

**Grantee: Stanislaus County, CA**

**Grant: B-08-UN-06-0006**

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**

B-08-UN-06-0006

**Obligation Date:****Grantee Name:**

Stanislaus County, CA

**Award Date:****Grant Amount:**

\$9,744,482.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:**

Foreclosed or abandoned homes in need of rehabilitation, resale, or redevelopment in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

**Recovery Needs:**

Assist the Consortia locality (Stanislaus Unincorporated target areas, the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford) in redevelopment and revitalization efforts through the establishment and implementation of mechanisms to purchase, redevelop, demolish and subsequently rehabilitate foreclosed homes and residential properties. These units have been abandoned or foreclosed upon. Needs also include the establishment of a pool of first time home buyer eligible units for HUD certified homebuyer counselled eligible participants.

**Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$9,744,482.00

**Total CDBG Program Funds Budgeted**

N/A

\$9,744,482.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,461,672.30	\$0.00
Limit on Admin/Planning	\$974,448.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

From April 1 thru June 30, 2009 NSP activity consisted of administrative/management activities including the procurement of contractual agreements with agencies such as the Housing Authority of Stanislaus County and Habitat for Humanity of Stanislaus County. During this period, the Consortium began to identify program priorities and commenced foreclosure portfolio purchase pilot program. Also, County administrators communicated and met with foreclosure portfolio holders such as Wells Fargo. Due to programatic DRGR system setup issues, the Consortium had to wait longer than anticipated to begin the purchase of NSP units. Although the Consortium was ready to start the program during this period, the unavailability of funds, because of DRGR issues, delayed program start. No funds were drawn from April 1 thru June 30, 2009.

## Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
AASC-1, Administration	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$9,744,482.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>ASC-NSP-09-1</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

09/27/2008

**Projected End Date:**

03/17/2013

**National Objective:**

N/A

**Responsible Organization:**

Stanislaus County Planning and Community Development,

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$974,445.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$974,445.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Administration of Neighborhood Stabilization Program to ensure program regulatory compliance and performance measures are met. Staffing will include quarterly monitoring visits along with unit inspections to verify HQS and code related compliance items are met. Continuous public outreach events along with informational updates as needed. Each partnering agency will act in their capacity, but they will consult with each other on projects within neighborhoods where more than one agency may be involved. The County (Consortia cities will also have representation as requested) will partner with the Housing Authority that has a team made up of an appraiser, attorney, and team negotiator/manager. This H.A. team will negotiate with banks that possess foreclosure portfolios. The County will be responsible for the following that will include, but not be limited to overall administration of the program including tracking, fund distribution, monitoring, and general program oversight. The County's Community Development Manager will be the program contact person for all administrative related questions and concerns. Additionally, the County's financial staff, auditor's office, building inspectors, code enforcement, and engineers will assure that the program runs in a smooth, efficient, and effective manner. Tracking, approval, and oversight are already established through existing programs. The same tools and procedures will be utilized to ensure compliance with the NSP program eligible uses and relevant guidelines.

**Location Description:**

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

**Activity Progress Narrative:**

From April 1 thru June 30, 2009 NSP activity consisted of administrative/management activities including the procurement of contractual agreements with agencies such as the Housing Authority of Stanislaus County and Habitat for Humanity of Stanislaus County. During this period, the Consortium began to identify program priorities and commenced foreclosure portfolio purchase pilot program. Also, County administrators communicated and met with foreclosure portfolio holders such as Wells Fargo. Due to programmatic DRGR system setup issues, the Consortium had to wait longer than anticipated to begin the purchase of NSP units. Although the Consortium was ready to start the program during this period, the unavailability of funds, because of DRGR issues, delayed program start.

**Performance Measures**

**No Performance Measures found.**

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program - Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00

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<b>Grantee Activity Number:</b>	<b>ASC-NSP-09-3A</b>
<b>Activity Title:</b>	<b>Demolition-LMMI</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

03/19/2009

**Projected End Date:**

03/18/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Housing Authority of Stanislaus County, 1701 Robertson

**Overall**
**Apr 1 thru Jun 30, 2009**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,625,700.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,625,700.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

For the demolition and subsequent reconstruction of foreclosed residential units, where the post rehabilitation cost would exceed 75% of the post-rehabilitated value of the unit. 24 CFR 570.202 Eligible rehabilitation, §2301(c)(3)(D) demolish blighted structures, 24 CFR 570.201 (d) Clearance, for blighted structures.

**Location Description:**

Refer to NSP bounding information for the 11 eligible target areas within the Stanislaus County CDBG Consortium.

**Activity Progress Narrative:**
**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/14
# of housing units	0	0	0	0/0	0/0	0/14
# of Households benefitting	0	0	0	0/0	0/14	0/14

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources

Amount

Neighborhood Stabilization Program - Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00

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