

Grantee: Modesto, CA

Grant: B-09-LN-CA-0053

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-09-LN-CA-0053

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Modesto, CA

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$24,948,064.00

Grant Status:

Active

QPR Contact:

Carol Averell

LOCCS Authorized Amount:

\$24,948,064.00

Estimated PI/RL Funds:

\$4,010,906.63

Total Budget:

\$28,958,970.63

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

In early 2010, the City of Modesto received a \$25 million Neighborhood Stabilization Program 2 (NSP2) grant award under the American Recovery and Reinvestment Act of 2009 (ARRA). The City takes their fiduciary responsibilities with this grant very seriously understanding that the federal government has dedicated these resources to areas most hard hit by the housing crisis that has destabilized many neighborhoods throughout the nation.

As the largest city in Stanislaus County and the sixteenth largest city in California with over 210,000 citizens, Modesto has been particularly impacted by foreclosures. In fact, since January 2007, over 40,000 homes have been foreclosed in Stanislaus County alone. As 2010 progresses, the Stanislaus County area continues to rank near the top in the nationwide foreclosure listings. Because of this, most of Modesto's residents are dealing with the issue of foreclosure.

Target Geography:

It is critical to the economic viability of Modesto and the region that the housing market stabilizes. Since NSP2 funds can be utilized in well over 90% of the city, it is ensured that there is a true city-wide impact. You can view the funding-eligible census tracts by visiting the City of Modesto website at <http://www.modestogov.com/prnd/housing/recoveryactprograms.asp>

The infusion of these grant funds will aid the City of Modesto in dealing with the foreclosure crisis.

Program Approach:

** AMENDED ***

- ' • Redevelopment Projects Downey & Bennett, & subsequent budget adjustments approved through Council Action on 13-Nov-12 and Substantial Amendment on 7-Dec-12
- ' • Budget adjustment to 001-AD (Admin) & 002-AR Developers approved through Council Action on 11-Dec-12
- ' • Redevelopment Project Tower Park approved through Council Action on 11-Dec-12, completed public comment period on 08-Feb-13
- '

In general, the City will use the NSP2 grant to buy and repair foreclosed and/or abandoned residential properties. Once the homes are ready, they will be rented or sold to income eligible households. Through this effort, the City expects to accomplish three major objectives: 1) stabilize the housing market in Modesto; 2) create jobs through the rehabilitation work; and 3) provide an opportunity for homeownership to many who might not have that opportunity otherwise.

The actual purchase and rehabilitation of these properties will be done by an approved developer pool which includes both non-profit and for-profit developers.

There are four project areas which are discussed in more detail below.

1. Buying and Rehabilitating Residential Properties for Rental or Homeownership by Households with Incomes of up to 120% of the Area Median Income. As of March 2009, a four person household in this category could make up to \$71,500 annually.

This project area which includes two activities as described below:



- Acquisition and Rehabilitation

Developers (both for-profit and non-profit) will utilize these funds to purchase and rehabilitate 100 foreclosed/abandoned residential properties. While it may not be possible to resell all of the homes purchased under this activity, the major focus of this program will be to spur home ownership for those at or below 120% of the area median income. The incentives and income verification process that will accompany this activity will ensure that qualifying low income households receive the best possible home while still allowing them to live within their means.

- Housing Assistance to Residents with Special Needs

In this area of funding, the City will partner with the Stanislaus Community Assistance Project commonly referred to as SCAP to acquire and rehabilitate 25 foreclosed and abandoned homes to help services those with mental health or substance abuse issues at will target those at or below 120% of the area median income.

SCAP has a history of developing supportive housing and assisting persons with disabilities. This housing will provide a place where the participants can focus on addressing the problems they face in order to become stable participating members of our community. In the last two decades, competition for increasingly scarce low income housing grew so intense that those with disabilities such as addictive and mental disorders were more likely to lose out and find themselves on the streets. Increases in the denial of services or premature and unplanned discharge brought about by managed care arrangements may be contributing to the continued presence of seriously mentally ill persons within the homeless population, who turn to drugs and alcohol as a means of self medication. Untreated addictive disorders do contribute to homelessness. For those with below-living wage incomes are just one-step away from homelessness, with a tendency for an addictive disorder, any major stressor may provide just the catalyst to plunge them into residential instability. And for people who are addicted and homeless, the health condition may be prolonged by the very life circumstance in which they find themselves. Without a stable place to live, recovery often remains out of reach. For persons dealing with addiction, housing is the first step on the road to sustainable recovery.

2. Buying and Rehabilitating Residential Properties for Rental or Homeownership by Households at or below 50% of Area Median Income. This project area also includes two activities which are described below. While the City's application only indicated a 25% use of funds in this project area, the City will actually expend 30% of the grant in this project area. As of March 2009, a four-person household at 50% of the area median income could make up to \$29,800 annually.

- Housing Assistance for Emancipated Foster and Homeless Youth

Utilizing the \$6 million award for this activity, the City will partner with the Housing Authority of Stanislaus County and other local non-profits to acquire and fix-up 40 foreclosed or abandoned properties. In turn, these properties will provide housing for emancipated foster and homeless youth who often have no other place to turn and end up on the streets, the victims of crime and abuse. This allows these young people a safe secure environment where they can focus on education and finding employment rather than just on bare subsistence. Additionally, this "basic needs housing" program will reduce the overall cost that society pays for services as it helps to avoid expenses associated with the use of mental health services, homelessness, use of welfare beyond TANF such as food stamps, substance abuse and second generation foster care are all risk factors that can be mitigated by providing housing, and giving the youth a clean start.

- Housing Assistance to Residents with Special Needs

This is a partner activity to the Housing Assistance to Residents with Special Needs activity previously discussed. In this area of funding, the City will partner with SCAP to buy and rehabilitate 10 foreclosed and abandoned homes to help services those with mental health or substance abuse issues at or below 50% of the area median income.

3. Redevelopment/New Construction Activities. These activities are part of a change to the City of Modesto's NSP2 Plan that was approved through the submittal of a Substantial Amendment.

- Downey Terrace, Housing Authority of the County of Stanislaus (HACS)

This new construction project was originally funded as a Redevelopment Agency (RDA) Project. The dissolution of the RDA left this project in "limbo". The use of NSP2 funds will create 11 total affordable Senior Housing Units (3 LH25%) in a multi-family apartment complex to be administered by the (HACS).

- Bennett Place, Stanislaus Affordable Housing Corporation (STANCO)

This new construction project was originally funded as a HOME project. The decrease in City of Modesto HOME Entitlement has left this project requiring additional funds to be completed. The addition of NSP2 funds to the project to create 18 total units (10 LH25%) designated for Seniors & Special Needs (including Emancipated Foster & Homeless Foster Youth) in the form of a multi-family apartment complex. The site will be administered by STANCO in partnership with Behavioral Health and Recovery Services (BHRS) to provide supportive services, which add a critical component to the need for this project.



- Tower Park, Satellite Housing

This project is primarily funded as a RDA project that will create 50 affordable housing units through a multi-family apartment complex. NSP2 funds will assist with the pre-development portion of this project.

4. Program Administration

Twenty-five percent of the total award is designated for Administration. This includes all staff and other functions necessary to provide day-to-day management of the LMMI and 50% AMI project areas.

Consortium Members:

How to Get Additional Information:

Administration of the NSP2 Program will be under the City of Modesto’s Neighborhood Services Division which also manages all other United States Department of Housing and Urban Development (HUD) funded programs. Staff from this unit will conduct outreach and education efforts and will ensure program compliance, transparency of funding, and regular monitoring.

Public meetings to promote the program will begin in the local community centers. The City has an established partnership with several local HUD certified housing counselors, and will facilitate the process of assisting persons interested in becoming owners of NSP rehabilitated housing, and ensure that they receive the required 8 hours of housing counseling. In addition, the City will use all marketing media at its disposal to promote the program and ensure its success. The City will affirmatively further fair housing and provide marketing and outreach materials in English and in Spanish.

For more information, please contact the City of Modesto’s housing division at (209) 577-5245 or on the Internet at <http://www.modestogov.com/prnd/housing/recoveryactprograms.asp>. The City of Modesto welcomes feedback on the NSP2 efforts within our community and looks forward to successful implementation.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$27,477,395.09
Total Budget	\$0.00	\$27,477,395.09
Total Obligated	\$784,335.33	\$25,891,870.47
Total Funds Drawdown	\$170,482.97	\$24,477,383.52
Program Funds Drawdown	\$162,482.53	\$23,416,728.99
Program Income Drawdown	\$8,000.44	\$1,060,654.53
Program Income Received	\$690,409.74	\$1,806,879.43
Total Funds Expended	\$24,894.43	\$25,401,824.86
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	\$0.00	\$0.00
Limit on Admin/Planning	\$2,494,806.40	\$1,341,562.23
Limit on State Admin	\$0.00	\$1,341,562.23

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,494,806.40	\$1,681,091.20



Progress Toward National Objective Targets

National Objective

NSP Only - LH - 25% Set-Aside

Target	Actual
\$6,237,016.00	\$7,466,330.03

Overall Progress Narrative:

The City of Modesto is making continued progress with closing out and completing the Acquisition and Rehabilitation activities being conducted with the Housing Authority. With several properties scheduled to close in the next quarter we anticipate receiving a large amount of Program Income as well as increased expenditures on the rehabilitation. Both the Bennett Place and Downey Terrace redevelopment projects are moving forward utilizing primarily NSP3 funds for the initial stages of construction with increments of NSP2 Program Income ready to assist with the completion of the projects down the road.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Admin	\$2,728.91	\$1,691,092.00	\$1,272,414.76
002, Acquisition and Rehab	\$159,753.62	\$18,134,044.00	\$16,624,980.63
003, Redevelopment (E)	\$0.00	\$8,174,864.00	\$5,519,333.60
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2 PI Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: 001 / Admin

Grantee Activity Number: 001 - AD

Activity Title: Administration

Activity Category:

Administration

Project Number:

001

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Admin

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Modesto2

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2013

N/A

To Date

\$1,681,091.20

Total Budget

\$0.00

\$1,681,091.20

Total Obligated

\$0.00

\$1,391,092.00

Total Funds Drawdown

\$10,729.35

\$1,341,562.23

Program Funds Drawdown

\$2,728.91

\$1,272,414.76

Program Income Drawdown

\$8,000.44

\$69,147.47

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$24,894.43

\$1,551,652.19

City of Modesto2

\$24,894.43

\$1,551,652.19

Match Contributed

\$0.00

\$0.00

Activity Description:

Oversight of Administration and planning of the Neighborhood Stabilization Program (NSP2).

****AMENDED****

11-Dec-12, Through City Council Action - Administration Funds in the amount of \$1,108,908.00 were reallocated to 002-AR Developers in order to acquire more properties for acquisition and rehabilitation as well as ensure timely expenditure of Grant Funds. The new budget for this activity is \$1,391,092.00

Location Description:

10th Street Place, 1010 10th Street, Suite 4300, Modesto, CA

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

Project # / Title: 002 / Acquisition and Rehab

Grantee Activity Number: 002 - AR Developers

Activity Title: Acquisition and Rehab Developers

Activity Category:

Acquisition - general

Project Number:

002

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Modesto2

Overall

Total Projected Budget from All Sources

Total Budget

Jul 1 thru Sep 30, 2013

N/A

\$0.00

To Date

\$12,559,603.18

\$12,559,603.18



Total Obligated	\$505,068.67	\$11,850,876.67
Total Funds Drawdown	\$138,957.40	\$11,484,765.40
Program Funds Drawdown	\$138,957.40	\$10,713,755.27
Program Income Drawdown	\$0.00	\$771,010.13
Program Income Received	\$690,409.74	\$1,806,879.43
Total Funds Expended	\$0.00	\$11,850,876.67
Match Contributed	\$0.00	\$0.00

Activity Description:

Developers (both for profit and non-profit) will utilize these funds to purchase and rehabilitate 100 foreclosed/abandoned residential properties. While it may not be possible to resell all of the homes purchased under this activity, the major focus of this program will be to spur home ownership for those at or below 120% of the area median income. The incentives and income verification process that will accompany this activity will ensure that qualifying low income households receive the best possible home while still allowing them to live within their means.

** AMENDED **

13-Nov-12, Through City Council Action

07-Dec-12, Through Substantial Amendment - Budget reduced by \$263,100.00 to fund the Redevelopment Activity Bennett Place

** AMENDED **

11-Dec-12, Through Council Action - Budget increased by \$1,108,908.00 from Admin Funds in order to acquire and rehabilitate additional housing units and meet the NSP2 expenditure deadline.

Location Description:

10th Street Place, 1010 10th Street, Modesto CA

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	27/100

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	31/100
# of Singlefamily Units	0	31/100

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/0	12/0	31/100	58.06
# Owner Households	0	0	0	0/0	0/0	0/26	0
# Renter Households	0	0	0	6/0	12/0	31/74	58.06



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 - AR Special Needs
Activity Title:	Residents with Special Needs

Activity Category:

Acquisition - general

Project Number:

002

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Stanislaus Community Assistance Project (SCAP)

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,428,622.74
Total Budget	\$0.00	\$4,428,622.74
Total Obligated	\$28,796.66	\$4,419,225.80
Total Funds Drawdown	\$20,796.22	\$4,411,225.36
Program Funds Drawdown	\$20,796.22	\$4,411,225.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,419,225.80
Match Contributed	\$0.00	\$0.00

Activity Description:

In this project, the City will partner with the Stanislaus Community Assistance Project (SCAP) to acquire and rehab 25 foreclosed and abandoned homes to help services those with mental health or substance abuse issues and will target those at or below 120% of the AMI. SCAP has a history of developing supportive housing and assisting persons with disabilities. This housing will provide a place where the participants can focus on addressing the problems they face in order to become stable participating members of our community.

**** AMENDED ****

13-Nov-12, Through City Council Action

07-Dec-12, Through Substantial Amendment - Budget reduction of \$165,000.00. Due in part to capacity concerns over SCAP (now Community Impact Central Valley) and the agency's ability to administer remaining project funds.

- \$137,355.00 allocated to Redevelopment Project Downey (LMMI)
- \$27,645.00 allocated to Redevelopment Project Bennett (LMMI)

Location Description:

Properties located within Modesto census tracts identified in the NSP2 Program.

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	5/15

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	9/15
# of Singlefamily Units	0	9/15

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	8/0	9/15	88.89
# Renter Households	0	0	0	0/0	8/0	9/15	88.89

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: 003 / Redevelopment (E)

Grantee Activity Number: 003 - HA (LH25)

Activity Title: Downey Terrace (LH25)

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

10/01/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

Activity Status:

Under Way

Project Title:

Redevelopment (E)

Projected End Date:

10/01/2013

Completed Activity Actual End Date:

Responsible Organization:



Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$312,645.00
Total Budget	\$0.00	\$312,645.00
Total Obligated	\$0.00	\$312,645.00
Total Funds Drawdown	\$0.00	\$312,645.00
Program Funds Drawdown	\$0.00	\$275,924.56
Program Income Drawdown	\$0.00	\$36,720.44
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$312,645.00
Housing Authority of the County of Stanislaus2	\$0.00	\$312,645.00
Match Contributed	\$0.00	\$0.00

Activity Description:

** New Activity**

- 13-Nov-12, Added through City Council Action
- 07-Dec-12, Added through Substantial Amendment

This new construction project will create 11 total affordable Senior Housing Units (3 LH25%) in a multi family complex to be administered by the Housing Authority of Stanislaus County (HACS).

- Budget of \$312,645.00 results from a reduction to the EF&HY Activity allocation
- Additional leveraged funding sources include: HOME, NSP3, and HACS funds

Location Description:

Census Tract: 18.00

Site located near Downey & Scenic.

Community Highlights include: Groceries/Dining, Retail, Parks/Recreation, Library, Banking, Public Transportation, City of Modesto Senior Citizen's Center all within walking distance (within 1 mile).

Activity Progress Narrative:

Due to a large degree of staffing turnover at the Housing Authority this program has experienced some delays. The contractor has been selected and it is anticipated that the project will begin construction in early december, utilizing primarily NSP3 funds first and completing the project utilizing NSP2 Program Income funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Multifamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/3	0/0	0/3	0



# Renter Households	0	0	0	0/3	0/0	0/3	0
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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: 003 - HA (LMMI)
Activity Title: Downey Terrace (LMMI)

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

10/01/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment (E)

Projected End Date:

10/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Stanislaus2

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$396,703.94
Total Budget	\$0.00	\$396,703.94
Total Obligated	\$0.00	\$137,355.00
Total Funds Drawdown	\$0.00	\$77,473.79
Program Funds Drawdown	\$0.00	\$42,510.02
Program Income Drawdown	\$0.00	\$34,963.77
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$108,383.42
Housing Authority of the County of Stanislaus2	\$0.00	\$108,383.42
Match Contributed	\$0.00	\$0.00

Activity Description:

** New Activity**

- 13-Nov-12, Added through City Council Action
- 07-Dec-12, Added through Substantial Amendment

This new construction project will create 11 total affordable Senior Housing Units (3 LH25%) in a multi family complex to be administered by the Housing Authority of Stanislaus County (HACS).

- Budget of \$137,355.00 results from a reduction to the 002-AR Developers allocation
- Additional leveraged funding sources include: HOME, NSP3, and HACS funds

Location Description:

Site located near Downey & Scenic.

Community Highlights include: Groceries/Dining, Retail, Parks/Recreation, Library, Banking, Public Transportation, City of Modesto Senior Citizen's Center all within walking distance (within 1 mile).

Activity Progress Narrative:

Due to a large degree of staffing turnover at the Housing Authority this program has experienced some delays. The



contractor has been selected and it is anticipated that the project will begin construction in early december, utilizing primarily NSP3 funds first and completing the project utilizing NSP2 Program Income funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8
# of Multifamily Units	0	0/8

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	0/0	0/8	0
# Renter Households	0	0	0	0/0	0/0	0/8	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:	003 - LH 25% EFHY
Activity Title:	LH 25% Emancipated Foster and Homeless Youth

Activity Category:

Acquisition - general

Project Number:

003

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment (E)

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Stanislaus1

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,003,288.68
Total Budget	\$0.00	\$5,003,288.68
Total Obligated	\$0.00	\$5,332,000.00
Total Funds Drawdown	\$0.00	\$4,681,496.61
Program Funds Drawdown	\$0.00	\$4,681,496.61
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,845,574.24
Housing Authority of the County of Stanislaus1	\$0.00	\$4,845,574.24
Match Contributed	\$0.00	\$0.00

Activity Description:

Utilizing the \$6 million award for this activity, the City will partner with the Housing Authority of Stanislaus County and other local non-profits to acquire and fix-up 40 foreclosed or abandoned properties. In turn, these properties will provide housing for emancipated foster and homeless youth who often have no other place to turn and end up on the streets, the victims of crime and abuse. This allows these young people a safe secure environment where they can focus on education and finding employment rather than just on bare subsistence. Additionally, this "basic needs housing" program will reduce the overall costs that society pays for services as it helps to avoid expenses associated with the use of mental health services, homelessness, use of welfare beyond TANF such as food stamps, substance abuse and second generation foster care are all risk factors that can be mitigated by providing housing, and giving youth a clean start.

AMENDED

- 13-Nov-12, Added through City Council Action
- 07-Dec-12, Added through Substantial Amendment - Budget reduction of \$668,000.00 in order to ensure affordability of the Meadow Glen project and meet NSP2 expenditure deadline.

The \$668,000 is reallocated as follows:

- \$312,645.00 to Dowey (LH25)
- \$355,355.00 to Bennett (LH25)



Location Description:

1701 Robertson Road, P.O. Box 581918 Modesto, CA 95358

Activity Progress Narrative:

The Housing Authority's Meadow Glen project had its "Grand Opening" on October 2nd. Once the final occupancy inspections have been completed and confirmed it is anticipated that tenants will be in a position to start moving in by the holidays.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/40

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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: 003 - Satellite

Activity Title: Tower Park (LMMI)

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

12/03/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment (E)

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Satellite Housing

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$601,723.00
Total Budget	\$0.00	\$601,723.00
Total Obligated	\$250,000.00	\$250,000.00
Total Funds Drawdown	\$0.00	\$78,425.39
Program Funds Drawdown	\$0.00	\$78,425.39
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$114,792.50
Satellite Housing	\$0.00	\$114,792.50
Match Contributed	\$0.00	\$0.00

Activity Description:

** New Activity**

- 11-Dec-12, Added through City Council Action
- 06-Feb-13, Approved by HUD

The primary funding source for the new construction of this 50 unit multifamily complex is Redevelopment Agency (RDA) funding. NSP2 has been introduced to the project to keep the pre-development process moving forward.

- Budget of \$250,000.00 to be allocated from program income generated by acquisition and rehabilitation activities
- Additional leveraged funds include: HOME, RDA

Location Description:

Census Tract: 18.00

A multifamily apartment complex located at 17th and G Street

Activity Progress Narrative:

This project is currently still in the predevelopment stages and is awaiting the award of Tax Credits before moving forward.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/50
# of Multifamily Units	0	0/50

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	0/0	0/50	0	
# Renter Households	0	0	0	0/0	0/0	0/50	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: 003 - STANCO (LH25)

Activity Title: Bennett Place (LH25)

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

10/01/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment (E)

Projected End Date:

10/01/2013

Completed Activity Actual End Date:

Responsible Organization:

STANCO

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$650,396.35
Total Budget	\$0.00	\$650,396.35
Total Obligated	\$0.00	\$355,355.00
Total Funds Drawdown	\$0.00	\$299,513.78
Program Funds Drawdown	\$0.00	\$287,634.95
Program Income Drawdown	\$0.00	\$11,878.83
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$355,355.00
STANCO	\$0.00	\$355,355.00
Match Contributed	\$0.00	\$0.00

Activity Description:

** New Activity**

- 13-Nov-12, Added through City Council Action
- 07-Dec-12, Added through Substantial Amendment

New construction project to create 18 total units (10 LH25%) designated for Seniors & Special Needs (including Emancipated Foster & Homeless Foster Youth). The site will be administered by STANCO in partnership with Behavioral Health and Recovery Services (BHRS) to provide supportive services. The site will also contain a Community Center to serve as a central gathering place for the residents as well as an onsite location for the providing of supportive services.

- Budget of \$355,355.00 results from a reduction to the EFHY (LH25) activity
- Additional Leveraged Funds Include: HOME, MHSA (Mental Health Grant), NSP3, and STANCO

Location Description:

Located at 421 Lincoln Avenue, between Penny Lane & Yosemite Avenue.

Census Tract: 20.04

Community Highlights Include: Public Transportation, Behavioral Health/Public Health Services, Groceries, Retail, Banking, Parks/Recreation (including Creekside Golf Course, Tennis, Walking/Bike Trails).

Activity Progress Narrative:



The Bennett Place project has completed the first phase of construction. The second phase is on hold pending the completion of loan documents for additional funding from MHSA. The next phase of construction will commence utilizing NSP3 funds with an allotment of NSP2 Program Income ready to assist with the completion of the project down the road.

Accomplishments Performance Measures

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

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	0/0	0/10	0
# Renter Households	0	0	0	0/0	0/0	0/10	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: 003 - STANCO (LMMI)

Activity Title: Bennett Place (LMMI)

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

10/01/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment (E)

Projected End Date:

10/01/2013

Completed Activity Actual End Date:

Responsible Organization:

STANCO

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$343,321.00
Total Budget	\$0.00	\$343,321.00
Total Obligated	\$470.00	\$343,321.00
Total Funds Drawdown	\$0.00	\$290,275.96
Program Funds Drawdown	\$0.00	\$153,342.07
Program Income Drawdown	\$0.00	\$136,933.89
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$343,320.04
STANCO	\$0.00	\$343,320.04
Match Contributed	\$0.00	\$0.00

Activity Description:

** New Activity**

- 13-Nov-12, Added through City Council Action
- 07-Dec-12, Added through Substantial Amendment

New construction project to create 18 total units (10 LH25%) designated for Seniors & Special Needs (including Emancipated Foster & Homeless Foster Youth). The site will be administered by STANCO in partnership with Behavioral Health and Recovery Services (BHRS) to provide supportive services. The site will also contain a Community Center to serve as a central gathering place for the residents as well as an onsite location for the providing of supportive services.

- Budget of \$290,745.00 consist of a funding reduction to AR-Developers in the amount of \$263,100.00 and a reduction to AR-Developers (Special Needs) in the amount of \$27,645.00.
- Additional Leveraged Funds Include: HOME, MHSA (Mental Health Grant), NSP3, and STANCO

Location Description:

Located at 421 Loncoln Avenue, between Penny lane & Yosemite Avenue.

Census Tract: 20.04

Community Highlights Include: Public Transportation, Behavioral Health/Public Health Services, Gorceries, Retail, Banking, Parks/Recreation (including Creekside Golf Course, Tennis, Walking/Bike Trails).



Activity Progress Narrative:

The Bennett Place project has completed the first phase of construction. The second phase is on hold pending the completion of loan documents for additional funding from MHSA. The next phase of construction will commence utilizing NSP3 funds with an allotment of NSP2 Program Income ready to assist with the completion of the project down the road.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8
# of Multifamily Units	0	0/8

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	0/0	0/8	0
# Renter Households	0	0	0	0/0	0/0	0/8	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	

