Action Plan

Grantee: Stanislaus County, CA

Grant: B-11-UN-06-0006

LOCCS Authorized Amount: \$ 4,175,947.00 **Grant Award Amount:** \$ 4,175,947.00

Status: Reviewed and Approved

Estimated PI/RL Funds: \$ 2,417,594.00

Total Budget: \$ 6,593,541.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The Urban Countys Neighborhood Stabilization Program 3 (NSP3) design is an extension and expansion of the Urban Countys successful NSP1 activities. The program is a single family dwelling acquisition, rehabilitation, and resell model. Program staff will work with REO holders, local real estate brokers, the National Community Stabilization Trust to acquire foreclosed properties in the specified target areas. This model best addresses the foreclosure market in the target areas and maximizes the benefit to program beneficiaries.

The NSP3 rehabilitation program will mitigate the effects of foreclosure and vacancy in the target areas. The program contracting and purchasing procedures are designed to maximize the benefit to local contractors, workers and material suppliers. Work is contracted on a per unit basis and sometimes on a per construction trade basis. This will allow program staff to optimize the benefit to target area workers and businesses.

Per NSP3 program regulations, \$1,043,987.00 (25% of the grant total) will be set aside to benefit households with incomes at or below 50 percent of area median income. A minimum of 75 percent of this set-aside funding will be used to acquire and rehabilitate housing units that will be utilized as affordable rental housing stock for a long term rental program to be administered through the Stanislaus County Housing Authority.

The Urban Countys NSP3 program has 12 priority target areas located in the jurisdictions of four different Urban County members. There are eleven other target areas that will be addressed as funding from program income becomes available. These eleven target areas include areas located within the jurisdiction of the other two Urban County members.

How Fund Use Addresses Market Conditions:

Stanislaus County has been hard hit by the foreclosure crisis, with the majority of foreclosed and vacant homes being single family homes. This has lowered the value of single family homes in the NSP3 target areas. This home devaluations has continued and is now a major contributor to the ongoing and cyclical foreclosure crisis. The Urban Countys NSP3 program is designed to remove some of the excess foreclosed properties in the target areas and mitigate the debilitating effects of vacancy on these properties and neighborhoods. The program will give qualified households an opportunity to buy a rehabilitated and affordable home without the risks, costs and difficulties of buying a foreclosed home from a bank. The removal of the excess foreclosed inventory will stabilize the target areas.

Ensuring Continued Affordability:

All NSP assisted properties that are maintained by the Housing Authority for rental will be secured with a 55 year affordability contract. All NSP assisted properties sold to first time homebuyers will include the following affordability covenant:

Covenant to Maintain Affordability

(a) The Loan is being given by the Agency to the Owner to increase and improve the Countys supply of low and moderate income



housing available at Affordable Housing Cost, in accordance with the affordable housing requirements of the Community Redevelopment Law (California Health and Safety Code, Section 33000, et seq). To this end, the Owner agrees that during the Term, the Property shall remain available only at an "Affordable Housing Cost" or an "Affordable Rent" (as hereinafter defined) and shall only be used by Persons or Families of Very Low, Low, or Moderate Income.

- (b) Suject to the terms and provisions of subsection (c) of this Section, if the Owner shall either:
- (i) Sell, lease, transfer, or assign the Property (collectively, a "Transfer") to a person or family that is not a Person or Family of Very Low, Low, or Moderate Income. or
- (ii) Transfer the property at a price that exceeds an Affordable Housing Cost, or
- (iii) Refinance, hypothecate, encumber, or mortgage the Property (collectively, a "Mortgage").

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

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

Definition of Blighted Structure:

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

Definition of Affordable Rents:

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

Housing Rehabilitation/New Construction Standards:

NSP rehabilitation, reconstruction, or new construction activities will meet or exceed Housing Quality Standards (HQS) and local code standards.

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

http://www.hud.gov/offices/adm/hudclips/forms/files/52580.pdf

In addition, program rehabilitation activities will also comply with the following NSP program requirements:

- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns, or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed when these items are being replaced
- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Vicinity Hiring:

Prior to commencement of NSP3 construction activities, an advertisement will be run in the local media informing local contractors and workers about work opportunities associated with NSP 3 activities. All contracts will include a strong encouragement to hire a minimum threshold of Section 3 qualified workers (minimum of 2 workers per contract). Contractor hiring history and the employment of target area workers will be incorporated into contract bid evaluation.

Procedures for Preferences for Affordable Rental Dev.:

The Urban County will expand upon its existing NSP program to acquire foreclosed and/or abandoned single family or multifamily properties to be utilized as affordable long term rental housing units for families with incomes at or below 50 percent of area median income. The rental of the multi-family and single family units will be adminstered throught the Stanislaus County Housing Authority. A minimum of 75 percent of the NSP3 funds set aside to assist families with incomes at or below 50 percent of area median income will be used to acquire and rehabilitate properties that will be rented to qualified households.

Grantee Contact Information:

NSP3 Program Administrator: Stanislaus County, CA

Contact Person: Farid Barkzai

Telephone/FAX: 209-525-7505 / 209-525-5911

Email: barkzaif@stancounty.com



Project Summary

| Project # | Project Title | Grantee Activity # | Activity Title | | |
|--------------------|--------------------------------|---|---|--|--|
| 9999 | Restricted Balance | No activities in this project | | | |
| DELETED-ACTIVITIES | DELETED-ACTIVITIES (Temporary) | 00000-08292018114305 000000-08292018114322 0000000-08292018114339 | Cancelled | | |
| NSP3-0 | NSP3 Administration | NSP3-00 | NSP3 Program Administration | | |
| NSP3-1 | Acquisition-Rehabilitation | NSP3-02 | In-Fill Housing Acquisition Program- 25% Set Aside | | |
| | | NSP3-03 | In-Fill Housing Acquisition Program- LMMI | | |
| NSP3-2 | Down Payment Assistance | NSP3-06 | Down Payment Assistance Program- 25% Set Aside | | |
| | | NSP3-07 | Down Payment Assistance Program- LMMI | | |
| NSP3-3 | Demolition | NSP3-08 / Demolition | Removal of Blight | | |



Activities

Project # / Title: DELETED-ACTIVITIES / DELETED-ACTIVITIES (Temporary)

Grantee Activity Number: 00000-08292018114305

Activity Title: Cancelled

Activity Type: Activity Status:

Administration Cancelled

Project Number: Project Title:

DELETED-ACTIVITIES DELETED-ACTIVITIES (Temporary)

Projected Start Date: Projected End Date:

10/01/2011 07/01/2014

Project Draw Block by HUD: Project Draw Block Date by HUD:

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$ 0.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

Not Applicable - (for Planning/Administration or Unprogrammed Other Funds: \$ 0.00

Funds only)

Total Funds: \$ 0.00

Benefit Report Type:

NA

Activity is being carried out by Grantee: Activity is being carried out through:

No

Organization carrying out Activity:

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

Stanislaus County Planning and Community Development, 1010 10th Street, Suite Unknown \$ 0.00

Location Description:



| Canceled | Activity |
|-----------|----------|
| Cariceleu | ACTIVITY |

Activity Description:

Canceled Activity

Environmental Assessment: COMPLETED



Grantee Activity Number: 000000-08292018114322

Activity Title: Cancelled

Activity Type: Activity Status:

Rehabilitation/reconstruction of residential structures Cancelled

Project Number: Project Title:

DELETED-ACTIVITIES DELETED-ACTIVITIES (Temporary)

Projected Start Date: Projected End Date:

04/01/2011 07/01/2014

Project Draw Block by HUD: Project Draw Block Date by HUD:

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$ 0.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries Total Low Mod Low/Mod%

Renter Households 0.0
Owner Households 0.0

of Households 0.0

Proposed Accomplishments Total

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

Activity is being carried out by Grantee: Activity is being carried out through:

No

Organization carrying out Activity:

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358 Unknown \$ 0.00



| Location | Description: | |
|----------|--------------|--|
| LOCATION | Describion. | |

Canceled Activity

Activity Description:

Canceled Activity

Environmental Assessment: COMPLETED



Grantee Activity Number: 0000000-08292018114339

Activity Title: Cancelled

Activity Type: Activity Status:

Rehabilitation/reconstruction of residential structures Cancelled

Project Number: Project Title:

DELETED-ACTIVITIES DELETED-ACTIVITIES (Temporary)

Projected Start Date: Projected End Date:

04/01/2011 07/01/2014

Project Draw Block by HUD: Project Draw Block Date by HUD:

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$ 0.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

LMMI: Low, Moderate and Middle Income National Objective for NSP Only **Other Funds:** \$ 0.00 **Total Funds:** \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries Total Low Mod Low/Mod%

Owner Households 0.0

of Households 0.0

Proposed Accomplishments Total

of Singlefamily Units

of Housing Units

of Properties

Activity is being carried out by Grantee: Activity is being carried out through:

No

Organization carrying out Activity:

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358 Unknown \$ 0.00



| 1 | December 1 |
|----------|---------------------|
| Location | Description: |

Canceled

Activity Description:

Canceled

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP3-0 / NSP3 Administration

Grantee Activity Number: NSP3-00

Activity Title: NSP3 Program Administration

Activity Type: Activity Status:
Administration Under Way

Project Number: Project Title:

NSP3-0 NSP3 Administration

Projected Start Date: Projected End Date:

03/13/2012 02/27/2050

Project Draw Block by HUD: Project Draw Block Date by HUD:

Not Blocked

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$617,594.00

Not Blocked Most Impacted and

National Objective:Distressed Budget:\$ 0.00Not Applicable - (for Planning/Administration or Unprogrammed)Other Funds:\$ 0.00

Funds only) Total Funds: \$617,594.00

Benefit Report Type:

NA



Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Stanislaus County Planning and Community Development, 1010 10th Street, Suite Unknown \$617,594.00

Location Description:

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

Activity Description:

Per 24CFR570.206 - Program administration to assure program regulatory compliance and to assure that program performance measures and deadlines are met. Activities will include, but not be limited to: program planning and design, sub-recipient monitoring and oversight, contractor oversight, inspection of housing units, program marketing, program beneficiary screening and qualification, record keeping and reporting. Urban County staff will conduct all program administration activities.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP3-1 / Acquisition-Rehabilitation

Grantee Activity Number: NSP3-02

Activity Title: In-Fill Housing Acquisition Program- 25% Set

Aside

Activity Type: Activity Status:

Rehabilitation/reconstruction of residential structures Under Way

Project Number: Project Title:

NSP3-1 Acquisition-Rehabilitation

Projected Start Date: Projected End Date:

04/01/2011 02/27/2022

Project Draw Block by HUD: Project Draw Block Date 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 Draw Block Date by HUD:

Total Budget: \$ 3,425,947.00

Most Impacted and

Distressed Budget: \$ 0.00 **Other Funds:** \$ 0.00

Total Funds: \$ 3,425,947.00

Benefit Report Type:

Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households | 23 | 23 | | 100.00 |
| # Owner Households | 3 | 3 | | 100.00 |
| # of Households | 26 | 26 | | 100.00 |

| Proposed Accomplishments | Total |
|--|-------|
| # of Singlefamily Units | 21 |
| # of Multifamily Units | 5 |
| # of Housing Units | 26 |
| # of Substantially Rehabilitated Units | 14 |
| #Low flow showerheads | 10 |
| #Units with solar panels | 1 |
| #Refrigerators replaced | 6 |
| #Light Fixtures (indoors) replaced | 6 |
| #Efficient AC added/replaced | 10 |
| # of Properties | 26 |

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358 Unknown \$3,425,947.00

Location Description:

Activity will be located in the identified NSP3 target areas.



Activity Description:

Per 24CFR 570.201(a)- Acquisition of real estate and 24CFR 570.201(b)- Disposition of real estate. Activity will include the acquisition of foreclosed and/or abandoned single family or multifamily properties to be utilized as; affordable first time homebuyer housing units, as part of a long term rental or rent to own program, or as part of a multifamily rental housing program managed and administered through the Housing Authority. Properties will be acquired at a minium discount of 1% below appraised value and sold to first time home buyers or rented to households with incomes at or below 50% of area median income.

Per 24CFR 570-202(b)(2)(4)(5)(9)- Rehabilitation of housing and 24CFR 570.201(m)- Construction of housing. Activity will include the rehabilitation, construction or demolition and subsequent reconstruction of single family housing units to benfit households with incomes at or below 50 percent of area median income. Where rehabilitation cost would exceed 75% of the post-rehabilitation value of the unit, the unit will be demolished and replaced with a reconstructed unit.

Environmental Assessment: COMPLETED



Grantee Activity Number: NSP3-03

Activity Title: In-Fill Housing Acquisition Program- LMMI

Activity Type: Activity Status:

Rehabilitation/reconstruction of residential structures Under Way

Project Number: Project Title:

NSP3-1 Acquisition-Rehabilitation

Projected Start Date: Projected End Date:

04/01/2011 02/27/2022

Project Draw Block by HUD: Project Draw Block Date by HUD:

Not Blocked

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$2,500,000.00

Not Blocked Most Impacted and

National Objective: Distressed Budget:

LMMI: Low, Moderate and Middle Income National Objective for Other Funds: \$ 0.00

NSP Only **Total Funds:** \$ 2,500,000.00

Benefit Report Type:

Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Owner Households | 12 | | 6 | 50.00 |
| # of Households | 12 | | 6 | 50.00 |

| Proposed Accomplishments | Total |
|--|-------|
| # of Singlefamily Units | 12 |
| # of Housing Units | 12 |
| # of Substantially Rehabilitated Units | 8 |
| #Low flow showerheads | 6 |
| #Low flow toilets | 4 |
| #Efficient AC added/replaced | 3 |
| # of Properties | 12 |



\$ 0.00

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358 Unknown \$2,500,000.00

Location Description:

Activity will be located in the identified NSP3 target areas.

Activity Description:

Per 24CFR 570.201(a)- Acqisition of real estate and 24CFR 570.201(b)- Disposition of real estate. Activity will include the acquisition of foreclosed and/or abandoned single family properties to be utilized as affordable first time homebuyer housing units. Properties will be acquired at a minium discount of 1% below appraised value and sold to first time home buyers or rented to households with incomes at or below 120% of area median income.

Per 24CFR 570-202(b)(2)(4)(5)(9)- Rehabilitation of housing and 24CFR 570.201(m)- Construction of housing. Activity will include the rehabilitation, construction or demolition and subsequent reconstruction of single family housing units to benefit households with incomes at or below 120 percent of area median income. Where rehabilitation cost would exceed 75% of the post-rehabilitation value of the unit, the unit will be demolished and replaced with a reconstructed unit.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP3-2 / Down Payment Assistance

Grantee Activity Number: NSP3-06

Activity Title: Down Payment Assistance Program- 25% Set

Aside

Activity Type: Activity Status:

Homeownership Assistance to low- and moderate-income Under Way

Project Number: Project Title:

NSP3-2 Down Payment Assistance

Projected Start Date: Projected End Date:

04/01/2011 02/27/2021



Project Draw Block by HUD:

Project Draw Block Date 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.

\$ 0.00

Activity Draw Block Date by HUD:

Most Impacted and

Total Budget:

Distressed Budget: \$ 0.00 Other Funds: \$ 0.00 **Total Funds:** \$ 0.00

Benefit Report Type:

Direct (Households)

| 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:

Activity is being carried out through:

No

Organization carrying out Activity:

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

Stanislaus County Planning and Community Development, 1010 10th Street, Suite Unknown \$ 0.00

Location Description:

Activity will be located in the identified NSP3 target areas.

Activity Description:

Per 24CFR 570.201(n)- Homeownership assistance. Activity will provide financial assistance for first time homebuyers with incomes at or below 50 percent of area median income in the purchase of NSP eligible foreclosed and/or abandoned properties. This assistance can be in the form of:

- Provide up to 50 percent of the required down payment toward the purchase of a NSP eligible home (in an amount not to exceed \$50,000.00).
- Pay reasonable closing costs (normally associated with the purchase of a home, in an amount not to exceed 5 percent of the purchase price of the home) incurred by low income buyers of NSP eligible homes.
 - · Subsidize interest rates and mortgage principal amounts for low income buyers of NSP eligible homes (points).
 - Provide assistance in the form of a soft second mortgage.



Environmental Assessment: COMPLETED



Grantee Activity Number: NSP3-07

Activity Title: Down Payment Assistance Program-LMMI

Activity Type: Activity Status:

Homeownership Assistance to low- and moderate-income **Under Way**

Project Number: Project Title:

NSP3-2 Down Payment Assistance

Projected End Date: Projected Start Date:

04/01/2011 02/27/2021

Project Draw Block by HUD: Project Draw Block Date by HUD:

Not Blocked

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$ 0.00

Not Blocked

Most Impacted and **Distressed Budget:**

National Objective: Other Funds: \$ 0.00 LMMI: Low, Moderate and Middle Income National Objective for

NSP Only Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Total Proposed Beneficiaries Mod Low Low/Mod% # Owner Households 10 40.00 # of Households 10 40.00

Proposed Accomplishments Total # of Singlefamily Units 10 # of Housing Units 10

Activity is being carried out by Grantee: Activity is being carried out through:

No

Organization carrying out Activity:

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

Stanislaus County Planning and Community Development, 1010 10th Street, Suite Unknown \$ 0.00

Location Description:



\$ 0.00

Activity will be located in the identified NSP3 target areas.

Activity Description:

Per 24CFR 570.201(n)- Homeownership assistance. Activity will provide financial assistance for first time homebuyers with incomes at or below 120 percent of area median income in the purchase of NSP eligible foreclosed and/or abandoned properties. This assistance can be in the form of:

- Provide up to 50 percent of the required down payment toward the purchase of a NSP eligible home (in an amount not to exceed \$50,000.00).
- Pay reasonable closing costs (normally associated with the purchase of a home, in an amount not to exceed 5 percent of the purchase price of the home) incurred by qualified buyers of NSP eligible homes.
 - Subsidize interest rates and mortgage principal amounts for qualified buyers of NSP eligible homes (points).
 - Provide assistance in the form of a soft second mortgage.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP3-3 / Demolition

Grantee Activity Number: NSP3-08 / Demolition Activity Title: Removal of Blight

Activity Type: Activity Status:

Clearance and Demolition Under Way

Project Number: Project Title:

NSP3-3 Demolition

Projected Start Date: Projected End Date:

08/04/2014 02/27/2021

Project Draw Block by HUD: Project Draw Block Date by HUD:

Not Blocked

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$50,000.00

Not Blocked Most Impacted and

National Objective: Distressed Budget:

LMMI: Low, Moderate and Middle Income National Objective for Other Funds: \$ 0.00

NSP Only **Total Funds:** \$50,000.00

Benefit Report Type:



\$ 0.00

Area Benefit (Census)

| Proposed Accomplishments | Total |
|--------------------------|-------|
| # of Singlefamily Units | 5 |
| # of Housing Units | 5 |
| # of Properties | 5 |
| | |
| LMI%: | |

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

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

Proposed budgets for organizations carrying out Activity:

Responsible OrganizationOrganization TypeProposed BudgetStanislaus County Planning and Community Development, 1010 10th Street, SuiteUnknown\$50,000.00

Location Description:

Activity will be conducted in any NSP3 target area where the median income is below 120% of area median income and there is a need for removal of blight.

Activity Description:

The Stanislaus Urban County is proposing to use a portion of NSP program income available to alleviate blight in NSP target areas by demolishing and clearing vacant, abandoned residential structures that have been determined to be a source of blight. The elimination of blighted structures is a permitted NSP activity under eligible use D. Structures must meet the definition of a blighted home as established by local and state law. The activity meets the Low Median-Moderate Area HUD national objective by removing a structure that poses a detriment to an NSP target area where at least 51% of the residents are at or below 120% of area median income. Abandoned structures have become an increasingly dangerous problem in NSP target areas and pose a threat to community health and safety.

Stanislaus County and its Urban County staff will utilize existing programs and processes to efficiently address the issue of blighted structures in NSP target areas. Stanislaus County and its partner cities have existing programs that identify and determine whether or not a structure meets the local definition of blight. If a structure is determined to be a blighted building, staff begins the abatement process by working with the owner to bring the structure into compliance with local and state codes. If the owner is unwilling or unable to take adequate corrective action, demolition and removal of the dangerous building is undertaken as a last resort.

This activity will be funded with NSP program income funds that will be administered by NSP staff. Liens in the amount of all expended NSP funds will be placed on abated parcels and, once recovered, returned to the original NSP fund for reuse in undertaking like activities. The County Tax Collector's revenue recovery program, in addition to liens, may also be utilized as a means of abatement cost recovery.

Environmental Assessment: COMPLETED



Action Plan Comments:

Action Plan History

| Version | Date |
|----------------------|------------|
| B-11-UN-06-0006 AP#1 | 04/05/2011 |
| B-11-UN-06-0006 AP#2 | 04/26/2013 |
| B-11-UN-06-0006 AP#3 | 01/07/2014 |
| B-11-UN-06-0006 AP#4 | 07/29/2014 |
| B-11-UN-06-0006 AP#5 | 03/27/2018 |
| B-11-UN-06-0006 AP#6 | 09/25/2018 |
| | |

