Taking Action To Neutralize Drugs	Non-Profit	\$ 0.00
Visionary Homebuilders of California Inc.	Non-Profit	\$ 0.00

Location Description:

The program will target 95206, 95210, and 95212. However, any foreclosed home within the City of Stockton may qualify. The City will target those zip codes which have the highest concentrations of foreclosed homes to help stabilize those neighborhoods.

Activity Description:

The City worked with approved non-profit organizations to acquire foreclosed properties, rehabilitate, and sell homes to qualified low and moderate income households. The program includes a down payment assistance loan to the home buyer. General loan terms are 30 years at three percent (3%) simple interest for years 1 through 15 and zero percent (0%) for years 16 through 30. The homes are secured by a Regulatory Agreement and a Deed of Trust with an affordability period based the amount of the down payment assistance loan and the minimum HOME affordability requirements of 24 CFR 92.254, as applicable. Proceeds from the sale of the homes and any program income from home buyer loan payments were recycled back into the program.



Grantee Activity Number: 063-8526 - NDP NRS
Activity Title: NDP - Rehab and Downpayment Assistance

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 0002

Projected Start Date:
 04/01/2010

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition, Rehabilitation, Resale

Projected End Date:
 09/16/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 266,699.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 266,699.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Contractors

Organization carrying out Activity:
 City of Stockton

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Stockton	Local Government	\$ 266,699.00
City of Stockton Housing	Unknown	\$ 0.00
Stocktonians Taking Action To Neutralize Drugs	Non-Profit	\$ 0.00



Location Description:

The program will target 95206, 95210, and 95212. However, any foreclosed home within the City of Stockton may qualify. The City will target those zip codes which have the highest concentrations of foreclosed homes to help stabilize those neighborhoods.

Activity Description:

The City worked with approved non-profit organizations to acquire foreclosed properties, rehabilitate, and sell homes to qualified low and moderate income households. The program includes a down payment assistance loan to the home buyer. General loan terms are 30 years at three percent (3%) simple interest for years 1 through 15 and zero percent (0%) for years 16 through 30. The homes are secured by a Regulatory Agreement and a Deed of Trust with an affordability period based the amount of the down payment assistance loan and the minimum HOME affordability requirements of 24 CFR 92.254, as applicable. Proceeds from the sale of the homes and any program income from home buyer loan payments were recycled back into the program.



Grantee Activity Number: 063-8526 - NRS - Neighborworks
Activity Title: Acq Rehab Sale - Neighborworks

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 0002

Projected Start Date:
 07/01/2012

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition, Rehabilitation, Resale

Projected End Date:
 03/16/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 466,785.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 466,785.63

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00
Proposed Accomplishments	Total			
# of Singlefamily Units	3			
# of Housing Units	3			

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 NeighborWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
NeighborWorks	Non-Profit	\$ 466,785.63

Location Description:

The program will target 95206, 95210, and 95212. However, any foreclosed home within the City of Stockton may qualify. The City will target those zip codes which have the highest concentrations of foreclosed homes to help stabilize those neighborhoods.

Activity Description:

The City worked with approved non-profit organizations to acquire foreclosed properties, rehabilitate, and sell homes to qualified low and moderate income households. The program includes a down payment assistance loan to the home buyer. General loan terms are 30 years at three percent (3%) simple interest for years 1 through 15 and zero percent (0%) for years 16 through 30. The homes are secured by a Regulatory Agreement and a Deed of Trust with an affordability period based the amount of the down payment assistance loan and the minimum HOME affordability requirements of 24 CFR 92.254, as applicable. Proceeds from the sale of the homes and any program income from home buyer loan payments were recycled back into the program.



Grantee Activity Number: 063-8526 NRS - New Genesis
Activity Title: NRS - New Genesis

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

07/01/2010

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

12/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 219,330.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 219,330.20

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

New Genesis Housing Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

New Genesis Housing Development

Organization Type

Non-Profit

Proposed Budget

\$ 219,330.20

Location Description:



The program will target 95206, 95210, and 95212. However, any foreclosed home within the City of Stockton may qualify. The City will target those zip codes which have the highest concentrations of foreclosed homes to help stabilize those neighborhoods.

Activity Description:

The City worked with approved non-profit organizations to acquire foreclosed properties, rehabilitate, and sell homes to qualified low and moderate income households. The program includes a down payment assistance loan to the home buyer. General loan terms are 30 years at three percent (3%) simple interest for years 1 through 15 and zero percent (0%) for years 16 through 30. The homes are secured by a Regulatory Agreement and a Deed of Trust with an affordability period based the amount of the down payment assistance loan and the minimum HOME affordability requirements of 24 CFR 92.254, as applicable. Proceeds from the sale of the homes and any program income from home buyer loan payments were recycled back into the program.



Grantee Activity Number: 063-8526 NRS-Habitat
Activity Title: Dream Creek - Habitat

Activity Type:

Construction of new housing

Project Number:

0002

Projected Start Date:

03/02/2017

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

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Planned

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 240,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 240,000.00

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
4		4	100.00
4		4	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

4

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity of San Joaquin County, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity of San Joaquin County, Inc

Organization Type

Non-Profit

Proposed Budget

\$ 240,000.00

Location Description:



Dream Creek (Little Johns Creek South) located in the 3200 block of Glenhaven Way, South Stockton area.

Activity Description:

Foreclosed vacant land was acquired and four new single family homes will be constructed and sold to qualifying households. Funding for this activity is NSP 1 and approximately \$296,000 from other sources. The program includes a down payment assistance loan to the home buyer. General loan terms are 30 years at three percent (3%) simple interest for years 1 through 15 and zero percent (0%) for years 16 through 30. The homes are secured by a Regulatory Agreement and a Deed of Trust with an affordability period based the amount of the down payment assistance loan and the minimum HOME affordability requirements of 24 CFR 92.254, as applicable. Proceeds from the sale of the homes and any program income from home buyer loan payments were recycled back into the program.



Grantee Activity Number: 063-8526 NRS-STAND
Activity Title: Acq Rehab Sale - STAND

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 0002

Projected Start Date:
 05/01/2009

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition, Rehabilitation, Resale

Projected End Date:
 03/16/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,912,866.34
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 5,912,866.34

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	37		37	100.00
# of Households	37		37	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	37
# of Housing Units	37

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Stocktonians Taking Action to Neutralize Drugs

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Stocktonians Taking Action to Neutralize Drugs	Non-Profit	\$ 5,912,866.34

Location Description:

The program will target 95206, 95210, and 95212. However, any foreclosed home within the City of Stockton may qualify. The City will target those zip codes which have the highest concentrations of foreclosed homes to help stabilize those neighborhoods.

Activity Description:

The City worked with approved non-profit organizations to acquire foreclosed properties, rehabilitate, and sell homes to qualified low and moderate income households. The program includes a down payment assistance loan to the home buyer. General loan terms are 30 years at three percent (3%) simple interest for years 1 through 15 and zero percent (0%) for years 16 through 30. The homes are secured by a Regulatory Agreement and a Deed of Trust with an affordability period based the amount of the down payment assistance loan and the minimum HOME affordability requirements of 24 CFR 92.254, as applicable. Proceeds from the sale of the homes and any program income from home buyer loan payments were recycled back into the program.



Grantee Activity Number: 063-8526 NRS-Svc1st
Activity Title: Acq Rehab Sale - Service First of Northern CA

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 0002

Projected Start Date:
 05/01/2009

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition, Rehabilitation, Resale

Projected End Date:
 03/16/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,425,467.29
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 3,425,467.29

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	20		20	100.00
# of Households	20		20	100.00
Proposed Accomplishments				
# of Singlefamily Units	20			
# of Housing Units	20			

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Service First of Northern California

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Service First of Northern California	Non-Profit	\$ 3,425,467.29

Location Description:



The program will target 95206, 95210, and 95212. However, any foreclosed home within the City of Stockton may qualify. The City will target those zip codes which have the highest concentrations of foreclosed homes to help stabilize those neighborhoods.

Activity Description:

The City worked with approved non-profit organizations to acquire foreclosed properties, rehabilitate, and sell homes to qualified low and moderate income households. The program includes a down payment assistance loan to the home buyer. General loan terms are 30 years at three percent (3%) simple interest for years 1 through 15 and zero percent (0%) for years 16 through 30. The homes are secured by a Regulatory Agreement and a Deed of Trust with an affordability period based the amount of the down payment assistance loan and the minimum HOME affordability requirements of 24 CFR 92.254, as applicable. Proceeds from the sale of the homes and any program income from home buyer loan payments were recycled back into the program.



Grantee Activity Number: 063-8526 NRS-VHB
Activity Title: Acq Rehab Sale - Visionary Home Builders

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 0002

Projected Start Date:
 05/01/2009

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition, Rehabilitation, Resale

Projected End Date:
 03/16/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,499,074.91
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 2,499,074.91

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	17		17	100.00
# of Households	17		17	100.00
Proposed Accomplishments	Total			
# of Singlefamily Units	17			
# of Housing Units	17			

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Visionary Homebuilders of California Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Visionary Homebuilders of California Inc.	Non-Profit	\$ 2,499,074.91

Location Description:



The program will target 95206, 95210, and 95212. However, any foreclosed home within the City of Stockton may qualify. The City will target those zip codes which have the highest concentrations of foreclosed homes to help stabilize those neighborhoods.

Activity Description:

The City worked with approved non-profit organizations to acquire foreclosed properties, rehabilitate, and sell homes to qualified low and moderate income households. The program includes a down payment assistance loan to the home buyer. General loan terms are 30 years at three percent (3%) simple interest for years 1 through 15 and zero percent (0%) for years 16 through 30. The homes are secured by a Regulatory Agreement and a Deed of Trust with an affordability period based the amount of the down payment assistance loan and the minimum HOME affordability requirements of 24 CFR 92.254, as applicable. Proceeds from the sale of the homes and any program income from home buyer loan payments were recycled back into the program.



Grantee Activity Number: 063-8526 NRS-VillaReal
Activity Title: Acq Rehab Sale - Villa Real

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 0002

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition, Rehabilitation, Resale

Projected End Date:
 03/16/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 209,916.31
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 209,916.31

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

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Villa Real Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Stockton Housing	Unknown	\$ 0.00
Villa Real Inc.	Non-Profit	\$ 209,916.31

Location Description:

The program will target 95206, 95210, and 95212. However, any foreclosed home within the City of Stockton may qualify. The City will target those zip codes which have the highest concentrations of foreclosed homes to help stabilize those neighborhoods.

Activity Description:

The City worked with approved non-profit organizations to acquire foreclosed properties, rehabilitate, and sell homes to qualified low and moderate income households. The program includes a down payment assistance loan to the home buyer. General loan terms are 30 years at three percent (3%) simple interest for years 1 through 15 and zero percent (0%) for years 16 through 30. The homes are secured by a Regulatory Agreement and a Deed of Trust with an affordability period based the amount of the down payment assistance loan and the minimum HOME affordability requirements of 24 CFR 92.254, as applicable. Proceeds from the sale of the homes and any program income from home buyer loan payments were recycled back into the program.

Project # / Title: 0003 / Acquisition, Rehabilitation, Rent

Grantee Activity Number: 063-8526 LRA380
Activity Title: Coventry - Service 1st - LRA380

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
0003

Projected Start Date:
08/20/2013

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.

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Activity Status:
Completed
Project Title:
Acquisition, Rehabilitation, Rent

Projected End Date:
09/30/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,566,386.17
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 2,566,386.17

Proposed Beneficiaries **Total** **Low** **Mod** **Low/Mod%**

# Renter Households	45	45	100.00
# of Households	45	45	100.00
Proposed Accomplishments		Total	
# of Multifamily Units		45	
# of Housing Units		45	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Service First of Northern California

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Service First of Northern California	Non-Profit	\$ 2,566,386.17

Location Description:

4825 Kentfield Road, Stockton, CA

Activity Description:

This activity will consist of the acquisition and rehabilitation of a foreclosed multi-family property. Funding for the project is from NSP 1 and NSP 3. The units will be rented to households with incomes at or below 50% of AMI. The property will be managed by companies approved by the City. The property is secured by a regulatory agreement and a deed of trust with an affordability period of 55 years. Rents are established in the regulatory agreement and limited to one twelfth of 30% of 50% of AMI adjusted for household size.



Grantee Activity Number: 063-8526 LRA383
Activity Title: Hunter - VHB - LRA383

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

03/01/2016

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Rent

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,660,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,660,000.00

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
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72	72		100.00
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of Households

72	72		100.00
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Proposed Accomplishments

of Multifamily Units

Total

72

of Housing Units

72

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Visionary Homebuilders of California Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Visionary Homebuilders of California Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 1,660,000.00

Location Description:



804 North Hunter Street, Stockton, CA, 95202

Activity Description:

This activity will consist of the acquisition and rehabilitation of a foreclosed multi-family property. Funding for the project will be NSP 1, NSP 3, and approximately \$22 million from other sources. The units will be rented to households with incomes at or below 50% of AMI. The property will be managed by companies approved by the City. The property is secured by a regulatory agreement and a deed of trust with an affordability period of 55 years. Rents are established in the regulatory agreement and limited to one twelfth of 30% of 50% of AMI adjusted for household size.



Grantee Activity Number: 063-8526 NRS045
Activity Title: Bradford/Chateau DL - VHB - NRS045

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 0003

Projected Start Date:
 02/03/2010

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition, Rehabilitation, Rent

Projected End Date:
 06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,722,738.90
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 2,722,738.90

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	29	29		100.00
# of Households	29	29		100.00

Proposed Accomplishments	Total
# of Multifamily Units	29
# of Housing Units	29

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Visionary Homebuilders of California Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Visionary Homebuilders of California Inc.	Non-Profit	\$ 2,722,738.90

Location Description:

1020 Rosemarie Lane, Stockton, CA, 95207

Activity Description:

This activity will consist of the acquisition and rehabilitation of a foreclosed multi-family property. Funding for the project is NSP 1 and approximately \$7.1 million from other sources. The units will be rented to households with incomes at or below 50% of AMI. The property will be managed by companies approved by the City. The property is secured by a regulatory agreement and a deed of trust with an affordability period of 55 years. Rents are established in the regulatory agreement and limited to one twelfth of 30% of 50% of AMI adjusted for household size.



Grantee Activity Number: 063-8526 NRS046
Activity Title: 610 San Joaquin - Service 1st - NRS046

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

06/08/2010

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition, Rehabilitation, Rent

Projected End Date:

09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 479,446.16

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 479,446.16

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	15	15		100.00
# of Households	15	15		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

15

15

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Service First of Northern California

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Service First of Northern California

Organization Type

Non-Profit

Proposed Budget

\$ 479,446.16

Location Description:



Activity Description:

This activity will consist of the acquisition and rehabilitation of a foreclosed multi-family property. Funding for the project is NSP 1 and approximately \$500,000 from other sources. The units will be rented to households with incomes at or below 50% of AMI. The property will be managed by companies approved by the City. The property is secured by a regulatory agreement and a deed of trust with an affordability period of 55 years. Rents are established in the regulatory agreement and limited to one twelfth of 30% of 50% of AMI adjusted for household size.

Project # / Title: 0005 / Administration

Grantee Activity Number: Admin 063-8120
Activity Title: Administration

Activity Type:

Administration

Project Number:

0005

Projected Start Date:

10/01/2008

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)

Environmental Assessment:

COMPLETED

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,855,739.42

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,855,739.42



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Stockton

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Stockton	Local Government	\$ 1,855,739.42
City of Stockton Housing	Unknown	\$ 0.00

Location Description:

City of Stockton

Activity Description:

A maximum of ten percent (10%) of NSP funds will be used to cover costs associated with program planning, implementation, and administration. It is anticipated that the actual costs will be less than the maximum allowed. Funds not used for administration will be allocated to other eligible NSP projects and activities.

Action Plan Comments:

Reviewer - Plan approved without review to allow grantee to submit QPR.

Reviewer - Action Plan approved to allow grantee to submit QPR.

Reviewer - The plan is missing a big part of the narratives (Definitions, low income targeting, acquisition and relocation policies, and public comment). These must be included.

The grantee needs to tell their story of this grant. The plan is too generic and non-descriptive. It will



be approved to allow for the submission of the QPR but corrections must be made.

Action Plan History

Version	Date
B-08-MN-06-0009 AP#1	07/29/2010
B-08-MN-06-0009 AP#2	04/13/2011
B-08-MN-06-0009 AP#3	03/04/2013
B-08-MN-06-0009 AP#4	11/14/2013
B-08-MN-06-0009 AP#5	01/27/2014
B-08-MN-06-0009 AP#6	07/22/2014
B-08-MN-06-0009 AP#7	10/30/2014
B-08-MN-06-0009 AP#8	07/31/2015
B-08-MN-06-0009 AP#9	10/28/2015
B-08-MN-06-0009 AP#10	01/27/2016
B-08-MN-06-0009 AP#11	04/25/2016
B-08-MN-06-0009 AP#12	07/19/2016
B-08-MN-06-0009 AP#13	05/04/2017

