

Grantee: Modesto, CA

Grant: B-08-MN-06-0004

July 1, 2021 thru September 30, 2021 Performance

| | | |
|---|---|--|
| Grant Number: B-08-MN-06-0004 | Obligation Date: | Award Date: |
| Grantee Name: Modesto, CA | Contract End Date: | Review by HUD: Reviewed and Approved |
| Grant Award Amount: \$8,109,274.00 | Grant Status: Active | QPR Contact: No QPR Contact Found |
| LOCCS Authorized Amount: \$8,109,274.00 | Estimated PI/RL Funds: \$0.00 | |
| Total Budget: \$8,109,274.00 | | |

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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

Distribution and and Uses of Funds:

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

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

| Overall | This Report Period | To Date |
|--|--------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$8,109,274.00 |



| | | |
|--|------------|----------------|
| Total Budget | \$0.00 | \$8,109,274.00 |
| Total Obligated | \$0.00 | \$8,109,274.00 |
| Total Funds Drawdown | \$0.00 | \$8,109,274.00 |
| Program Funds Drawdown | \$0.00 | \$8,109,274.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$6,164.23 | \$864,397.97 |
| Total Funds Expended | \$0.00 | \$8,109,274.00 |
| HUD Identified Most Impacted and Distressed | \$0.00 | \$0.00 |
| Other Funds | \$0.00 | \$0.00 |
| Match Funds | \$0.00 | \$0.00 |
| Non-Match Funds | \$0.00 | \$0.00 |

Funds Expended

| Overall | This Period | To Date |
|--|--------------------|----------------|
| Borges Construction | \$0.00 | \$0.00 |
| City of Modesto1 | \$0.00 | \$5,715,795.90 |
| City of Modesto3 | \$0.00 | \$365,239.66 |
| Community Impact Central Valley | \$0.00 | \$0.00 |
| Housing Authority of the County of Stanislaus1 | \$0.00 | \$2,028,238.44 |
| Trinity Ventures LLC | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Target | Projected | Actual |
|--|----------------|------------------|----------------|
| Overall Benefit Percentage | 99.99% | .00% | .00% |
| Minimum Non Federal Match | \$0.00 | \$0.00 | \$0.00 |
| Overall Benefit Amount | \$7,598,381.34 | \$0.00 | \$0.00 |
| Limit on Public Services | \$1,216,391.10 | \$0.00 | \$0.00 |
| Limit on Admin/Planning | \$810,927.40 | \$510,132.75 | \$510,132.75 |
| Limit on Admin | \$0.00 | \$510,132.75 | \$510,132.75 |
| Most Impacted and Distressed | \$0.00 | \$0.00 | \$0.00 |
| Progress towards LH25 Requirement | \$2,027,318.50 | | \$2,313,775.89 |

Overall Progress Narrative:

Pending grant closeout

Project Summary

| Project #, Project Title | This Report | To Date | |
|------------------------------------|-------------------------------|-------------------------------|-------------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 01, Administration | \$0.00 | \$510,132.75 | \$510,132.75 |
| 02, Homebuyers' Assistance Program | \$0.00 | \$183,668.53 | \$183,668.53 |
| 03, Acquisition & Rehabilitation | \$0.00 | \$5,021,994.62 | \$5,021,994.62 |
| 04, Redevelopment - Com Cent | \$0.00 | \$365,239.66 | \$365,239.66 |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |
| HA-1, ITP - Housing Authority | \$0.00 | \$2,028,238.44 | \$2,028,238.44 |



Activities

Project # / 02 / Homebuyers' Assistance Program



Grantee Activity Number: NSP HOMEBUYERS ASSISTANCE PROGRAM

Activity Title: NSP - HOMEBUYERS ASSISTANCE PROGRAM

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

02

Projected Start Date:

06/08/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Homebuyers' Assistance Program

Projected End Date:

09/07/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Modesto1

| Overall | Jul 1 thru Sep 30, 2021 | To Date |
|--|-------------------------|--------------|
| Total Projected Budget from All Sources | \$0.00 | \$183,668.53 |
| Total Budget | \$0.00 | \$183,668.53 |
| Total Obligated | \$0.00 | \$183,668.53 |
| Total Funds Drawdown | \$0.00 | \$183,668.53 |
| Program Funds Drawdown | \$0.00 | \$183,668.53 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | (\$961.41) | \$80,789.67 |
| Total Funds Expended | \$0.00 | \$183,668.53 |
| City of Modesto1 | \$0.00 | \$183,668.53 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

This activity, originally called Down Payment Assistance Program, was changed to homebuyers Assistance through an Annual Action Plan Amendment. The announcement to make this name change and the change in funding began with a public notice posted in the local newspaper on October 23, 2009. A public hear was held on November 24, 2009 in the City Council Chambers located at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period. The activity initially was funded at \$1,271,031; an amendment to reallocated \$780,000 in funds out of the Homebuyers Assistance Program into the Acquisition and Rehabilitation Program due to poor response, financing difficulties, and NSP and bank regulations.

A public notice was posted in the local newspaper on June 7, 2010. A public hearing was held on June 22, 2010 in the City Council Chambers. This public hearing concluded the public comment period and approved the budget be adjusted to transfer out any remaining funds for this activity and all remaining funds be transferred to the Acquisition and Rehab activity for Targeted Sites.

Location Description:

Activity Progress Narrative:



Accomplishments Performance Measures

| | This Report Period | | Cumulative Actual Total / Expected | |
|-------------------------|--------------------|--|------------------------------------|--|
| | Total | | Total | |
| # of Housing Units | 0 | | 2/1 | |
| # of Singlefamily Units | 0 | | 2/1 | |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 1/0 | 1/1 | 2/1 | 100.00 |
| # Owner | 0 | 0 | 0 | 1/0 | 1/1 | 2/1 | 100.00 |

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 03 / Acquisition & Rehabilitation

Grantee Activity Number: SCATTERED SITE 08

Activity Title: SCATTERED SITE UNITS

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

12/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/31/2010

Completed Activity Actual End Date:**Responsible Organization:**

Borges Construction

| Overall | Jul 1 thru Sep 30, 2021 | To Date |
|--|-------------------------|--------------|
| Total Projected Budget from All Sources | \$0.00 | \$143,451.85 |
| Total Budget | \$0.00 | \$143,451.85 |
| Total Obligated | \$0.00 | \$143,451.85 |
| Total Funds Drawdown | \$0.00 | \$143,451.85 |
| Program Funds Drawdown | \$0.00 | \$143,451.85 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$334.82 | \$15,038.82 |
| Total Funds Expended | \$0.00 | \$143,451.85 |
| Borges Construction | \$0.00 | \$0.00 |
| City of Modesto1 | \$0.00 | \$143,451.85 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|-----------------|-----------------------------|---|
| # of Properties | 0 | 2/1 |

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|-------------------------|-----------------------------|---|
| # of Housing Units | 0 | 2/1 |
| # of Singlefamily Units | 0 | 2/1 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 2/0 | 0/2 | 2/2 | 100.00 |
| # Renter | 0 | 0 | 0 | 2/0 | 0/2 | 2/2 | 100.00 |

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: SCATTERED SITE 09

Activity Title: SCATTERED SITES

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

12/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/11/2011

Completed Activity Actual End Date:**Responsible Organization:**

Borges Construction

| Overall | Jul 1 thru Sep 30, 2021 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$273,928.37 |
| Total Budget | \$0.00 | \$273,928.37 |
| Total Obligated | \$0.00 | \$273,928.37 |
| Total Funds Drawdown | \$0.00 | \$273,928.37 |
| Program Funds Drawdown | \$0.00 | \$273,928.37 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$841.63 | \$45,225.16 |
| Total Funds Expended | \$0.00 | \$273,928.37 |
| Borges Construction | \$0.00 | \$0.00 |
| City of Modesto1 | \$0.00 | \$273,928.37 |
| Trinity Ventures LLC | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|-----------------|-----------------------------|---|
| # of Properties | 0 | 2/2 |

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|-------------------------|-----------------------------|---|
| # of Housing Units | 0 | 2/2 |
| # of Singlefamily Units | 0 | 2/2 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 1/0 | 0/2 | 2/2 | 50.00 |
| # Renter | 0 | 0 | 0 | 1/0 | 0/2 | 2/2 | 50.00 |

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: TARGET SITE 01

Activity Title: Acquisition/Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

06/08/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

09/11/2011

Completed Activity Actual End Date:

Responsible Organization:

Borges Construction

| Overall | Jul 1 thru Sep 30, 2021 | To Date |
|--|-------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$2,381,336.73 |
| Total Budget | \$0.00 | \$2,381,336.73 |
| Total Obligated | \$0.00 | \$2,381,336.73 |
| Total Funds Drawdown | \$0.00 | \$2,381,336.73 |
| Program Funds Drawdown | \$0.00 | \$2,381,336.73 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$4,459.24 | \$654,685.83 |
| Total Funds Expended | \$0.00 | \$2,381,336.73 |
| Borges Construction | \$0.00 | \$0.00 |
| City of Modesto1 | \$0.00 | \$2,381,336.73 |
| Trinity Ventures LLC | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

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

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

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

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

Location Description:

Targeted sites single family homes based on identified census tracts



Activity Progress Narrative:

Accomplishments Performance Measures

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|------------------------|-----------------------------|---|
| # of Properties | 0 | 18/26 |

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|--------------------------------|-----------------------------|---|
| # of Housing Units | 0 | 18/26 |
| # of Singlefamily Units | 0 | 18/26 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|------------------------|--------------------|-----|-------|------------------------------------|------|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 2/8 | 6/18 | 18/26 | 44.44 |
| # Renter | 0 | 0 | 0 | 2/8 | 6/18 | 18/26 | 44.44 |

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: TARGET SITE 02

Activity Title: TARGETED UNITS

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

01/10/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/01/2011

Completed Activity Actual End Date:**Responsible Organization:**

Trinity Ventures LLC

| Overall | Jul 1 thru Sep 30, 2021 | To Date |
|--|-------------------------|--------------|
| Total Projected Budget from All Sources | \$0.00 | \$326,557.06 |
| Total Budget | \$0.00 | \$326,557.06 |
| Total Obligated | \$0.00 | \$326,557.06 |
| Total Funds Drawdown | \$0.00 | \$326,557.06 |
| Program Funds Drawdown | \$0.00 | \$326,557.06 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$1,489.95 | \$68,658.49 |
| Total Funds Expended | \$0.00 | \$326,557.06 |
| City of Modesto1 | \$0.00 | \$326,557.06 |
| Trinity Ventures LLC | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

This activity is a result of a transfer of approximately \$435,000 in additional funds to Acquisition/Rehabilitation program (Targeted Sites) from the Homebuyers Assistance Program. An additional \$316,670.00 was allocated to this new activity to acquire/rehab multi-unit homes through the City's Annual Action Plan Amendment process. Approximately 4 additional housing units to be made available through these additional funds. This activity will provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures. This program will be consistent with the City of Modesto current Rehabilitation Program. The program will not only provide funding it will also provide financial and technical assistance to repair homes including critical health and safety hazards, and to provide assistance for disabled persons in making their homes more accessible. Provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures.

The announcement to make this change in funding began with a public notice posted in the local newspaper on October 23, 2009. A public hearing was held on November 24, 2009 in the City Council Chambers at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period.

Location Description:

Identified census tracts in targeted areas for multi-unit homes

Activity Progress Narrative:

Accomplishments Performance Measures

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|------------------------|-------------------------------------|---|
| # of Properties | 0 | 6/2 |

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|--------------------------------|-------------------------------------|---|
| # of Housing Units | 0 | 6/4 |
| # of Singlefamily Units | 0 | 6/4 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|------------------------|---------------------------|------------|--------------|---|------------|--------------|-----------------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 3/0 | 2/4 | 6/4 | 83.33 |
| # Renter | 0 | 0 | 0 | 3/0 | 2/4 | 6/4 | 83.33 |

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

