

Grantee: Modesto, CA

Grant: B-09-LN-CA-0053

July 1, 2012 thru September 30, 2012 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:

Marco Sepulveda

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 | \$0.00 | \$21,729,130.14 |
| Total Funds Drawdown | \$104,403.71 | \$13,689,008.37 |
| Program Funds Drawdown | \$104,403.71 | \$13,689,008.37 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$1,660,275.92 | \$16,118,864.11 |
| 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 | \$756,216.79 |
| Limit on State Admin | \$0.00 | \$756,216.79 |

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:

City of Modesto NSP Staff has spent a considerable amount of time in this quarter working together with HUD Technical Assistance to ensure that the NSP2 expenditure will be met. The City plans to issue a Revised NSP2 Expenditure Plan in the form of a Substantial Amendment early in the next quarter. During this quarter the EFHY Projects have really started to gain momentum and construction is progressing on schedule. There have been some adjustments to the SCAP/CICV AR Special Needs allocation, centering primarily on the establishment of a bidding protocol for CICV to utilize in completing the three remaining projects. The Housing Authority is currently working to find eligible properties for the General Acquisition/Rehabilitation activity.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|--|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 001, Admin | \$47,081.36 | \$2,500,000.00 | \$756,216.79 |
| 002, Acquisition and Rehab | \$0.00 | \$15,000,000.00 | \$12,815,018.22 |
| 003, Redevelopment (E) | \$57,322.35 | \$7,500,000.00 | \$117,773.36 |
| 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, 2012

N/A

To Date

\$1,681,091.20

Total Budget

\$0.00

\$1,681,091.20

Total Obligated

\$0.00

\$2,500,000.00

Total Funds Drawdown

\$47,081.36

\$756,216.79

Program Funds Drawdown

\$47,081.36

\$756,216.79

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$344,008.81

\$1,053,144.24

City of Modesto2

\$344,008.81

\$1,053,144.24

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, 2012

N/A

\$0.00

To Date

\$12,559,603.18

\$12,559,603.18



| | | |
|--------------------------------|--------------|----------------|
| Total Obligated | \$0.00 | \$8,607,341.14 |
| Total Funds Drawdown | \$0.00 | \$7,647,552.56 |
| Program Funds Drawdown | \$0.00 | \$7,647,552.56 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$360,743.44 | \$8,122,926.95 |
| City of Modesto2 | \$360,743.44 | \$8,122,926.95 |
| 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:

The HACS has been diligently working to acquire single family homes for rehabilitation. Towards the end of this quarter there has been an unforeseen increase in the median sales price of single family homes within the City of Modesto. This is due in large part to a drastic decrease in the available housing stock that fit within the NSP2 eligibility guidelines. The HACS is expecting to make offers on several properties at the beginning of next quarter.

In the meantime City NSP staff is working closely with HUD Technical Assistance to ensure that the expenditure deadline is met.

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, 2012 | To Date |
|--|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$4,428,622.74 |
| Total Budget | \$0.00 | \$4,428,622.74 |
| Total Obligated | \$0.00 | \$4,500,000.00 |
| Total Funds Drawdown | \$0.00 | \$4,224,519.03 |
| Program Funds Drawdown | \$0.00 | \$4,224,519.03 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$72,201.17 | \$4,417,125.20 |
| Stanislaus Community Assistance Project (SCAP) | \$72,201.17 | \$4,417,125.20 |
| 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:



The HACS has been diligently working to acquire single family homes for rehabilitation. Towards the end of this quarter there has been an unforeseen increase in the median sales price of single family homes within the City of Modesto. This is due in large part to a drastic decrease in the available housing stock that fit within the NSP2 eligibility guidelines. The HACS is expecting to make offers on several properties at the beginning of next quarter. SCAP/CICV is in the process of establishing a new construction bid protocol that will be utilized to complete the three remaining projects requiring completion of rehabilitation. This process has been closely monitored by City Staff who has provided extensive Technical Assistance on this matter. All three bids are scheduled to open by the end of October. In the meantime City NSP staff is working closely with HUD Technical Assistance to ensure that the expenditure deadline is met.

Accomplishments Performance Measures

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

| | This Report Period | | Cumulative Actual Total / Expected | |
|-------------------------|--------------------|--|------------------------------------|--|
| | Total | | 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 | |



Grantee Activity Number: 002 - LH 25% Special Needs

Activity Title: LH 25% Special Needs

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

002

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

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, 2012 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,500,000.00 |
| Total Budget | \$0.00 | \$1,500,000.00 |
| Total Obligated | \$0.00 | \$1,321,789.00 |
| Total Funds Drawdown | \$0.00 | \$942,946.63 |
| Program Funds Drawdown | \$0.00 | \$942,946.63 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$1,581,894.21 |
| Stanislaus Community Assistance Project (SCAP) | \$0.00 | \$1,581,894.21 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

This activity partners with the 002 AR Special Needs activity. In this area of funding, the City will partner with Stanislaus Community Assistance Project (SCAP) to buy and rehabilitate 10 foreclosed and abandoned homes to help service those with mental health or substance abuse issues at or below 50% AMI.

Location Description:

Properties located within Modesto census tracts identified in the NSP2 Program

Activity Progress Narrative:

SCAP/CICV is in the process of establishing a new construction bid protocol that will be utilized to complete the three remaining projects requiring completion of rehabilitation. This process has been closely monitored by City Staff who has provided extensive Technical Assistance on this matter. All three bids are scheduled to open by the end of October. For LH25% purposes the completion of the E. Coolidge apartment complex is the priority and it will be the first bid awarded. Once rehabilitation has resumed it is the expectation that the work will be completed by the end of November/beginning of December barring any set backs due to weather. In the meantime City NSP staff is working closely with HUD Technical Assistance to ensure that the expenditure deadline is met.



Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|-----------------|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 0 | 3/10 |

| | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 0 | 5/10 |
| # of Singlefamily Units | 0 | 5/10 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|---------------------|--------------------|-----|-------|------------------------------------|-----|-------|---------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod |
| # of Households | 0 | 0 | 0 | 5/0 | 0/0 | 5/10 | 100.00 |
| # Renter Households | 0 | 0 | 0 | 5/0 | 0/0 | 5/10 | 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 | |

Project # / Title: 003 / Redevelopment (E)

| | |
|---------------------------------|---|
| 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, 2012 | 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 | \$4,800,000.00 |
| Total Funds Drawdown | \$57,322.35 | \$117,773.36 |
| Program Funds Drawdown | \$57,322.35 | \$117,773.36 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$883,322.50 | \$943,773.51 |
| Housing Authority of the County of Stanislaus ¹ | \$883,322.50 | \$943,773.51 |
| 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:

In this quarter the HACS has made significant progress on the EFHY apartment complex entitled "Meadow Glen". The majority of the predevelopment work is complete and the foundation pads have been poured. Framing is scheduled to start early next quarter.

The additional EFHY duplex is scheduled to go before City Council early next quarter to have the loan agreements for the rehabilitation approved.

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

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

