

Grantee: Modesto, CA

Grant: B-11-MN-06-0004

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-MN-06-0004

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

Modesto, CA

Contract End Date:

03/09/2014

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$2,951,549.00

Grant Status:

Active

QPR Contact:

Mary J Christiansen

Estimated PIRL Funds:

\$0.00

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 27, 2009.

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).

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.

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.

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).

Grantee Contact Information:

Name
 Judith Ray - PRN Deputy Director
 Email Address
 jray@modestogov.com
 Phone Number
 209-577-5351
 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	\$0.00	\$2,951,549.00
Total Obligated	\$0.00	\$295,154.00
Total Funds Drawdown	\$11,698.91	\$11,698.91
Program Funds Drawdown	\$11,698.91	\$11,698.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$15,208.69
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	\$11,698.91
Limit on State Admin	\$0.00	\$11,698.91

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	\$738,000.00



Overall Progress Narrative:

During this quarter The City of Modesto put NSP funded programs on hold as a result of an audit being conducted by The U.S. Department of Housing & Urban Development (HUD) Office of the Inspector General (OIG). This audit, to be released early January, 2012, identifies few errors in the City’s management of the Neighborhood Stabilization Program 2 (NSP2). The audit report identifies findings which account for a very small amount of the grant expended to date (\$11 million) and less than 1% of the total grant allocated to the City of Modesto (\$25 million). The City has reviewed HUD OIG’s audit findings and disputes none of them.

“We are grateful to the OIG for conducting this thorough audit,” said Mayor Ridenour. “This report is the fact-based audit that began in May and was completed at the end of October. We are now prepared to restart our NSP Program activities and have tightened-up our monitoring processes and procedures over the past few months. The recommendations found in the OIG report will be used to further enhance our monitoring processes.”

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP3 - 001, NSP3	\$11,698.91	\$2,951,549.00	\$11,698.91



Activities

Grantee Activity Number:	NSP3 Acquisition Rehab
Activity Title:	Acquisition and Rehabilitation (NSP Eligible Use B

Activity Category:

Acquisition - general

Project Number:

NSP3 - 001

Projected Start Date:

03/09/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Stanislaus

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$207,000.00
Total Budget	\$0.00	\$207,000.00
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 Stanislaus	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

Location Description:

NSP3 activities will be targeted in the Neighborhood Revitalization Strategy Area (see map).

Northern boundary: Yosemite Boulevard

Eastern boundary: Empire Avenue / Tioga Drive

Southern boundary: Hillside Drive / Tuolumne River

Western boundary: South Santa Rosa Avenue / South Santa Cruz Avenue

Note: The boundaries of the project (i.e., census tract 21.00) extend slightly beyond the above-indicated boundaries.

Activity Progress Narrative:

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Accomplishments Performance Measures

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

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

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	0/2	0/2	0
# Renter Households	0	0	0	0/0	0/2	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: NSP3 Acquisition Rehab 25% Set-Aside

Activity Title: Acquisition Rehab 25% Set-Aside

Activity Category:

Acquisition - general

Project Number:

NSP3 - 001

Projected Start Date:

03/09/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP3

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Stanislaus

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$738,000.00
Total Budget	\$0.00	\$738,000.00
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 Stanislaus	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

These units will house income-eligible households (50 percent of Area Median Income or below) either through a Housing Authority of the County of Stanislaus rental program, such as the Family Self-Sufficiency Program; or an asset- and skill-building lease-purchase program.

Location Description:

NSP3 activities will be targeted in the Neighborhood Revitalization Strategy Area (see map).

Northern boundary: Yosemite Boulevard

Eastern boundary: Empire Avenue / Tioga Drive

Southern boundary: Hillside Drive / Tuolumne River

Western boundary: South Santa Rosa Avenue / South Santa Cruz Avenue

Note: The boundaries of the project (i.e., census tract 21.00) extend slightly beyond the above-indicated boundaries.

Activity Progress Narrative:

During this quarter The City of Modesto put NSP funded programs on hold as a result of an audit being conducted by The U.S. Department of Housing & Urban Development (HUD) Office of the Inspector General (OIG). This audit, to be released early January, 2012, identifies few errors in the City's management of the Neighborhood Stabilization Program 2 (NSP2). The audit report identifies findings which account for a very small amount of the grant expended to date (\$11 million) and less than 1% of the total grant allocated to the City of Modesto (\$25 million). The City has reviewed HUD OIG's audit findings and



disputes none of them.

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Accomplishments Performance Measures

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

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/5	
# of Singlefamily Units	0		0/5	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/0	0/5	0
# Renter Households	0	0	0	0/5	0/0	0/5	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: NSP3 Administration

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP3 - 001

Projected Start Date:

03/09/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP3

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Modesto

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$295,154.00
Total Budget	\$0.00	\$295,154.00
Total Obligated	\$0.00	\$295,154.00
Total Funds Drawdown	\$11,698.91	\$11,698.91
Program Funds Drawdown	\$11,698.91	\$11,698.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$15,208.69
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 found.

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



Grantee Activity Number:	NSP3 Demolition
Activity Title:	Demolition (NSP Eligible Use D

Activity Category:

Clearance and Demolition

Project Number:

NSP3 - 001

Projected Start Date:

03/09/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Stanislaus

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
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 Stanislaus	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolish eligible properties under land banking, acquisition and rehabilitation, demolition and redevelopment activities for eligible end use.

Anticipate 10 Stand-Alone Demolitions (\$100,000)

Location Description:

NSP3 activities will be targeted in the Neighborhood Revitalization Strategy Area (see map).

Northern boundary: Yosemite Boulevard

Eastern boundary: Empire Avenue / Tioga Drive

Southern boundary: Hillside Drive / Tuolumne River

Western boundary: South Santa Rosa Avenue / South Santa Cruz Avenue

Note: The boundaries of the project (i.e., census tract 21.00) extend slightly beyond the above-indicated boundaries.

Activity Progress Narrative:

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“We are grateful to the OIG for conducting this thorough audit,” said Mayor Ridenour. “This report is the fact-based audit that began in May and was completed at the end of October. We are now prepared to restart our NSP Program activities and have tightened-up our monitoring processes and procedures over the past few months. The recommendations



found in the OIG report will be used to further enhance our monitoring processes.&rdquo

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	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

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:	NSP3 Land Bank
Activity Title:	Land Bank (NSP Eligible Use C)

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP3 - 001

Projected Start Date:

03/09/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Stanislaus

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$936,395.00
Total Budget	\$0.00	\$936,395.00
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 Stanislaus	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Establish and operate land banks for homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. Operations of a land bank include maintenance expenses, such as project delivery costs eligible under disposition and interim uses that comply with an eligible activity.

Land banked property and demolished property are just interim uses for which end uses must be planned (e.g., housing [redeveloped on the property], sale [or donation] of the property as side lots to low-, moderate-, and middle-income [LMMI] neighbors, etc.)

Note: Any type of structure (commercial, industrial, and other types in addition to homes and residential structures) that is blighted may be demolished with NSP funds. In general, demolition must have an end use that benefits low-, moderate-, and middle-income (LMMI) persons.

Also, if the land bank is a governmental entity, it may also maintain abandoned or foreclosed property that it does not own, provided it charges the owner of the property the full cost of the service or places a lien on the property for the full cost of the service.

The Housing Authority of the County of Stanislaus will serve as subrecipient and land bank operator. The City's NSP3 strategy will be to acquire, demolish, and redevelop eligible properties in the Airport Neighborhood to ultimately transform the housing environment by creating physical conditions necessary for higher quality affordable housing and more productive end-uses.

This housing transformation demonstrating meeting National Objective will be described in the City's NSP3 10-year reuse plan, which will be developed before the tenth year of the City's NSP3 strategy. At that time, the City and Housing Authority will assess its remaining NSP3 inventory and work with the City Planning Division to develop an extensive 10-year reuse plan.

Many properties in the Airport Neighborhood are abandoned, blighted; structures dilapidated; and lot lines in need of adjustment. Note: Consistent with May 31, 2011 HUD CPD webinar entitled, NSP Demolition, which cites 24 CFR 570.505, part of the City's NSP3 strategy will consist of carrying out individual projects that do not exceed \$25,000 in total NSP expenditure so as to provide flexibility in end-uses that may be more transformative than residential end-uses, as these particular projects are no longer subject to requirements on subsequent uses.

The City's NSP3 strategy will use its capacity built by effective NSP1 and NSP2 implementation to develop systems that will allow for rapid review, underwriting, and approval of projects.

The City's NSP3 strategy will constantly conduct analyses of critical market conditions to determine level of investment required,



ability to sell/lease, level of return, sales volume, sales price, cost and availability of credit, public and private investment opportunity, market demand, and average length of property listings.
 Community liaison will interface regularly with the City, the Housing Authority, residents of the Airport Neighborhood, and other key stakeholders to inform the development of project policies, goals, outreach procedures, evaluation, etc.
 10 non-demolition projects (\$322,000) 11 demolition projects (\$464,200) Community Liasion (\$150,194) TOTAL: \$936.394

Location Description:

NSP3 activities will be targeted in the Neighborhood Revitalization Strategy Area (see map).
 Northern boundary: Yosemite Boulevard
 Eastern boundary: Empire Avenue / Tioga Drive
 Southern boundary: Hillside Drive / Tuolumne River
 Western boundary: South Santa Rosa Avenue / South Santa Cruz Avenue
 Note: The boundaries of the project (i.e., census tract 21.00) extend slightly beyond the above-indicated boundaries.

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/21

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

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:	NSP3 Redevelopment
Activity Title:	Redevelopment (NSP Eligible Use E)

Activity Category:

Acquisition - general

Project Number:

NSP3 - 001

Projected Start Date:

03/09/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Stanislaus

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$675,000.00
Total Budget	\$0.00	\$675,000.00
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 Stanislaus	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelop demolished or 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. When new construction is either more feasible or cost-effective, the City's NSP3 strategy will construct single-family homes and/or smaller multi-family complexes (e.g. duplex, triplex, fourplex, etc.) The Housing Authority of the County of Stanislaus will serve as subrecipient and carry out NSP3 Redevelopment. Since this eligible use allows the City's NSP3 strategy to address the broadest range of property types, the NSP3 Plan will either acquire and rehabilitate eligible properties or build new construction.

Location Description:

NSP3 activities will be targeted in the Neighborhood Revitalization Strategy Area (see map).

Northern boundary: Yosemite Boulevard

Eastern boundary: Empire Avenue / Tioga Drive

Southern boundary: Hillside Drive / Tuolumne River

Western boundary: South Santa Rosa Avenue / South Santa Cruz Avenue

Note: The boundaries of the project (i.e., census tract 21.00) extend slightly beyond the above-indicated boundaries.



Activity Progress Narrative:

During this quarter The City of Modesto put NSP funded programs on hold as a result of an audit being conducted by The U.S. Department of Housing & Urban Development (HUD) Office of the Inspector General (OIG). This audit, to be released early January, 2012, identifies few errors in the City's management of the Neighborhood Stabilization Program 2 (NSP2). The audit report identifies findings which account for a very small amount of the grant expended to date (\$11 million) and less than 1% of the total grant allocated to the City of Modesto (\$25 million). The City has reviewed HUD OIG's audit findings and disputes none of them.

"We are grateful to the OIG for conducting this thorough audit," said Mayor Ridenour. "This report is the fact-based audit that began in May and was completed at the end of October. We are now prepared to restart our NSP Program activities and have tightened-up our monitoring processes and procedures over the past few months. The recommendations found in the OIG report will be used to further enhance our monitoring processes."

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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