

Grantee: Stanislaus County, CA

Grant: B-08-UN-06-0006

July 1, 2009 thru September 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

\$1,360,683.26

\$1,360,683.26

Obligated CDBG DR Funds

\$1,360,683.26

\$1,360,683.26

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	\$25.00
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:

To date, the Consortium has secured 23 properties. These properties are either under escrow or have been acquired and are being held in the name of the program contractor. The acquired properties have been secured and general property cleanup has been done. From July 1 thru September 30, 2009 \$1,282,224.63 in acquisition costs, \$77,369 in administration costs, and \$1,089.24 in rehabilitation costs were spent for a total of \$1,360,683.26 of NSP funds spent or approximately 13.96% of the total allocation.

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	\$1,360,683.26	\$9,744,482.00	\$1,360,683.26

Activities

Grantee Activity Number: ASC-NSP-09-1

Activity Title: Administration

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,

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$974,445.00

Total CDBG Program Funds Budgeted

N/A

\$974,445.00

Program Funds Drawdown

\$77,369.39

\$77,369.39

Obligated CDBG DR Funds

\$77,369.39

\$77,369.39

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

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 July 1 thru September 30, 2009, \$77,369 were spent in administration costs. These costs include costs related to the management and implementation of NSP Consortium activity including Stanislaus County, Consortium cities, and Housing Authority administration fees. Administrative activities include: bank owned property identification, unit inspections, negotiations with banks, and general program planning and oversight.

Performance Measures

No Performance Measures found.

Activity Locations

Address	City	State	Zip
1010 10th Street, Suite 3400	Modesto	NA	95354

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

Grantee Activity Number: ASC-NSP-09-2

Activity Title: Acquisition-25%

Activity Category:

Acquisition - general

Project Number:

BCKT

Projected Start Date:

03/19/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

03/18/2012

Responsible Organization:

Housing Authority of Stanislaus County, 1701 Robertson

Overall

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,866,821.00
Total CDBG Program Funds Budgeted	N/A	\$1,866,821.00
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

Activity Description:

For the acquisition and necessary rehabilitation to meet FHA and HQS requirements, of foreclosed units. §2301(c)(3)(B) purchase and rehabilitate; 24 CFR 570.201 (a) Acquisition, (b) Disposition, (c) Relocation All housing will be acquired by the Housing Authority of Stanislaus County and to a lesser degree Habitat for Humanity. The goal of the NSP program targeted approach is to provide opportunities to first time homebuyers. When families are in transition from renting to home ownership the Housing Authority (H.A.) will provide rental opportunities. Finally, when families do not have the capacity to become homeowners they may be eligible for long term rental units. Habitat for Humanity's (HfH) activities will differ from the H.A. as HfH will utilize sweat equity from prospective first time home buyers and community participation. 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.

Location Description:

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

Activity Progress Narrative:

Funds under this activity will be utilized to acquire units to house households at or below 50% of the Area Median Income (AMI). Units will be utilized as long term rental units by the Housing Authority of the County of Stanislaus. No units were acquired under this activity from July 1 thru September 30, 2009. Activity under this category is expected to begin during the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/36
# of housing units	0	0	0	0/0	0/0	0/36

# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/36	0/0	0/36
# of Persons benefitting	0	0	0	0/144	0/0	0/144
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/36
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

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

Grantee Activity Number: ASC-NSP-09-2A

Activity Title: Acquisition-LMMI

Activity Category:

Acquisition - general

Project Number:

BCKT

Projected Start Date:

03/19/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

03/18/2012

Responsible Organization:

Housing Authority of Stanislaus County, 1701 Robertson

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$4,710,715.00
Total CDBG Program Funds Budgeted	N/A	\$4,710,715.00
Program Funds Drawdown	\$1,282,224.63	\$1,282,224.63
Obligated CDBG DR Funds	\$1,282,224.63	\$1,282,224.63
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

Activity Description:

For the acquisition and necessary rehabilitation to meet FHA and HQS requirements, of foreclosed units. §2301(c)(3)(B) purchase and rehabilitate; 24 CFR 570.201 (a) Acquisition, (b) Disposition, (c) Relocation All housing will be acquired by the Housing Authority of Stanislaus County and to a lesser degree Habitat for Humanity. The goal of the NSP program targeted approach is to provide opportunities to first time homebuyers. When families are in transition from renting to home ownership the Housing Authority (H.A.) will provide rental opportunities. Finally, when families do not have the capacity to become homeowners they may be eligible for long term rental units. Habitat for Humanity's (HfH) activities will differ from the H.A. as HfH will utilize sweat equity from prospective first time home buyers and community participation. 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.

Location Description:

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

Activity Progress Narrative:

As of 10/6/09 the Consortium has secured 23 properties. These properties are either under escrow or have been acquired and are being held in the name of the program contractor. Units have been acquired in 8 of 11 program target areas. From July 1 thru September 30, 2009 a total of \$1,282,224.63 have been spent under acquisition activity. Units that are in need of any rehabilitation and or retrofits will be rehabilitated/retrofitted during the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	23	0/0	0/0	23/82
# of housing units	0	0	23	0/0	0/0	23/82

# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	23	0	23	23/0	0/82	23/82
# of Persons benefitting	0	0	0	0/0	0/328	0/328
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	23	0/0	0/0	23/82
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
1034 Hackett	Ceres	NA	95307
5000 Stonedale	Salida	NA	95368
5705 Casaba Way	Keyes	NA	95328
4400 Diamond Court	Salida	NA	95368
421 N 5th Street	Oakdale	NA	95361
12116 Pecan Avenue	Waterford	NA	95386
2225 Orchard Creek	Newman	NA	95360
2112 Hidden Canyon Way	Newman	NA	95360
5204 Maximillian Drive	Salida	NA	95368
4722 Saundra Court	Keyes	NA	95328
957 Alcalante Drive	Ceres	NA	95307
3112 Sanko Avenue	Patterson	NA	95363
12540 Sean Court	Waterford	NA	95386
1457 Jake Creek Drive	Patterson	NA	95363
1706 Denver	Modesto	NA	95358
1513 Caulfield Dr.	Ceres	NA	95307
8619 Rulon Court	Salida	NA	95368
4213 Overland Pl	Salida	NA	95368
1614 Brookhaven	Newman	NA	95360
4221 Green Knoll Road	Salida	NA	95368
5337 9th Street	Keyes	NA	95328
348 Orchard Hills	Newman	NA	95360
2704 Roeding Road	Ceres	NA	95307

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

Grantee Activity Number: ASC-NSP-09-3

Activity Title: LH 25% - Stanislaus County

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 - LH - 25% Set-Aside

Responsible Organization:

Housing Authority of Stanislaus County, 1701 Robertson

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$566,801.00
Total CDBG Program Funds Budgeted	N/A	\$566,801.00
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

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:

Funds under this activity will be utilized to rehabilitate units acquired to house households at or below 50% of the Area Median Income (AMI). Units will be utilized as long term rental units by the Housing Authority of the County of Stanislaus. No units were acquired from July 1 thru September 30, 2009. Activity under this category is expected to begin during the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/8	0/0	0/8

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

Grantee Activity Number: ASC-NSP-09-3A**Activity Title: Demolition-LMMI****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**Jul 1 thru Sep 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$1,625,700.00
Total CDBG Program Funds Budgeted	N/A	\$1,625,700.00
Program Funds Drawdown	\$1,089.24	\$1,089.24
Obligated CDBG DR Funds	\$1,089.24	\$1,089.24
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

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:

Funds under this activity are being utilized to rehabilitate units acquired to make available to households of low to moderate income. Activity under this category began in the late quarter as the Consortium's focus was to acquire the units during this quarter. Rehabilitation activity completed this quarter consisted of general clean-up and rekeying and securing units. From July 1 thru September 30, 2009 \$1,089.24 were spent under this activity. Greater rehabilitation and or demolition work is expected to occur during the next quarter.

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
