

Grantee: Modesto, CA

Grant: B-08-MN-06-0004

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-MN-06-0004

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

Modesto, CA

Contract End Date:

03/23/2013

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$8,109,274.00

Grant Status:

Active

QPR Contact:

Mary J Christiansen

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$8,109,274.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Modesto is unique compared to most other cities hit by the foreclosure crisis. The crisis for Modesto is not centralized to a specific neighborhood; every socio-economic group has been affected by this crisis. The housing market exploded in 2004 with the migration of families from the San Francisco Bay Area with home prices peaking in December of 2005. Families saw an option for more affordable housing with many options for financing in the Modesto area. Standard national averages show that sub-prime loans are more frequent for minorities within low income neighborhoods. The City of Modesto minority, low income neighborhoods were severely affected by predatory lending. The predatory lending in Modesto had an impact throughout the city. The low income minority neighborhoods were hit the hardest, however no neighborhood escaped the problem. Hit significantly harder than other areas of the country, foreclosure problems throughout the City of Modesto continue to affect the families within our community. Foreclosure filings are continuing to rise and families are having difficulty finding alternatives to refinance out of sub-prime loans. With countries economic problems, the crisis only seems to worsen in Modesto. Due to the foreclosure problems the City of Modesto established the following thresholds in determining eligibility for the Neighborhood Stabilization Program. Census Tracts had to meet at least one of these factors to be considered for funding. 1. Foreclosures in excess of 10 percent 2. Sub-prime loans in excess of 20 percent

Distribution and and Uses of Funds:

The City of Modesto can not recover from the financial crisis and foreclosure problem without assistance. The census tracts that the City of Modesto would like to determine as greatest need areas are as follows: 000503 000504 000505 000506 000404 000403 000602 000801 000803 000805 000806 000807 000905 000906 000907 000908 000909 000910 000911 000912 001001 001002 001100 001200 001300 001400 001500 001601 001603 001604 001700 001800 001900 002003 002004 002100 002200 002301 002302 002400 002501 002803

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,109,274.00
Total Budget	\$0.00	\$8,109,274.00
Total Obligated	\$0.00	\$8,109,274.00
Total Funds Drawdown	\$0.00	\$7,144,434.42
Program Funds Drawdown	\$0.00	\$7,144,434.42
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$7,279,413.36
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	\$1,216,391.10	\$0.00
Limit on Admin/Planning	\$810,927.40	\$215,696.39
Limit on State Admin	\$0.00	\$215,696.39

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,027,318.50	\$2,314,979.00

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
01, Administration	\$0.00	\$810,927.40	\$215,696.39
02, Homebuyers' Assistance Program	\$0.00	\$192,743.00	\$183,668.53
03, Acquisition & Rehabilitation	\$0.00	\$5,078,284.60	\$4,759,506.59
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Eligible Use E Redevelopment, Airport Neighborhood Community	\$0.00	\$0.00	\$0.00
HA-1, ITP - Housing Authority	\$0.00	\$2,027,319.00	\$1,985,562.91



Activities

Grantee Activity Number: B-08-MN-06-0004

Activity Title: Administration

Activity Category:

Administration

Project Number:

01

Projected Start Date:

03/20/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/18/2011

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	\$810,927.40
Total Budget	\$0.00	\$810,927.40
Total Obligated	\$0.00	\$810,927.40
Total Funds Drawdown	\$0.00	\$215,696.39
Program Funds Drawdown	\$0.00	\$215,696.39
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$235,563.20
City of Modesto	\$0.00	\$235,563.20
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative oversight and planning of the Neighborhood Stabilization Program.

Location Description:

City Hall, 1010 Tenth Street, Suite 4300, Modesto, CA

Activity Progress Narrative:

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Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: INCENTIVE TRANSFER PROGRAM

Activity Title: INCENTIVE TRANSFER PROGRAM

Activity Category:

Acquisition - general

Project Number:

HA-1

Projected Start Date:

06/08/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ITP - Housing Authority

Projected End Date:

09/07/2011

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	\$2,027,319.00
Total Budget	\$0.00	\$2,027,319.00
Total Obligated	\$0.00	\$2,027,319.00
Total Funds Drawdown	\$0.00	\$1,985,562.91
Program Funds Drawdown	\$0.00	\$1,985,562.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,998,679.01
Housing Authority of the County of Stanislaus	\$0.00	\$1,998,679.01
Match Contributed	\$0.00	\$0.00

Activity Description:

Through a partnership with the Housing Authority of Stanislaus County and the City of Modesto the Housing Authority of Stanislaus County will purchase foreclosed and abandoned homes in any of the greatest need areas. Incentive Transfer is a nomination program that allows qualified residents, who are currently in good standing, to transfer into Housing Authority owned scattered-site homes. The goal of the Incentive Transfer program is to promote residents in family developments who are self-motivated and show willingness toward self-improvement, upward mobility and eventually to self-sufficiency

Location Description:

This activity can be carried out in any of the greatest need areas.

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		12/12	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		12/12	
# of Singlefamily Units	0		12/12	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	12/0	0/0	12/12	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	12/0	0/0	12/12	100.00

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: NSP HOMEBUYERS ASSISTANCE PROGRAM
Activity Title: NSP - HOMEBUYERS ASSISTANCE PROGRAM

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

02

Projected Start Date:

06/08/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyers' Assistance Program

Projected End Date:

09/07/2011

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	\$192,743.00
Total Budget	\$0.00	\$192,743.00
Total Obligated	\$0.00	\$192,743.00
Total Funds Drawdown	\$0.00	\$183,668.53
Program Funds Drawdown	\$0.00	\$183,668.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$183,668.53
City of Modesto	\$0.00	\$183,668.53
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity, originally called Down Payment Assistance Program, was changed to homebuyers Assistance through an Annual Action Plan Amendment. The announcement to make this name change and the change in funding began with a public notice posted in the local newspaper on October 23, 2009. A public hear was held on November 24, 2009 in the City Council Chambers located at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period. The activity initially was funded at \$1,271,031; an amendment to reallocated \$780,000 in funds out of the Homebuyers Assistance Program into the Acquisition and Rehabilitation Program due to poor response, financing difficulties, and NSP and bank regulations.

A public notice was posted in the local newspaper on June 7, 2010. A public hearing was held on June 22, 2010 in the City Council Chambers. This public hearing concluded the public comment period and approved the budget be adjusted to transfer out any remaining funds for this activity and all remaining funds be transferred to the Acquisition and Rehab activity for Targeted Sites.

Location Description:

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 Housing Units	0	2/1
# of Singlefamily Units	0	2/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	1/1	2/1	100.00
# Owner Households	0	0	0	1/0	1/1	2/1	100.00

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: SCATTERED SITE 08
Activity Title: SCATTERED SITE UNITS

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

12/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/31/2010

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	\$141,701.40
Total Budget	\$0.00	\$141,701.40
Total Obligated	\$0.00	\$141,701.40
Total Funds Drawdown	\$0.00	\$141,054.36
Program Funds Drawdown	\$0.00	\$141,054.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$141,701.40
City of Modesto	\$0.00	\$141,701.40
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is a result of a transfer of approximately \$345,000 in funds to the Scattered Site Acquisition/Rehabilitation program from the Homebuyers Assistance Program. \$141,701.40 was allocated to this new activity to acquire/rehab multi-unit homes through the City's Annual Action Plan Amendment process. This activity will provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures. This program will be consistent with the City of Modesto current Rehabilitation Program. The program will not only provide funding it will also provide financial and technical assistance to repair homes including critical health and safety hazards, and to provide assistance for disabled persons in making their homes more accessible. The announcement to make this change in funding began with a public notice posted in the local newspaper on October 23, 2009. A public hearing was held on November 24, 2009 in the City Council Chambers at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period.

Location Description:

The property located at 3004 Japonica Way is a duplex with a total of 4 bedrooms and 2 baths. The appraised value is \$90,000 with a negotiated purchase price of \$89,000. Borges Constructions intends to rehabilitate this property and then rent to NSP eligible tenants.

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		2/1	
# of Singlefamily Units	0		2/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	0/2	2/2	100.00
# Renter Households	0	0	0	2/0	0/2	2/2	100.00

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: SCATTERED SITE 09

Activity Title: SCATTERED SITES

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

12/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/11/2011

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	\$266,634.28
Total Budget	\$0.00	\$266,634.28
Total Obligated	\$0.00	\$266,634.28
Total Funds Drawdown	\$0.00	\$238,125.44
Program Funds Drawdown	\$0.00	\$238,125.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$266,634.28
City of Modesto	\$0.00	\$266,634.28
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is a result of a transfer of approximately \$345,000 in funds to the Scattered Site Acquisition/Rehabilitation program from the Homebuyers Assistance Program. \$266,634.28 was allocated to this new activity to acquire/rehab single family homes through the City's Annual Action Plan Amendment process. This activity will provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures. This program will be consistent with the City of Modesto current Rehabilitation Program. The program will not only provide funding it will also provide financial and technical assistance to repair homes including critical health and safety hazards, and to provide assistance for disabled persons in making their homes more accessible.

The announcement to make this change in funding began with a public notice posted in the local newspaper on October 23, 2009. A public hearing was held on November 24, 2009 in the City Council Chambers at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period.

Location Description:

Single Family home properties located within the census tracts identified as Scattered Sites.

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	2/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/1	2/1	50.00
# Renter Households	0	0	0	1/0	0/1	2/1	50.00

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: SCATTERED SITE SCAP01

Activity Title: 1113 Patty Way-SS

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

09/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/15/2010

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	\$307,350.00
Total Budget	\$0.00	\$307,350.00
Total Obligated	\$0.00	\$307,350.00
Total Funds Drawdown	\$0.00	\$276,779.26
Program Funds Drawdown	\$0.00	\$276,779.26
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$305,043.89
City of Modesto	\$0.00	\$305,043.89
Match Contributed	\$0.00	\$0.00

Activity Description:

Stanislaus Community Assistance Project (SCAP) is funded through the City of Modesto to purchase 1113 Patty Way. The appraised value of the property on August 26, 2009 was \$192,000. SCAP negotiated a purchase price of \$189,900 which is below the appraised market value.

SCAP intends to rehabilitate the property, including roof repairs and landscaping. SCAP will also upgrade the interior through rehabilitation including new kitchen units and addressing all health and safety issues.

The three units will be rented out to Immi households. We anticipate this activity will be obligated for \$307,350.

Location Description:

1113 Patty Way is a tri-plex located in Modesto.

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-2		1/3	
# of Singlefamily Units	-2		1/3	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/3	1/3	100.00

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: SCATTERED SITE SCAP02

Activity Title: 3928 Weston Way-SS

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

09/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/15/2010

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	\$322,300.00
Total Budget	\$0.00	\$322,300.00
Total Obligated	\$0.00	\$322,300.00
Total Funds Drawdown	\$0.00	\$318,116.96
Program Funds Drawdown	\$0.00	\$318,116.96
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$320,730.14
City of Modesto	\$0.00	\$320,730.14
Match Contributed	\$0.00	\$0.00

Activity Description:

3928 Weston Way was appraised for \$200,000 and an offer of \$192,650 was made 4% below current market value. SCAP intends to rehabilitate the property including landscape, new roof and remodel of bathrooms. The unit will be rented to a lmmi household.

Location Description:

3928 Weston Way is located in North Modesto.

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/1	
# of Singlefamily Units	0		1/1	

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	1/1	1/1	100.00
# Renter Households	0	0	0	0/0	1/1	1/1	100.00

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: SCATTERED SITE SCAP03

Activity Title: 2201 Manitoba-SS

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

09/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/15/2010

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	\$269,150.00
Total Budget	\$0.00	\$269,150.00
Total Obligated	\$0.00	\$269,150.00
Total Funds Drawdown	\$0.00	\$264,161.05
Program Funds Drawdown	\$0.00	\$264,161.05
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$264,161.05
City of Modesto	\$0.00	\$264,161.05
Match Contributed	\$0.00	\$0.00

Activity Description:

2201 Manitoba Way has a current appraisal of \$169,000, SCAP offered \$164,00 which is 2.9% below the market value. This is a single family home which is 4 bedroom and 2.5 bathrooms. The unit needs a new roof and landscaping. The unit was built in 1988 and will require extensive energy efficient upgrades including new appliances such as HVAC and Electrical as well as dual pane windows.

Property to be obligated first of October.

Location Description:

2201 Manitoba Way is located in Modesto

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

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	1/1	1/1	100.00
# Renter Households	0	0	0	0/0	1/1	1/1	100.00

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: SCATTERED SITE SCAP04

Activity Title: 2020 Floral Court-SS

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

08/28/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

05/05/2010

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	\$214,500.00
Total Budget	\$0.00	\$214,500.00
Total Obligated	\$0.00	\$214,500.00
Total Funds Drawdown	\$0.00	\$199,056.31
Program Funds Drawdown	\$0.00	\$199,056.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$199,056.31
City of Modesto	\$0.00	\$199,056.31
Match Contributed	\$0.00	\$0.00

Activity Description:

2020 Floral Court was appraised at \$170,000 and acquired at 1.6% below the appraised value at \$167,300. Rehabilitation of the unit will include minor cosmetic updates.

Location Description:

2020 Floral Court is located in North Modesto off of Pelandale Avenue.

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

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	1/1	0.00
# Renter Households	0	0	0	0/0	0/0	1/1	0.00

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: SCATTERED SITE SCAP05

Activity Title: 2200-2202 Vera Cruz-SS

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

09/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

06/01/2010

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	\$294,085.00
Total Budget	\$0.00	\$294,085.00
Total Obligated	\$0.00	\$294,085.00
Total Funds Drawdown	\$0.00	\$291,228.84
Program Funds Drawdown	\$0.00	\$291,228.84
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$291,228.84
City of Modesto	\$0.00	\$291,228.84
Match Contributed	\$0.00	\$0.00

Activity Description:

This property was valued at \$182,000 and will be purchased at 1.1% below market value at \$180,000. The rehabilitation will include a new roof, kitchen and bathroom updates as well as other cosmetic upgrades and addressing any health and safety issues.

Location Description:

2200 and 2202 Vera Cruz Drive is a duplex located in central Modesto off of Coffee Road.

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of buildings (non-residential)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	0/0	2/2	100.00
# Renter Households	0	0	0	2/0	0/0	2/2	100.00

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: SCATTERED SITE SCAP06

Activity Title: 2809 Amir Drive

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

09/14/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

01/01/2010

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	\$287,660.00
Total Budget	\$0.00	\$287,660.00
Total Obligated	\$0.00	\$287,660.00
Total Funds Drawdown	\$0.00	\$285,537.45
Program Funds Drawdown	\$0.00	\$285,537.45
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$285,537.45
City of Modesto	\$0.00	\$285,537.45
Match Contributed	\$0.00	\$0.00

Activity Description:

The property appraised at \$239,000 and was purchased at 1.7% below market value at \$235,000. All rehab work to be completed will be cosmetic repairs.

Location Description:

2809 Amir Drive is located in the Village One area off of Floyd Avenue in Modesto. The homes are relatively new construction and have been hard hit by foreclosures.

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

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	1/1	0.00
# Renter Households	0	0	0	0/0	0/0	1/1	0.00

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:	SCATTERED SITE SCAP07
Activity Title:	529 531 Fort Sumpter Drive-SS

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

09/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/01/2010

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	\$241,085.00
Total Budget	\$0.00	\$241,085.00
Total Obligated	\$0.00	\$241,085.00
Total Funds Drawdown	\$0.00	\$233,576.11
Program Funds Drawdown	\$0.00	\$233,576.11
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$233,576.11
City of Modesto	\$0.00	\$233,576.11
Match Contributed	\$0.00	\$0.00

Activity Description:

The property is appraised at \$130,000 and is purchased at 3.8% below market value for \$125,000. The rehabilitation will include a new roof as well as kitchen and bathroom remodels and other cosmetic upgrades including any health and safety issues.

Location Description:

529 and 531 Fourt Sumpter is a duplex located in East Modesto close to the Airport Neighborhood.

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	0/0	2/2	100.00
# Renter Households	0	0	0	2/0	0/0	2/2	100.00

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: TARGET SITE 01

Activity Title: Acquisition/Rehab

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

06/08/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

09/11/2011

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	\$2,417,148.92
Total Budget	\$0.00	\$2,417,148.92
Total Obligated	\$0.00	\$2,417,148.92
Total Funds Drawdown	\$0.00	\$2,195,200.81
Program Funds Drawdown	\$0.00	\$2,195,200.81
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,237,163.15
City of Modesto	\$0.00	\$2,237,163.15
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures. This program will be consistent with the City of Modesto current Rehabilitation Program. The program will not only provide funding it will also provide financial and technical assistance to repair homes including critical health and safety hazards, and to provide assistance for disabled persons in making their homes more accessible.

A transfer of funds from the Homebuyers Assistance Program resulted in new budget of \$2,417,148.92 for this activity to acquire/rehab single family homes through the City's Annual Action Plan Amendment process.

As outlined in the City of Modesto's Citizen's Participation Plan, all amendments to the budget began with a public notice posted in the local newspaper and concluded with a public hearing held in the City Council Chambers at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period.

Location Description:

Targeted sites single family homes based on identified census tracts

Activity Progress Narrative:

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Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	-1		18/26	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-1		18/26	
# of Singlefamily Units	-1		18/26	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	-1	2/8	6/18	18/26	44.44
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	-1	2/8	6/18	18/26	44.44

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: TARGET SITE 02

Activity Title: TARGETED UNITS

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

01/10/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/01/2011

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	\$316,670.00
Total Budget	\$0.00	\$316,670.00
Total Obligated	\$0.00	\$316,670.00
Total Funds Drawdown	\$0.00	\$316,670.00
Program Funds Drawdown	\$0.00	\$316,670.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$316,670.00
City of Modesto	\$0.00	\$316,670.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is a result of a transfer of approximately \$435,000 in additional funds to Acquisition/Rehabilitation program (Targeted Sites) from the Homebuyers Assistance Program. An additional \$316,670.00 was allocated to this new activity to acquire/rehab multi-unit homes through the City's Annual Action Plan Amendment process. Approximately 4 additional housing units to be made available through these additional funds. This activity will provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures. This program will be consistent with the City of Modesto current Rehabilitation Program. The program will not only provide funding it will also provide financial and technical assistance to repair homes including critical health and safety hazards, and to provide assistance for disabled persons in making their homes more accessible. Provide loans to developers who are interested in purchasing and rehabilitating foreclosed or abandoned homes. The developers can be either non-profit or for-profit groups. Funding will be provided for feasible projects within target areas in the City of Modesto with a high concentration of foreclosures.

The announcement to make this change in funding began with a public notice posted in the local newspaper on October 23, 2009. A public hearing was held on November 24, 2009 in the City Council Chambers at 1010 Tenth Street, Modesto at 5:30 p.m. This public hearing concluded the public comment period.

Location Description:

Identified census tracts in targeted areas for multi-unit homes

Activity Progress Narrative:

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Accomplishments Performance Measures

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

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-1		6/4	
# of Singlefamily Units	-1		6/4	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-1	0	0	3/0	2/4	6/4	83.33
# Renter Households	-1	0	0	3/0	2/4	6/4	83.33

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	

