

Grantee: Modesto, CA

Grant: B-11-MN-06-0004

October 1, 2012 thru December 31, 2012 Performance



Grant Number:

B-11-MN-06-0004

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

Modesto, CA

Contract End Date:

03/09/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$2,951,549.00

Grant Status:

Active

QPR Contact:

Marco Sepulveda

LOCCS Authorized Amount:

\$2,951,549.00

Estimated PI/RL Funds:**Total Budget:**

\$2,951,549.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Land banking, acquisition and rehabilitation, redevelopment, and demolition activities will be integrated into a comprehensive revitalization strategy to reverse key indicators of persistent and extremely high: 1) unemployment and underemployment; 2) vacancy and abandonment; and 3) blight.

City of Modesto (City) will partner with the Housing Authority of the County of Stanislaus (Housing Authority) in the Neighborhood Revitalization Strategy Area (NRSA) NSP3 Project (Project). Stanislaus County (County) will also partner with the Housing Authority to carry out its NSP3 project in the NRSA. This City-County collaboration will bring the NRSA comprehensive plan to scale and will position the NRSA to more effectively secure other federal, state, and private foundation funds for a more robust public-private partnership.

All properties will be purchased at a minimum discount of 1% from the current market-appraised value of the property. The current market-appraised value means the value of a property that is established through an appraisal made in conformity with the appraisal requirements of the Uniform Relocation Act (URA) at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property.

Activities

- Acquisition of eligible properties under land banking, acquisition and rehabilitation, and redevelopment activities;
- Rehabilitation of eligible properties under land banking, acquisition and rehabilitation, and redevelopment activities;
- Land banking operations will include: maintenance of land-banked properties, property management of rental units (note: City is required by statute to establish procedures to create preferences for the development of affordable rental housing with NSP3 funds); maintenance of its geographic and market information systems; and carrying out ongoing community engagement activities (e.g., outreach, education, consultation, etc.);
- Demolition of eligible properties under land banking, acquisition and rehabilitation, demolition, and redevelopment activities;
- Development of eligible properties under land banking, acquisition and rehabilitation, and redevelopment activities for eligible end uses
 - o Create affordable rental opportunities
 - o Create affordable homeownership opportunities
 - o Stimulate community and economic development opportunities consistent with larger NRSA Plan through potential mixed-use development (NSP3 funds are only for residential development activities but may be combined with other funds that allow for non-residential development activities)
 - o Reverse the physical decline of properties

The City's efforts in the Airport Neighborhood have helped foster a critical mass of leadership and commitment around community and economic development in the neighborhood. The City has been working diligently since the HUD approved its proposal to designate the Airport Neighborhood a Neighborhood Revitalization Strategy Area (NRSA) on January

Summary of Distribution and Uses of NSP Funds:

The Airport Neighborhood is uniquely located near the vibrant downtown; to the west, neighbors the world's largest family-owned winery and largest exporter of California wine, E & J Gallo Winery and Gallo Glass Company headquarters and large-scale facilities, respectively; to the north, neighbors one of Modesto's oldest and most affluent neighborhoods, La Loma Neighborhood; to the east neighbors the local airport; and to the south, neighbors the Tuolumne River and the Tuolumne River Regional Park system. The NRSA created an opportunity for these neighbors to partner with the residents of the Airport



Neighborhood for the revitalization of their neighborhood.

An engaged community is critical to the success of a land banking and redevelopment project. The City's approach involves building relationships with and among residents to build a sense of community and cultivate effective and sustainable leadership. A community is only as strong as its members' capacities to care for one another. Community capacity-building is place-based and empowers residents to build a sense of community, identify issues that matter most to them, and develop and implement strategies for addressing these issues.

As part of the larger NRSA plan, the Project will further foster a sense of ownership of the neighborhood among its residents. Community input will inform the development of project policies, goals, outreach procedures, evaluation, etc. The Project will promote openness, transparency, and dialogue among residents and between residents and their government. Project will also solicit input from other key stakeholders (e.g., people who work in the area, businesses that operate in the area, faith- or community-based organizations that serve the area, property owners that do not live in the area, etc.) in evaluating properties for land banking and redevelopment activities.

Furthermore, the Project will to the maximum extent feasible create term employment opportunities for residents of the neighborhood through vicinity hiring.

At least \$725,000 will be used for housing individuals and families whose incomes do not exceed 50% of Area Median Income (AMI). Low-income targeting goals will be met primarily through housing development primarily for the creation of affordable rental opportunities (due to persistently and extremely high unemployment and underemployment), as well as affordable homeownership opportunities to the maximum extent feasible.

While the creation of affordable rental opportunities will be highest priority, the City of Modesto also plans to design an innovative and comprehensive homeownership program similar to a lease-to-own program that will provide low-income households with asset-building tools necessary to sustain homeownership.

Given the economy of scale of its production capacity and its extensive experience in affordable housing development and program management, the Housing Authority of the County of Stanislaus will develop, own, operate, and maintain NSP3 properties. As subrecipient, the Housing Authority of the County of Stanislaus engages contractors and, in consultation with the City of Modesto, may engage developers, particularly City of Modesto-designated Community Housing Development Organizations (CHDOs).

On November 13, City of Modesto proposed to City Council an adjustments to the NSP Expenditure Plan which included the

Summary of Distribution and Uses of NSP Funds:

Amendment of the Housing Authority of the County of Stanislaus (HACS) NSP3 MOU to include NSP Eligible Use E – Redevelopment in order to create 11 units of new affordable senior housing on Downey Avenue in addition to the existing Housing Authority Acquisition and Rehabilitation Activities. The Revised Expenditure Plan also includes the City of Modesto entering into an MOU with STANCO to utilize Eligible Use E – Redevelopment under the NSP2 program in order to complete a previously approved HOME project "Bennett Place" that has also been on hold due to lack of funding,

How Fund Use Addresses Market Conditions:

The Airport Neighborhood located in (and composing most of) census tract 21.00, one of the City of Modesto's 14 low-income census tracts (i.e., census tracts with median household incomes that do not exceed 50% of broader Area Median Income [AMI]), scored the highest possible NSP3 Need Score of 20. While 13 of the City of Modesto's 14 low-income census tracts scored 20, the Airport Neighborhood demonstrated to have the highest in the following risk indicators:

- A) Percentage of residential addresses vacant 90 or more days (13.7%);
- B) Combined percentage of residential addresses vacant 90 or more days and residential addresses classified as no-stat (16.7%); and
- C) Estimated percentage of delinquent mortgages (25.7%).

NSP3:

- 1) Has been designed to address the unique needs of the Airport Neighborhood through NSP activities that go beyond acquisition and rehabilitation;
- 2) Will leverage substantial resources through unprecedented collaboration with Stanislaus County and its NSP3 and Redevelopment Agency activities;
- 3) Will expand the production capacities of the three major development partners: City of Modesto, Stanislaus County, and the Housing Authority of the County of Stanislaus; and
- 4) Will create extraordinary opportunity for public-private partnership for the benefit of the residents of the Airport Neighborhood, including vicinity hiring to the maximum extent feasible.

Ensuring Continued Affordability:

Continued affordability will be ensured through a restrictive affordability period and will be in effect for a period based on the level of assistance consistent with the HOME Investment Partnerships Program regulations of up to 20 years (24 CFR 92.252(a), (c), (e) and (f), and 92.254) and will require covenants to be recorded on the properties with housing end uses. If other sources of funds are used for housing development, covenants longer in duration may be recorded on these properties. Properties for sale will at all times be occupied as the principal residence of the owner and will not be rented, leased, or sold. The covenants and restrictions will run with the land and will be binding on future owners of the property. The City will monitor the properties for owner occupancy, income qualification, and other requirements as applicable on an annual basis.

Note: This affordability relates to individuals or families whose incomes do not exceed 120% of Area Median Income (AMI) or, for units originally assisted with funds under the requirements of section 2301(f)(3)(A)(ii) of the original statute of NSP (Housing and Economic Recovery Act of 2008), to remain affordable to individuals and families whose incomes do not exceed 50% of AMI.



Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration or abandonment to constitute a threat to human health, safety, and/or public welfare; and/or its appearance is inconsistent with the surrounding landscape.

Definition of Affordable Rents:

Consistent with the U.S. Department of Housing and Urban Development (HUD) definition of affordable housing, the City defines affordable rents (including utilities) as costing no more than 30% of a household's gross monthly income.

Procedures for Preferences for Affordable Rental Dev.:

City of Modesto will establish procedures to create preferences for the development of affordable rental housing with NSP3 funds. This will be achieved through partnership with the Housing Authority of the County of Stanislaus (subrecipient).

Housing Rehabilitation/New Construction Standards:

The City will apply HUD's Housing Quality Standards (HQS) to all rehabilitation activities. HQS consists of the following 13 performance requirements: 1) sanitary facilities; 2) food preparation and refuse disposal; 3) space and security; 4) thermal environment; 5) illumination and electricity; 6) structure and materials; 7) interior air quality; 8) water supply; 9) lead-based paint; 10) access; 11) site and neighborhood; 12) sanitary conditions; and 13) smoke detectors.

Additionally, the City will rely on its highly experienced building inspection unit to ensure compliance with rigorous state and local building codes. Note: California Building Code (California Code of Regulations, Title 24, Part 2), effective January 1, 2011, exceeds federal green standards.

Vicinity Hiring:

City of Modesto will update its Section 3 certification process to require contractors make good faith efforts to provide to the maximum extent feasible, opportunities to local residents and business concerns and, specifically, promote NSP3 vicinity hiring in the Airport Neighborhood.

Grantee Contact Information:

Name
Mary Otten - PRN Deputy Director (acting)
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209-577-####
Mailing Address
P.O. Box 642, Modesto, CA 95353

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,951,549.00
Total Budget	\$1,133,154.00	\$2,951,549.00
Total Obligated	\$1,000,000.00	\$1,295,154.00
Total Funds Drawdown	\$388,438.95	\$485,096.46
Program Funds Drawdown	\$388,438.95	\$485,096.46
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$107,234.75	\$497,746.12
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$442,732.35	\$0.00
Limit on Admin/Planning	\$295,154.90	\$139,686.16
Limit on State Admin	\$0.00	\$139,686.16

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$295,154.90	\$295,154.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$737,887.25	\$905,773.41

Overall Progress Narrative:

To Date all projects are currently in the predevelopment stage preparing for construction commencement

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-002, Redevelopment	\$345,410.30	\$1,000,000.00	\$345,410.30
NSP3-003, Demolition	\$0.00	\$100,000.00	\$0.00
NSP3-004, Administration & Planning	\$43,028.65	\$295,154.00	\$139,686.16

Activities

Project # / Title: NSP3-002 / Redevelopment

Grantee Activity Number: 002-01-Habitat

Activity Title: Habitat - Signature Court - LMMI

Activity Category:

Construction of new housing

Project Number:

NSP3-002

Projected Start Date:

03/09/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Habitat For Humanity Stanislaus County

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2012

N/A

To Date

\$1,000,000.00

Total Budget

\$0.00

\$1,000,000.00

Total Obligated

\$1,000,000.00

\$1,000,000.00

Total Funds Drawdown

\$345,410.30

\$345,410.30

Program Funds Drawdown

\$345,410.30

\$345,410.30

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$29,277.30

\$345,410.30

Habitat For Humanity Stanislaus County

\$29,277.30

\$345,410.30

Match Contributed

\$0.00

\$0.00

Activity Description:

Redevelop vacant properties. This activity allows communities to address the broadest range of property types, as it allows for the acquisition and development of any property type (i.e., properties that were once developed or are surrounded by existing development – undeveloped or greenfield sites are not permitted). This includes commercial or industrial property in addition to all types of residential properties (need not be abandoned or foreclosed upon). However, it must be vacant. New housing construction is only permitted under this activity. Housing rehabilitation is also permitted.

Location Description:

Signature Court

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/21
# of Singlefamily Units	0	0/21

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/21	0/21	0
# Owner Households	0	0	0	0/0	0/21	0/21	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	002-02-HACS
Activity Title:	HACS - Downey - LH25%

Activity Category:

Construction of new housing

Project Number:

NSP3-002

Projected Start Date:

11/13/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Stanislaus2

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$181,527.00
Total Budget	\$738,000.00	\$181,527.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Housing Authority of the County of Stanislaus2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

On Novmeber 13, 2012, City of Modesto staff, together with HUD TA, proposed to City Council an adjustment to the NSP Expenditure Plan which included an amendment of the Housing Authority of the County of Stanislaus(HACS) NSP3 MOU to include NSP Eligible Use E – Redevelopment in order to create 11 units of new affordable senior housing on Downey Avenue.

Location Description:

416 Downey, Modesto Census Tract 18.0

Activity Progress Narrative:

Accomplishments Performance Measures

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



# of Multifamily Units	0	0/2
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	002-03-STANCO
Activity Title:	STANCO - Bennett - LH25%

Activity Category:

Construction of new housing

Project Number:

NSP3-002

Projected Start Date:

11/13/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

STANCO

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$724,246.41
Total Budget	\$0.00	\$724,246.41
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
STANCO	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

On Novmeber 13, 2012 City of Modesto staff, along with HUD TA, proposed to City Council a Revised Expenditure Plan to also include the City of Modesto entering into an MOU with STANCO to utilize Eligible Use E – Redevelopment under the NSP3 program in order to complete a previously approved HOME project “Bennett Place” that has been on hold due to lack of funding.

Location Description:

421 Lincoln Avenue, Census Tract 20.04

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/16



of Multifamily Units

0

0/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/16	0/0	0/16	0
# Renter Households	0	0	0	0/16	0/0	0/16	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NSP3-003 / Demolition

Grantee Activity Number:	003-01-Demo
Activity Title:	General Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
NSP3-003

Project Title:
Demolition

Projected Start Date:
03/09/2011

Projected End Date:
03/09/2014

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Modesto2

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$79,291.71
Total Budget	\$100,000.00	\$79,291.71
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Modesto2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolish eligible properties under eligible use D

Location Description:

NSP3 activities will be targeted in the City of Modesto designated Low Income Census Tracts (see map).
Tracts: 8.03, 9.10, 10.02, 14.00, 16.01, 16.03, 16.04, 17.00, 18.00, 21.00, 22.00, 23.01, 23.02 and 24.00.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NSP3-004 / Administration & Planning



Grantee Activity Number: 004-01-Admin
Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP3-004

Projected Start Date:

03/09/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration & Planning

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Modesto

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$295,154.00
Total Budget	\$295,154.00	\$295,154.00
Total Obligated	\$0.00	\$295,154.00
Total Funds Drawdown	\$43,028.65	\$139,686.16
Program Funds Drawdown	\$43,028.65	\$139,686.16
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$77,957.45	\$152,335.82
City of Modesto2	\$77,957.45	\$152,335.82
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative oversight, planning, monitoring and reporting of NSP3 activities.

Location Description:

1010 10th Street Modesto

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

