

Action Plan

Grantee: Modesto, CA

Grant: B-09-LN-CA-0053

LOCCS Authorized Amount:	\$ 24,948,064.00
Grant Award Amount:	\$ 24,948,064.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 4,930,382.00
Total Budget:	\$ 29,878,446.00

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

In early 2010, the City of Modesto received a \$25 million Neighborhood Stabilization Program 2 (NSP2) grant award under the American Recovery and Reinvestment Act of 2009 (ARRA). The City takes their fiduciary responsibilities with this grant very seriously understanding that the federal government has dedicated these resources to areas most hard hit by the housing crisis that has destabilized many neighborhoods throughout the nation.

As the largest city in Stanislaus County and the sixteenth largest city in California with over 210,000 citizens, Modesto has been particularly impacted by foreclosures. In fact, since January 2007, over 40,000 homes have been foreclosed in Stanislaus County alone. As 2010 progresses, the Stanislaus County area continues to rank near the top in the nationwide foreclosure listings. Because of this, most of Modesto's residents are dealing with the issue of foreclosure.

Target Geography:

It is critical to the economic viability of Modesto and the region that the housing market stabilizes. Since NSP2 funds can be utilized in well over 90% of the city, it is ensured that there is a true city-wide impact. You can view the funding-eligible census tracts by visiting the City of Modesto website at <http://www.modestogov.com/prnd/housing/recoveryactprograms.asp>

The infusion of these grant funds will aid the City of Modesto in dealing with the foreclosure crisis.

Program Approach:

**** AMENDED *****, Redevelopment Projects Downey & Bennett, & subsequent budget adjustments approved through Council Action on 13-Nov-12 and Substantial Amendment on 7-Dec-12, Budget adjustment to 001-AD (Admin) & 002-AR Developers approved through Council Action on 11-Dec-12, Redevelopment Project Tower Park approved through Council Action on 11-Dec-12, completed public comment period on 08-Feb-13, In general, the City will use the NSP2 grant to buy and repair foreclosed and/or abandoned residential properties. Once the homes are ready, they will be rented or sold to income eligible households. Through this effort, the City expects to accomplish three major objectives: 1) stabilize the housing market in Modesto; 2) create jobs through the rehabilitation work; and 3) provide an opportunity for homeownership to many who might not have that opportunity otherwise. The actual purchase and rehabilitation of these properties will be done by an approved developer pool which includes both non-profit and for-profit developers. There are four project areas which are discussed in more detail below. 1. Buying and Rehabilitating Residential Properties for Rental or Homeownership by Households with Incomes of up to 120% of the Area Median Income. As of March 2009, a four person household in this category could make up to \$71,500 annually.

This project area which includes two activities as described below: , Acquisition and Rehabilitation , Developers (both for-profit and non-profit) will utilize these funds to purchase and rehabilitate 100 foreclosed/abandoned residential properties. While it may not be possible to resell all of the homes



purchased under this activity, the major focus of this program will be to spur home ownership for those at or below 120% of the area median income. The incentives and income verification process that will accompany this activity will ensure that qualifying low income households receive the best possible home while still allowing them to live within their means. , Housing Assistance to Residents with Special Needs , In this area of funding, the City will partner with the Stanislaus Community Assistance Project commonly referred to as SCAP to acquire and rehabilitate 25 foreclosed and abandoned homes to help services those with mental health or substance abuse issues at will target those at or below 120% of the area median income. SCAP has a history of developing supportive housing and assisting persons with disabilities. This housing will provide a place where the participants can focus on addressing the problems they face in order to become stable participating members of our community. In the last two decades, competition for increasingly scarce low income housing grew so intense that those with disabilities such as addictive and mental disorders were more likely to lose out and find themselves on the streets. Increases in the denial of services or premature and unplanned discharge brought about by managed care arrangements may be contributing to the continued presence of seriously mentally ill persons within the homeless population, who turn to drugs and alcohol as a means of self medication. Untreated addictive disorders do contribute to homelessness. For those with below-living wage incomes are just one-step away from homelessness, with a tendency for an addictive disorder, any major stressor may provide just the catalyst to plunge them into residential instability. And for people who are addicted and homeless, the health condition may be prolonged by the very life circumstance in which they find themselves. Without a stable place to live, recovery often remains out of reach. For persons dealing with addiction, housing is the first step on the road to sustainable recovery. 2. Buying and Rehabilitating Residential Properties for Rental or Homeownership by Households at or below 50% of Area Median Income. This project area also includes two acts

Consortium Members:

How to Get Additional Information:

Administration of the NSP2 Program will be under the City of Modesto’s Neighborhood Services Division which also manages all other United States Department of Housing and Urban Development (HUD) funded programs. Staff from this unit will conduct outreach and education efforts and will ensure program compliance, transparency of funding, and regular monitoring. Public meetings to promote the program will begin in the local community centers. The City has an established partnership with several local HUD certified housing counselors, and will facilitate the process of assisting persons interested in becoming owners of NSP rehabilitated housing, and ensure that they receive the required 8 hours of housing counseling. In addition, the City will use all marketing media at its disposal to promote the program and ensure its success. The City will affirmatively further fair housing and provide marketing and outreach materials in English and in Spanish. For more information, please contact the City of Modesto’s housing division at (209) 577-5245 or on the Internet at <http://www.modestogov.com/prnd/housing/recoveryactprograms.asp>. The City of Modesto welcomes feedback on the NSP2 efforts within our community and looks forward to successful implementation.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
001	Admin	001 - AD	Administration
002	Acquisition and Rehab	002 - AR Developers	Acquisition and Rehab Developers
		002 - AR Special Needs	Residents with Special Needs
		002 - LH 25% Special Needs	LH 25% Special Needs
003	Redevelopment (E)	003 - HA (LH25)	Downey Terrace (LH25)
		003 - HA (LMMI)	Downey Terrace (LMMI)
		003 - LH 25% EFHY	LH 25% Emancipated Foster and Homeless Youth
		003 - Satellite	Tower Park (LMMI)
		003 - STANCO (LH25)	Bennett Place (LH25)
		003 - STANCO (LMMI)	Bennett Place (LMMI)
9999	Restricted Balance	<i>No activities in this project</i>	
NSP2 PI Waiver	NSP2 Program Income Waiver	NSP2 PI Waiver	NSP2 Program Income Waiver

Activities

Project # / 001 / Admin

Grantee Activity Number: 001 - AD
Activity Title: Administration

Activity Type:

Administration

Project Number:

001

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Admin

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,681,091.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,681,091.20

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Modesto2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Modesto2

Organization Type

Local Government

Proposed Budget

\$ 1,681,091.20



Location Description:

10th Street Place, 1010 10th Street, Suite 3100, Modesto, CA

Activity Description:

Oversight of Administration and planning of the Neighborhood Stabilization Program (NSP2).

****AMENDED****

11-Dec-12, Through City Council Action - Administration Funds in the amount of \$1,108,908.00 were reallocated to 002-AR Developers in order to acquire more properties for acquisition and rehabilitation as well as ensure timely expenditure of Grant Funds. The new budget for this activity is \$1,391,092.00

Environmental Assessment: EXEMPT

Environmental None

Activity Supporting Documents

Document Letter - PI from NSP2 to CDBG.pdf

Document Memo- NSP 2 PI to CDBG Memo.pdf

Project # / 002 / Acquisition and Rehab

Grantee Activity Number: 002 - AR Developers
Activity Title: Acquisition and Rehab Developers

Activity Type: Acquisition - general	Activity Status: Under Way
Project Number: 002	Project Title: Acquisition and Rehab
Projected Start Date: 02/11/2010	Projected End Date: 02/11/2013
Project Draw Block by HUD: Blocked by HQ ADMINISTRATOR	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: \$ 12,559,603.18
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	Most Impacted and Distressed Budget: \$ 0.00
	Other Funds: \$ 0.00
	Total Funds: \$ 12,559,603.18

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	74			0.00
# Owner Households	26			0.00
# of Households	100			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	100
# of Housing Units	100
# of Properties	100

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Modesto2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Modesto2	Local Government	\$ 11,345,808.00

Location Description:

10th Street Place, 1010 10th Street, Modesto CA

Activity Description:

Developers (both for profit and non-profit) will utilize these funds to purchase and rehabilitate 100 foreclosed/abandoned residential properties. While it may not be possible to resell all of the homes purchased under this activity, the major focus of this program will be to spur home ownership for those at or below 120% of the area median income. The incentives and income verification process that will accompany this activity will ensure that qualifying low income households receive the best possible home while still allowing them to live within their means.

** AMENDED **

13-Nov-12, Through City Council Action

07-Dec-12, Through Substantial Amendment - Budget reduced by \$263,100.00 to fund the Redevelopment Activity Bennett Place

** AMENDED **

11-Dec-12, Through Council Action - Budget increased by \$1,108,908.00 from Admin Funds in order to acquire and rehabilitate additional housing units and meet the NSP2 expenditure deadline.

Environmental Assessment: UNDERWAY



Environmental

None



Grantee Activity Number: 002 - AR Special Needs
Activity Title: Residents with Special Needs

Activity Type:

Acquisition - general

Project Number:

002

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,428,622.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,428,622.74

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
15			0.00
15			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

15

of Housing Units

15

of Properties

15

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Stanislaus Community Assistance Project (SCAP)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Stanislaus Community Assistance Project (SCAP)

Organization Type

Non-Profit

Proposed Budget

\$ 4,335,000.00



Location Description:

Properties located within Modesto census tracts identified in the NSP2 Program.

Activity Description:

In this project, the City will partner with the Stanislaus Community Assistance Project (SCAP) to acquire and rehab 25 foreclosed and abandoned homes to help services those with mental health or substance abuse issues and will target those at or below 120% of the AMI.

SCAP has a history of developing supportive housing and assisting persons with disabilities. This housing will provide a place where the participants can focus on addressing the problems they face in order to become stable participating members of our community.

**** AMENDED ****

13-Nov-12, Through City Council Action

07-Dec-12, Through Substantial Amendment - Budget reduction of \$165,000.00. Due in part to capacity concerns over SCAP (now Community Impact Central Valley) and the agency's ability to administer remaining project funds.

- \$137,355.00 allocated to Redevelopment Project Downey (LMMI)
- \$27,645.00 allocated to Redevelopment Project Bennett (LMMI)

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: 002 - LH 25% Special Needs
Activity Title: LH 25% Special Needs

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 002

Projected Start Date:
 02/11/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Acquisition and Rehab

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,500,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10			0.00
# of Households	10			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Stanislaus Community Assistance Project (SCAP)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Stanislaus Community Assistance Project (SCAP)	Non-Profit	\$ 1,500,000.00



Location Description:

Properties located within Modesto census tracts identified in the NSP2 Program

Activity Description:

This activity partners with the 002 AR Special Needs activity. In this area of funding, the City will partner with Stanislaus Community Assistance Project (SCAP) to buy and rehabilitate 10 foreclosed and abandoned homes to help service those with mental health or substance abuse issues at or below 50% AMI.

Environmental Assessment: UNDERWAY

Environmental None

Project # / 003 / Redevelopment (E)

Grantee Activity Number: 003 - HA (LH25)
Activity Title: Downey Terrace (LH25)

Activity Type:
Construction of new housing

Project Number:
003

Projected Start Date:
10/01/2012

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

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.

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way

Project Title:
Redevelopment (E)

Projected End Date:
10/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 312,645.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 312,645.00



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

Proposed Accomplishments	Total
# of Multifamily Units	3
# of Housing Units	3

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Housing Authority of the County of Stanislaus2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of the County of Stanislaus2	Unknown	\$ 312,645.00

Location Description:

Census Tract: 18.00
Site located near Downey & Scenic.
Community Highlights include: Groceries/Dining, Retail, Parks/Recreation, Library, Banking, Public Transportation, City of Modesto Senior Citizen's Center all within walking distance (within 1 mile).

Activity Description:

** New Activity**

- 13-Nov-12, Added through City Council Action
- 07-Dec-12, Added through Substantial Amendment

This new construction project will create 11 total affordable Senior Housing Units (3 LH25%) in a multi family complex to be administered by the Housing Authority of Stanislaus County (HACS).

- Budget of \$312,645.00 results from a reduction to the EF&HY Activity allocation
- Additional leveraged funding sources include: HOME, NSP3, and HACS funds

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 003 - HA (LMMI)
Activity Title: Downey Terrace (LMMI)

Activity Type:
 Construction of new housing

Project Number:
 003

Projected Start Date:
 10/01/2012

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Redevelopment (E)

Projected End Date:
 10/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 396,703.94
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 396,703.94

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8			0.00
# of Households	8			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	8
# of Housing Units	8

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Housing Authority of the County of Stanislaus2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of the County of Stanislaus2	Unknown	\$ 137,355.00



Location Description:

Site located near Downey & Scenic.

Community Highlights include: Groceries/Dining, Retail, Parks/Recreation, Library, Banking, Public Transportation, City of Modesto Senior Citizen's Center all within walking distance (within 1 mile).

Activity Description:

** New Activity**

- 13-Nov-12, Added through City Council Action
- 07-Dec-12, Added through Substantial Amendment

This new construction project will create 11 total affordable Senior Housing Units (3 LH25%) in a multi family complex to be administered by the Housing Authority of Stanislaus County (HACS).

- Budget of \$137,355.00 results from a reduction to the 002-AR Developers allocation
- Additional leveraged funding sources include: HOME, NSP3, and HACS funds

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 003 - LH 25% EFHY
Activity Title: LH 25% Emancipated Foster and Homeless Youth

Activity Type:

Acquisition - general

Project Number:

003

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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.

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Redevelopment (E)

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,003,288.68

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,003,288.68

Proposed Accomplishments

of Properties

Total

40

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Housing Authority of the County of Stanislaus1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Housing Authority of the County of Stanislaus1

Organization Type

Unknown

Proposed Budget

\$ 5,332,000.00

Location Description:

1701 Robertson Road, P.O. Box 581918 Modesto, CA 95358



Activity Description:

Utilizing the \$6 million award for this activity, the City will partner with the Housing Authority of Stanislaus County and other local non-profits to acquire and fix-up 40 foreclosed or abandoned properties. In turn, these properties will provide housing for emancipated foster and homeless youth who often have no other place to turn and end up on the streets, the victims of crime and abuse. This allows these young people a safe secure environment where they can focus on education and finding employment rather than just on bare subsistence. Additionally, this "basic needs housing" program will reduce the overall costs that society pays for services as it helps to avoid expenses associated with the use of mental health services, homelessness, use of welfare beyond TANF such as food stamps, substance abuse and second generation foster care are all risk factors that can be mitigated by providing housing, and giving youth a clean start.

****AMENDED****

- 13-Nov-12, Added through City Council Action
 - 07-Dec-12, Added through Substantial Amendment - Budget reduction of \$668,000.00 in order to ensure affordability of the Meadow Glen project and meet NSP2 expenditure deadline.
- The \$668,000 is reallocated as follows:

- \$312,645.00 to Dowey (LH25)
- \$355,355.00 to Bennett (LH25)

Environmental Assessment: UNDERWAY

Environmental None



**Grantee Activity Number: 003 - Satellite
Activity Title: Tower Park (LMMI)**

Activity Type:
Construction of new housing

Project Number:
003

Projected Start Date:
12/03/2012

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way

Project Title:
Redevelopment (E)

Projected End Date:
02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 601,723.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 601,723.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	50			0.00
# of Households	50			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	50
# of Housing Units	50

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Satellite Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Satellite Housing	Non-Profit	\$ 250,000.00



Location Description:

Census Tract: 18.00

A multifamily apartment complex located at 17th and G Street

Activity Description:

** New Activity**

- 11-Dec-12, Added through City Council Action
- 06-Feb-13, Approved by HUD

The primary funding source for the new construction of this 50 unit multifamily complex is Redevelopment Agency (RDA) funding. NSP2 has been introduced to the project to keep the pre-development process moving forward.

- Budget of \$250,000.00 to be allocated from program income generated by acquisition and rehabilitation activities
- Additional leveraged funds include: HOME, RDA

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 003 - STANCO (LH25)
Activity Title: Bennett Place (LH25)

Activity Type:
 Construction of new housing

Project Number:
 003

Projected Start Date:
 10/01/2012

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Redevelopment (E)

Projected End Date:
 10/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 650,396.35
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 650,396.35

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10			0.00
# of Households	10			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	10
# of Housing Units	10

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 STANCO

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
STANCO	Non-Profit	\$ 355,355.00



Location Description:

Located at 421 Lincoln Avenue, between Penny Lane & Yosemite Avenue.

Census Tract: 20.04

Community Highlights Include: Public Transportation, Behavioral Health/Public Health Services, Groceries, Retail, Banking, Parks/Recreation (including Creekside Golf Course, Tennis, Walking/Bike Trails).

Activity Description:

** New Activity**

- 13-Nov-12, Added through City Council Action
- 07-Dec-12, Added through Substantial Amendment

New construction project to create 18 total units (10 LH25%) designated for Seniors & Special Needs (including Emancipated Foster & Homeless Foster Youth). The site will be administered by STANCO in partnership with Behavioral Health and Recovery Services (BHRS) to provide supportive services. The site will also contain a Community Center to serve as a central gathering place for the residents as well as an onsite location for the providing of supportive services.

- Budget of \$355,355.00 results from a reduction to the EFHY (LH25) activity
- Additional Leveraged Funds Include: HOME, MHSA (Mental Health Grant), NSP3, and STANCO

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 003 - STANCO (LMMI)
Activity Title: Bennett Place (LMMI)

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 003

Project Title:
 Redevelopment (E)

Projected Start Date:
 10/01/2012

Projected End Date:
 10/01/2013

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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: \$ 343,321.00

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 343,321.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Renter Households
 # of Households

Total	Low	Mod	Low/Mod%
8			0.00
8			0.00

Proposed Accomplishments

of Multifamily Units
 # of Housing Units

Total
8
8

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 STANCO

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 STANCO

Organization Type	Proposed Budget
Non-Profit	\$ 290,745.00



Location Description:

Located at 421 Lincoln Avenue, between Penny lane & Yosemite Avenue.

Census Tract: 20.04

Community Highlights Include: Public Transportation, Behavioral Health/Public Health Services, Groceries, Retail, Banking, Parks/Recreation (including Creekside Golf Course, Tennis, Walking/Bike Trails).

Activity Description:

** New Activity**

- 13-Nov-12, Added through City Council Action
- 07-Dec-12, Added through Substantial Amendment

New construction project to create 18 total units (10 LH25%) designated for Seniors & Special Needs (including Emancipated Foster & Homeless Foster Youth). The site will be administered by STANCO in partnership with Behavioral Health and Recovery Services (BHRS) to provide supportive services. The site will also contain a Community Center to serve as a central gathering place for the residents as well as an onsite location for the providing of supportive services.

- Budget of \$290,745.00 consist of a funding reduction to AR-Developers in the amount of \$263,100.00 and a reduction to AR-Developers (Special Needs) in the amount of \$27,645.00.
- Additional Leveraged Funds Include: HOME, MHSa (Mental Health Grant), NSP3, and STANCO

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP2 PI Waiver / NSP2 Program Income Waiver

Grantee Activity Number: NSP2 PI Waiver
Activity Title: NSP2 Program Income Waiver

Activity Type:

Administration

Project Number:

NSP2 PI Waiver

Projected Start Date:

02/01/2015

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Cancelled

Project Title:

NSP2 Program Income Waiver

Projected End Date:

09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 0.00



National Objective:

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

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

Benefit Report Type:

NA

Program Income Account:

NSP2 PI Waiver Account

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Modesto2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Modesto2

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Temporary activity to comply with program income waiver for NSP2 grantees, dated January 28, 2015

Activity Description:

Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:



Christensen, No substantial changes. EC 5-6-20

Action Plan History

Version	Date
B-09-LN-CA-0053 AP#1	04/08/2010
B-09-LN-CA-0053 AP#2	04/07/2011
B-09-LN-CA-0053 AP#3	01/24/2013
B-09-LN-CA-0053 AP#4	02/08/2013
B-09-LN-CA-0053 AP#5	03/21/2013
B-09-LN-CA-0053 AP#6	08/26/2014
B-09-LN-CA-0053 AP#7	01/30/2015
B-09-LN-CA-0053 AP#8	06/11/2018
B-09-LN-CA-0053 AP#9	11/01/2018
B-09-LN-CA-0053 AP#10	05/06/2020

