

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development Af

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE January 11, 2011

CEO Concur with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Open a 30-day Public Comment Period and Set a Public Hearing on February 15, 2011 at 6:35 p.m. to Consider Approval of Amendments to the Fiscal Year 2007-2012 Consolidated Plan and Fiscal Year 2010-2011 Annual Action Plan to Incorporate the Neighborhood Stabilization Program 3 (NSP3) with Funding of \$4,175,947

STAFF RECOMMENDATIONS:

1. Release the amendments to the Fiscal Year 2007-2012 Draft Consolidated Plan (CP) and the Fiscal Year 2010-2011 Draft Annual Action Plan (AAP), for the required 30-day public comment period.
2. Set a Public Hearing for February 15, 2011 at 6:35 p.m. to close the public comment period and consider approval of the amendments to the Fiscal Year 2007-2012 Draft Consolidated Plan and Fiscal Year 2010-2011 Draft Annual Action Plan to incorporate the Neighborhood Stabilization Program 3 (NSP3) with funding of \$4,175,947

FISCAL IMPACT:

The funds for implementation of the amended CP and AAP being considered as part of this item are derived entirely from special revenues administered by the United States Department of Housing and Urban Development. A delay in opening the public comment period or setting a public hearing may impact receipt of Fiscal Year 2010-2011 funding for the NSP3 program. There is no impact to the County General Fund.

BOARD ACTION AS FOLLOWS:

No. 2011-039

On motion of Supervisor O'Brien, Seconded by Supervisor Withrow

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Open a 30-day Public Comment Period and Set a Public Hearing on February 15, 2011 at 6:35 p.m. to Consider Approval of Amendments to the Fiscal Year 2007-2012 Consolidated Plan and Fiscal Year 2010-2011 Annual Action Plan to Incorporate the Neighborhood Stabilization Program 3 (NSP3) with Funding of \$4,175,947
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DISCUSSION:

This is a request to open a 30-day public comment period and set a public hearing on February 15, 2011, at 6:35 p.m. to consider approval of amendments to the Fiscal Year 2007-2012 Consolidated Plan (CP) and the Fiscal Year 2010-2011 Annual Action Plan (AAP) to incorporate the Neighborhood Stabilization Program 3 (NSP3) with funding of \$4,175,947.

Federal regulations require a minimum 15-day public comment period prior to local approval of an amendment to the CP and AAP to incorporate NSP3 funding. The required amendments to the CP and AAP are referred to as “substantial amendments”. Attachment “1” consists of the proposed amendments to the Fiscal Year 2007-2012 CP and Fiscal Year 2010-2011 AAP as a single “stand alone” document. The entire original CP, approved in 2007, and AAP, approved in 2010, along with previous approved amendments to the CP, are available for viewing at:

<http://www.stancounty.com/planning/cdbg/cdbg.shtm>

Both the Fiscal Year 2007-2012 CP and Fiscal Year 2010-2011 AAP were prepared on behalf of the Stanislaus County Community Development Block Grant (CDBG) Consortium (Federally defined and hereinafter referred to as the “Urban County”). At the time both plans were approved, the Urban County included the cities of Ceres, Newman, Oakdale, Patterson, and Waterford and the unincorporated areas of Stanislaus County. On the same day this item will be considered for approval, an item to incorporate the City of Hughson into the Urban County, effective Fiscal Year 2011-2012, will also be considered for approval. Since the plans being amended pre-date the City of Hughson’s effective date of incorporation into the Urban County, the City of Hughson will not be eligible to participate in the NSP3 activities.

The following discussion provides an overview of the Neighborhood Stabilization Program (NSP) and of the actions to be considered at the February 15, 2011 public hearing:

Neighborhood Stabilization Program (NSP)

The NSP is an entitlement grant fund awarded by the United States Department of Housing and Urban Development (HUD) under the CDBG Program. There are three specific goals of the CDBG programs. They are:

1. Provide decent housing;
2. Provide a suitable living environment; and
3. Expand economic opportunities.

Approval to Open a 30-day Public Comment Period and Set a Public Hearing on February 15, 2011 at 6:35 p.m. to Consider Approval of Amendments to the Fiscal Year 2007-2012 Consolidated Plan and Fiscal Year 2010-2011 Annual Action Plan to Incorporate the Neighborhood Stabilization Program 3 (NSP3) with Funding of \$4,175,947
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In 2008, the United States Congress appropriated funds for neighborhood stabilization under the Housing and Economic Recovery Act (HERA). The NSP was created and funded to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned.

In 2008, the Urban County was awarded \$9,744,482 under the Neighborhood Stabilization Program 1 (NSP1). With the creation and use of program income, the Urban County has spent \$10,409,158 in NSP1 target areas to date, inclusive of program income. The funds have been used to purchase 70 foreclosed properties and provided over 30 different local contractors and material suppliers with work to rehabilitate the properties. Of those properties purchased, 29 have been purchased by First Time Home Buyers (FTHB) with down-payment assistance for the purchases provided by NSP1 and other local FTHB funding sources. The remaining properties are either in the process of being rehabilitated or are being used as long-term low-income affordable rental units.

In 2010, HUD awarded the Urban County \$4,175,947 in NSP3 funding under the Dodd-Frank Wall Street Reform and Consumer Protection Act. As proposed, NSP3 eligible activities will include acquisition and rehabilitation/reconstruction of foreclosed housing units and FTHB down-payment assistance for the purchase of NSP3 acquired homes; the same eligible activities as NSP1.

NSP3 Substantial Amendments to Fiscal Year 2007-2012 Consolidated Plan (CP) and Fiscal Year 2010-2011 Annual Action Plan (AAP)

HUD designated NSP3 funds to the Urban County in Fiscal Year 2010-2011. Therefore, the Urban County must incorporate NSP3 into its Fiscal Year 2007-2012 CP and its Fiscal Year 2010-2011 AAP, through an amendment process, in order to receive funding. Based on HUD estimates, the Urban County's NSP3 combined allocation for Fiscal Year 2010-2011 is:

| | |
|---|-------------------|
| • 25% Set-Aside Acquisition & Rehabilitation | \$ 877,787 |
| • 25% Set-Aside Down Payment Assistance (DPA) | \$ 120,000* |
| • Administration (Including all Urban County Members) | \$ 417,594 |
| • Sub-recipient Activity Delivery Costs | \$ 161,561 |
| • Acquisition | \$ 1,547,189 |
| • Housing Rehabilitation | \$ 644,661 |
| • <u>Down Payment Assistance (DPA)</u> | <u>\$ 407,155</u> |
| NSP3 Total Allocation | \$ 4,175,947 |

*\$120,000 of DPA has been set-aside to directly serve those at or below 50% of the Area Median Income (AMI).

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As currently adopted, NSP1 target areas include the neighborhoods within the unincorporated communities/areas of Airport Neighborhood, Empire, Keyes, Salida, South Modesto, West Modesto, Denair and the incorporated areas within the jurisdictions of the participating Urban County Cities (Ceres, Newman, Oakdale, Patterson, and Waterford). With the proposed amendments, the Urban County seeks to utilize NSP3 funding within specific project areas located within the NSP1 target areas listed above and to include the following new target areas: Hickman, Crows Landing, Grayson, and Westley. Area maps illustrating the areas where NSP3 funding will be used are provided as Appendix "B" of Attachment "1".

NSP3 program funds are designed to serve those at or below 120% of the Area Median Income (AMI). The current 120% AMI in Stanislaus County for one person is \$50,000 and a family of four is \$71,400. Specific criteria for the use of NSP3 funds are outlined in the Substantial Amendment (Attachment "1"). The Substantial Amendment reflects potential local match funds, such as local redevelopment housing-set aside funds and FTHB down-payment assistance grants, available to the Urban County participants. These potential funding sources are merely being identified and are not being committed for use in conjunction with the NSP3 program as part the substantial amendment approval process.

POLICY ISSUES:

The Board should determine if opening a public comment period and setting a public hearing furthers the goals of: A Safe Community, A Healthy Community, Effective Partnerships, A Well Planned Infrastructure System, and Efficient Delivery of Public Services.

The programs and projects represented in the CP and AAP are consistent with the goals and objectives of the Stanislaus County General Plan, specifically the Housing Element, the Stanislaus County Redevelopment Agency Plan, and the comparable plans of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford.

STAFFING IMPACT:

The Stanislaus County Planning and Community Development Department is ultimately responsible for the administration of all CDBG funds allocated to the Urban County. Planning staff are responsible for monitoring the program files of each participating Urban County City and any other organization(s)/agency(s) receiving funds. Existing staff will perform the necessary tasks and no additional staff is required.

CONTACT PERSON:

Kirk Ford, Director of Planning & Community Development. Telephone: 209-525-6330

Approval to Open a 30-day Public Comment Period and Set a Public Hearing on February 15, 2011 at 6:35 p.m. to Consider Approval of Amendments to the Fiscal Year 2007-2012 Consolidated Plan and Fiscal Year 2010-2011 Annual Action Plan to Incorporate the Neighborhood Stabilization Program 3 (NSP3) with Funding of \$4,175,947
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ATTACHMENTS:

Attachment 1: Draft Neighborhood Stabilization Program 3 Substantial Amendment to Fiscal Year 2007-2012 Consolidated Plan and Fiscal Year 2010-2011 Annual Action Plan

STANISLAUS COUNTY CDBG CONSORTIUM

NEIGHBORHOOD STABILIZATION PROGRAM 3

SUBSTANTIAL AMENDMENT TO:
FISCAL YEAR 2007-2012 CONSOLIDATED PLAN
FISCAL Year 2010-2011 Annual Action Plan

DRAFT

NSP3

**Available for Review and Public Comment From:
January 11, 2011 to February 15, 2011
Reference FY 2007-2012 Consolidated Plan &
FY 2010-2011 Annual Action Plan at:
<http://www.stancounty.com/planning/cdbg/cdbg.shtm>**

For More Information or to Submit Written Comments Contact:
Stanislaus County Planning & Community Development Department
1010 10th Street, Suite 3400 Modesto, CA 95354
Phone: (209) 525-6330
Fax: (209) 525-5911
E-mail: planning@stancounty.com

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THE NSP 3 SUBSTANTIAL AMENDMENT

| | |
|---|--|
| Jurisdiction(s): Stanislaus County, CA Stanislaus County Planning & Community Development | Contact Person: Aaron Farnon Address: 1010 10 th Street, Suite 3400 |
| Jurisdiction Web Address: http://www.stancounty.com/planning/cdbg/cdbg.shtm | Telephone: (209) 525-5923 Fax: (209) 525-5911 Email: farnona@stancounty.com |

EXECUTIVE SUMMARY

HUD NEIGHBORHOOD STABILIZATION PROGRAM 3

THE NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP3) PROVIDES GRANTS TO EVERY STATE AND CERTAIN LOCAL COMMUNITIES TO PURCHASE AND REHABILITATE, RESELL, RENT OR REDEVELOP FORECLOSED OR ABANDONED HOMES IN ORDER TO STABILIZE NEIGHBORHOODS, STEM THE DECLINE OF PROPERTY VALUES OF NEIGHBORING PROPERTIES AND ASSIST IN MITIGATING THE EFFECTS OF THE FORECLOSURE CRISIS.

BACKGROUND

FUNDED UNDER THE DODD-FRANK WALL STREET REFORM AND CONSUMER PROTECTION ACT. THE ACT PROVIDES \$1 BILLION TO ASSIST STATES & LOCALITIES IN NEIGHBORHOOD STABILIZATION EFFORTS. FUNDS ARE CONSIDERED A SPECIAL ALLOCATION OF 2010 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS.

HUD ALLOCATIONS

1. NSP3 INDEX SCORE (MUST BE GREATER THAN 17)
2. VACANCY
3. FORECLOSURE PERCENTAGE (GREATER THAN 19%)
4. VACANCY PERCENTAGE (GREATER THAN .5%)
5. PERCENTAGE OF LOW-CREDIT SCORES AND HIGH-RISK FOR SUB-PRIME LOANS (GREATER THAN 15%)
6. UNEMPLOYMENT PERCENTAGE (GREATER THAN 9%)

STANISLAUS COUNTY URBAN COUNTY ALLOCATION

URBAN COUNTY BREAKDOWN

- 25% SET-ASIDE (BELOW 50% AMI): \$1,043,987
- ADMINISTRATION (ALL URBAN COUNTY JURISDICTIONS): \$ 417,594
- SUB-RECIPIENT ACTIVITY DELIVERY COSTS: \$ 160,904
- STANISLAUS COUNTY: \$ 1,864,029

| | |
|---------------------------------------|---------------------|
| • CITY OF CERES: | \$ 280,880 |
| • CITY OF NEWMAN: (PROGRAM INCOME) | \$ 221,415 |
| • CITY OF OAKDALE: | \$ 178,742 |
| • CITY OF PATTERSON: (PROGRAM INCOME) | \$ 349,088 |
| • CITY OF WATERFORD: | \$ 229,811 |
| OVERALL ALLOCATION: | \$ 4,175,947 |

ELIGIBLE USES

ELIGIBLE USE A- ESTABLISH FINANCING MECHANISMS FOR PURCHASE & REDEVELOPMENT OF FORECLOSED UPON HOMES & RESIDENTIAL PROPERTIES; INCLUDING SUCH MECHANISMS AS SOFT-SECONDS, LOAN LOSS RESERVES, AND SHARED-EQUITY LOANS FOR LOW AND MODERATE INCOME BUYERS.

ELIGIBLE USE B- 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.

ELIGIBLE USE C- ESTABLISH AND OPERATE LAND BANKS FOR HOMES AND RESIDENTIAL PROPERTIES THAT HAVE BEEN FORECLOSED UPON.

ELIGIBLE USE D- DEMOLISH BLIGHTED STRUCTURES

ELIGIBLE USE E- REDEVELOP DEMOLISHED OR VACANT PROPERTIES AS HOUSING.

NSP INCOME TARGETING

PER PROGRAM GUIDELINES, EACH GRANTEE MUST USE AT LEAST 25% OF ITS NSP3 GRANT TO ASSIST INDIVIDUALS OR FAMILIES WITH INCOMES AT OR BELOW 50% OF AREA MEDIAN INCOME. THE REMAINING HOUSING PORTION OF THE FUND BALANCE WILL BE USED TO ASSIST INDIVIDUALS OR FAMILIES WITH INCOMES UP TO 120% OF AREA MEDIAN INCOME.

NSP & EXISTING PROGRAMS

- HOUSING REHABILITATION PROGRAM
- FIRST TIME HOME BUYER DOWN PAYMENT ASSISTANCE (DPA) PROGRAM
- IN-FILL HOUSING ACQUISITION/CONSTRUCTION PROGRAM

PERFORMANCE MEASURES

| | |
|---|-----------------------|
| CITY OF CERES | 2 TO 3 UNITS |
| CITY OF NEWMAN | 1 TO 2 UNITS |
| CITY OF OAKDALE | 1 TO 2 UNITS |
| CITY OF PATTERSON | 2 TO 3 UNITS |
| CITY OF WATERFORD | 1 TO 2 UNITS |
| STANISLAUS COUNTY | 5 TO 9 UNITS |
| 25% SET-ASIDE (BELOW 50% AMI) | 5 TO 7 UNITS |
| APPROXIMATE (NON-PROGRAM INCOME) TOTAL | 17 TO 28 UNITS |

PARTNERSHIPS

THE STANISLAUS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT CONSORTIUM, WHICH INCLUDES STANISLAUS COUNTY AND THE CITIES OF: CERES, NEWMAN, OAKDALE, PATTERSON AND WATERFORD (FEDERALLY DEFINED AND HEREINAFTER REFERRED TO AS THE "URBAN COUNTY") WILL PARTNER WITH THE HOUSING AUTHORITY OF STANISLAUS COUNTY TO PURCHASE, REHABILITATE, AND SELL HOMES TO INDIVIDUALS & FAMILIES.

THE HOUSING AUTHORITY MAY HAVE CAPACITY MATCH FUNDING WITH BOND FINANCING. THE PROGRAM INCLUDES PARTNERSHIPS WITH BANKS/FINANCIAL INSTITUTIONS AND POSSIBLY OTHER LOCAL COMMUNITY ORGANIZATIONS.

TIMELINE

THE ACTION PLAN AMENDMENT SERVES AS THE APPLICATION FOR NSP3 FUNDS AND IS DUE TO HUD BY MARCH 1, 2011.

THE ACTION PLAN AMENDMENT IS PROJECTED FOR APPROVAL AND SUBSEQUENT FUNDING AVAILABILITY IN JULY 2011.

NSP FUNDS MUST BE USED NO LATER THAN 36 MONTHS AFTER EXECUTION OF THE GRANT AGREEMENT.

PUBLIC COMMENT PERIOD

HUD REQUIRES GRANTEES TO PUBLISH THE PROPOSED ACTION PLAN AMENDMENT VIA USUAL METHODS AND ON THE INTERNET FOR NO LESS THAN 15 CALENDAR DAYS OF PUBLIC COMMENT, AND THE FINAL CONSOLIDATED PLAN AND ANNUAL ACTION PLAN AMENDMENT POSTED ON THE INTERNET AND SUBMIT TO HUD BY MARCH 1, 2011. THE PUBLIC COMMENT PERIOD IS FROM JANUARY 11, 2011 THROUGH FEBRUARY 15, 2011.

Section 1

1.A. NSP 3 GRANTEE INFORMATION

NSP3 Program Administrator: Stanislaus County, CA

Contact Person: Aaron Farnon – Community Development Manager

Telephone / FAX: 209-525-5923 / 209-525-5911

Email: farnona@stancounty.com

Web Address: <http://www.stancounty.com/planning/cdbg/cdbg.shtm>

1.B. PARTICIPATING JURISDICTIONS

Stanislaus County

City of Ceres

City of Newman

City of Oakdale

City of Patterson

City of Waterford

Section 2

2.1. AREAS OF GREATEST NEED

Every Census Tract within Stanislaus County has a foreclosure or vacancy risk score that would qualify it as an area of greatest need. In order to identify the areas of greatest need that the program will target, the Urban County evaluated the foreclosure and vacancy risk score, local records relating to blighted properties, local real estate and banking data, and current unemployment data.

The following areas are representative of the “greatest need” methodology:

Methodology

1. NSP3 Index Score (must be greater than 17)
2. Vacancy
3. Foreclosure Percentage (greater than 19%)
4. Vacancy Percentage (greater than .5%)
5. Percentage of low-credit scores and high-risk for sub-prime loans (greater than 15%)
6. Unemployment Percentage (greater than 9%)

Priority Areas: Phase #1

| Area Name | Census Tract | NSP3 Index Score | Estimated # of Properties | % Fall In Home Value | Unemployment Rate |
|----------------------------|---------------------|-------------------------|----------------------------------|-----------------------------|--------------------------|
| A. Airport Neighborhood | 0021.00 | 20 | 6 | 54.7 | 16.22% |
| B. Parklawn | 0025.01 | 20 | 6 | 54.7 | 16.98% |
| C. Spruce Street | 0016.01 | 20 | 0 | 54.7 | 15.0% |
| D. North Denair | 0036.04 | 18 | 4 | 54.7 | 17.3% |
| E. Crows Landing | 0034.00 | 19 | 0 | 54.7 | 17.3% |
| F. Hickman | 0029.01 | 18 | 0 | 54.7 | 17.3% |
| G. Grayson | 0033.00 | 19 | 2 | 54.7 | 17.3% |
| H. Oakdale- Church Ave | 0002.02 | 19 | 0 | 54.7 | 17.3% |
| I. Oakdale- N.E. Central | 0002.03 | 19 | 6 | 54.7 | 17.3% |
| J. Waterford- Yosemite | 0028.02 | 20 | 2 | 54.7 | 17.3% |
| K. Waterford- Central East | 0028.01 | 20 | 1 | 54.7 | 17.3% |
| L. Ceres- Farris | 0025.02 | 20 | 5 | 54.7 | 21.3% |

Priority Areas: Phase #2

| Area Name | Census Tract | NSP3 Index Score | Estimated # of Properties | % Fall In Home Value | Unemployment Rate |
|-----------------------------|---------------------|-------------------------|----------------------------------|-----------------------------|--------------------------|
| M. Salida RDA | 0005.07 | 20 | 12 | 54.7 | 17.3% |
| N. Empire North | 0022.02 | 20 | 2 | 54.7 | 17.3% |
| O. Vernon Neighborhood | 0021.00 | 20 | 6 | 54.7 | 16.22% |
| P. Newman- Eucalyptus | 0025.01 | 20 | 6 | 54.7 | 16.98% |
| Q. Newman- Upper Rd. | 0016.01 | 20 | 0 | 54.7 | 15.0% |
| R. Patterson- East | 0036.04 | 18 | 4 | 54.7 | 17.3% |
| S. Patterson- West Central | 0034.00 | 19 | 2 | 54.7 | 17.3% |
| T. Patterson- Central South | 0033.00 | 19 | 7 | 54.7 | 17.3% |
| U. Westley | 0033.00 | 19 | 1 | 54.7 | 17.3% |

Priority Areas: Phase #3

| Area Name | Census Tract | NSP3 Index Score | Estimated # of Properties | % Fall In Home Value | Unemployment Rate |
|------------------|---------------------|-------------------------|----------------------------------|-----------------------------|--------------------------|
| V. Salida | 0005.07 | 20 | 27 | 54.7 | 17.3% |
| W. Keyes | 0033.00 | 20 | 6 | 54.7 | 17.3% |

2.2. AREA DESCRIPTIONS

Priority Areas: Phase #1

Area A: Airport Neighborhood- Census Tract: 0021.00

Area A, the area designated as the "Airport Neighborhood" is in unincorporated Stanislaus County. The specific area of focus is generally bounded by Santa Rita Avenue to the west, Hide Street to the north, S. Conejo Avenue to the east, and Oregon Drive to the south. NSP and other funds will be utilized within Area A to assist a minimum of 6 units.

Area B: Parklawn - Census Tract: 0025.01

Area B, Parklawn is in unincorporated Stanislaus County. The area is generally bounded by Pearson Ave. to the west, E. Hatch Rd. to the north, Morgan Rd. to the east, and Nelson Way to the south. NSP and other funds will be utilized within Area B to assist a minimum of 6 units.

Area C: Spruce Street - Census Tract: 0016.01

Area C, Spruce Street, is in unincorporated Stanislaus County. The project area consists of Spruce Street between Briggs Ditch Street to the west and S. Martin Luther King Dr. to the east. NSP funds will likely be utilized within area C to assist a minimum of 1 unit.

Area D: North Denair - Census Tract: 0036.04

Area D, North Denair, is in unincorporated Stanislaus County. Area IV is generally bounded by Lester Rd. to the west, Windgate Dr. and Chalmer Wy. to the north, Riopel Ave. to the east and E. Monte Vista Ave. to the south. NSP and other funds will be utilized within this designated area to assist 4 units.

Area E : Crows Landing - Census Tract: 0034.00

Area E, Crows Landing, is in unincorporated Stanislaus County. Area V is generally bounded by Medlin Rd. to the west, 4th Street to the north, Armstrong Rd. to the east, and Eastin Rd. to the south. NSP and other funds will likely be utilized within this designated area to assist 1 unit.

Area F: Hickman - Census Tract: 0029.01

Area F, Hickman, is in unincorporated Stanislaus County. The specific area of focus is generally bounded by Hickman Rd. to the west, Delaware Rd. to the north, a T.I.D. canal to the east, Kylie Pl. to the south. NSP and other funds will likely be utilized within this portion of the “Hickman” area to assist 1 unit.

Area G: Grayson - Census Tract: 0033.00

Area G, Grayson, is in unincorporated Stanislaus County. Grayson is generally bounded by River Rd. to the west, Hito Dr. to the north, Stakes St. to the east and W. Grayson Rd. to the south. NSP and other funds will be utilized within the area of Grayson to assist 2 units.

Area H: Oakdale- Church Ave - Census Tract: 0002.02

Area H, Oakdale- Church Ave., is in the City of Oakdale. Oakdale- Church Ave. is generally bounded by Gilbert Ave. to the west, West F Street to the north, S. Yosemite Ave. to the east and Birdwell St. to the south. NSP funds will likely be utilized within the Oakdale- Church Ave area to assist a minimum of 1 unit.

Area I: Oakdale- North East Central - Census Tract: 0002.03

Area I, Oakdale- North East Central, is in the City of Oakdale. Oakdale- North East Central is generally bounded by N. Yosemite Ave. to the west, East A St. to the north, Johnson Ave. to the east and East F St. to the south. NSP funds will

be utilized within the Oakdale- North East Central area to assist a minimum of 6 units.

Area J: Waterford- Yosemite - Census Tract: 0028.02

Area J, Waterford- Yosemite, is in the City of Waterford. Waterford- Yosemite is generally bounded by N. Pasadena Ave. to the west, Kadota Ave. to the north, Church St. to the east and Yosemite Blvd. to the south. NSP funds will be utilized within the Waterford- Yosemite area to assist a minimum of 2 units.

Area K: Waterford- Central East - Census Tract: 0028.01

Area K, Waterford- Central East, is in the City of Waterford. Waterford- Central East is generally bounded by Tim Bell Rd. to the west, Bentley Street to the north, Katy Ct. to the East and Welch Road to the south. NSP funds will be utilized within the Waterford- Central East area to assist a minimum of 1 unit.

Area L: Ceres- Farris - 0025.02

Area L, Ceres- Farris is in the City of Ceres. The specific area of focus is generally bounded by Blaker Rd. to the west, Kinser Road to the north, Crownview Dr. to the east, and Hackett Rd. to the south. NSP Program Income funds will likely be utilized within this portion of Area L.

Priority Areas: Phase #2

Area M: Salida RDA - Census Tract: 0005.07

Area M, Salida RDA, is in unincorporated Stanislaus County. The specific area of focus is generally bounded by Zinfandel Avenue to the west, Kiernan Avenue to the north, Elm St. to the east, and Horton Way to the south. NSP Program Income funds will likely be utilized within this portion of Area M.

Area N: Empire North - Census Tract: 0020.02

Area N, Empire North, is in unincorporated Stanislaus County. The specific area of focus is generally bounded by E St. to the west, Summit Wy. to the north, Carson Wy. to the east, and Yosemite Blvd. to the south. NSP Program Income funds will likely be utilized within this portion of Area N.

Area O: Vernon Neighborhood - Census Tract: 0016.03

Area O, Vernon Neighborhood, is in unincorporated Stanislaus County. The specific area of focus is generally bounded by S. Carpenter Rd. to the west, Beverly Dr. to the north and Paradise Rd. to the east and south. NSP Program Income funds will likely be utilized within this portion of Area O.

Area P: Newman- Eucalyptus - Census Tract: 0035.00

Area P, Newman- Eucalyptus, is in the City of Newman. The specific area of focus is generally bounded by Eucalyptus Ave. to the west, Bobolink Ave. to the north, Barrington Ave. to the east, and Driskell Ave. to the south. NSP Program Income funds will likely be utilized within this portion of Area P.

Area Q: Newman- Upper Rd. - Census Tract: 0035.00

Area Q, Newman- Upper Rd., is in the City of Newman. The specific area of focus is generally bounded by Upper Rd. to the west, Sandy Creek Dr. to the north, Prince Rd. to the east, and Sunny Creek Wy. to the south. NSP Program Income funds will likely be utilized within this portion of Area Q.

Area R: Patterson- East - Census Tract: 0032.01

Area R, Patterson- East, is in the City of Patterson. The specific area of focus is generally bounded by N. 1, St. to the west, Walnut Ave. to the north, Millwood Dr. to the east, and Chesterfield Dr. to the south. NSP Program Income funds will likely be utilized within this portion of Area R.

Area S: Patterson- West Central - Census Tract: 0032.02

Area S, Patterson- West Central, is in the City of Patterson. The specific area of focus is generally bounded by N. 7th St. to the west, N. Salado Ave. to the north, N. El Circulo to the east, and W. Las Palmas Ave. to the south. NSP Program Income funds will likely be utilized within this portion of Area S.

Area T: Patterson- Central South - Census Tract: 0032.02

Area T, Patterson- South Central, is in the City of Patterson. The specific area of focus is generally bounded by S. Del Puerto Ave. to the west, N. El Circulo to the north, Highway 33 to the east, and Sperry Ave. to the south. NSP Program Income funds will likely be utilized within this portion of Area T.

Area U: Westley - Census Tract: 0033.00

Area U, Westley, is in unincorporated Stanislaus County. The specific area of focus is generally bounded by Wildermuth Circle to the west, E Street to the north, Highway 33 to the east, and Howard Rd. to the south. NSP Program Income funds will likely be utilized within this portion of Area U.

Priority Areas: Phase #2

Area V: Salida - Census Tract: 0005.07

Area V, Salida, is in unincorporated Stanislaus County. The specific area of focus is generally bounded by Toomes Rd. to the west, Kiernan Avenue to the north, Wincanton Rd. to the east, and Bacon Rd. to the south. NSP Program Income funds will likely be utilized within this portion of Area V.

Area W: Keyes - Census Tract: 0030.02

Area W, Keyes, is in unincorporated Stanislaus County. The specific area of focus is generally bounded by Rohde Rd. to the west, Anna Ave. to the north, Washington Rd. to the east, and Nunes Rd. to the south. NSP funds will likely be utilized within this portion of Area W.

Section 3

3.1. DEFINITIONS AND DESCRIPTIONS

(1) *Definition of “blighted structure” in context of state or local law.*

Response:

A “blighted structure” in context to state and local law includes structures that have substantial housing code violations, and the extent and magnitude of those violations make repair economically infeasible.

(2) *Definition of “affordable rents.” **Note:** Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program – specific requirements such as continued affordability.*

Response:

An “affordable rent” is defined as the rent that would be paid by a family paying 30 percent of its income for rent/mortgage whose income is “65 percent of median”. The 65 percent figure is defined in relation to the very low-income standard (i.e., normally as 65/50ths of the median income for the locality in question).

(3) *Describe how the grantee will ensure continued affordability for NSP assisted housing.*

Response:

The following affordability covenant will be used to ensure continued affordability:

Covenant to Maintain Affordability

- (a) The Loan is being given by the Agency to the Owner to increase and improve the County's supply of low and moderate income housing available at Affordable Housing Cost, in accordance with the affordable housing requirements of the Community Redevelopment Law (California Health and Safety Code, Section 33000, et seq). To this end, the Owner agrees that during the Term the Property shall remain available only at an "Affordable Housing Cost" or an "Affordable Rent" (as hereinafter defined) and shall only be used by Persons or Families or Very Low, Low, or Moderate Income.
- (b) Subject to the terms and provisions of subsection (c) of this Section, if the Owner shall either:

- (i) Sell, lease, transfer, or assign the Property (collectively, a "Transfer") to a person or family that is not a Person or Family of Very Low, Low, or Moderate Income, or
- (ii) Transfer the Property at a price that exceeds an Affordable Housing Cost, or
- (iii) Refinance, hypothecate, encumber, or mortgage the Property (collectively, a "Mortgage").

Then the Agency shall have the power and authority to declare the entire principal balance on the Loan immediately due and payable.

- (c) Notwithstanding the foregoing, the Owner may sell the Property during the Term at a price exceeding an "Affordable Housing Cost". The Owner agrees to pay to the Agency such portion of the sale price as is required to be paid to the Agency pursuant to the Agreement.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The program will meet minimum Housing Quality Standards (HQS) and local code standards.

A Sample HQS Inspection Form can be referenced on the following website location: <http://www.hud.gov/offices/adm/hudclips/forms/files/52580.pdf>

Section 4

4.1. LOW-INCOME TARGETING FUNDING

At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response: \$ 1,043,987 will be set aside to be used to provide housing for individuals or families whose incomes do not exceed 50 percent or area median income.

4.2. LOW-INCOME TARGETING SUMMARY

Provide a summary that describes the manner in which the grantee's low income targeting goals will be met:

The Urban County will expand upon its existing NSP program to acquire foreclosed and/or abandoned single family or multifamily properties to be utilized as affordable first time homebuyer (FTHB) or long term rental housing units for qualified families with incomes at or below 50 percent of area median income. The rental of the multi-family and single family units that are designated for long term rental housing will be administered through the Housing Authority.

Section 5

5.1. ACQUISITION AND RELOCATION

When the Urban County or its sub recipient acquires a property, there are certain tenant protection requirements that may be applicable under the Tenant Protection Act of 2009 and certain relocation requirements that may be applicable under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

For information regarding the circumstances that trigger these requirements and the steps that must be taken to ensure compliance, see the *NSP Tenant Protections at Foreclosure Under the Recovery Act guidance* at:

<http://www.hud.gov/offices/cpd/library/relocation/nsp/pdf/nsp-tenant-protection-8122010.pdf>

and the *Real Estate Acquisition and Relocation Policy and Guidance* at: <http://www.hud.gov/offices/cpd/library/relocation/policyandguidance/handbook1378.cfm>

Section 6

6.1. PUBLIC COMMENT

The Urban County will follow its citizen participation plan by releasing the NSP3 Substantial Amendment for a 30-day public comment period (exceeding the minimum requirement of 15 days) commencing on January 11, 2011 and ending on February 15, 2011. The public notice will be published in the Modesto Bee on January 14, 2011 announcing the release of the NSP3 Substantial Amendment. Furthermore, the NSP3 Substantial Amendment will be made available on January 11, 2011 for public review and input via the internet on Stanislaus County Planning & Community Development Department's website. Community Development staff also will share information with local community bodies called Municipal Advisory Councils as well as the local Continuum of Care (Stanislaus Housing and Support Services Collaborative).

Public Comments Pending.

Section 7

7.1. NSP INFORMATION BY ACTIVITY

7.1.A NSP3-01: Program Administration:

Administration of the Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met. Activities will include but not be limited to; sub-recipient monitoring and oversight, contractor oversight, inspection of housing units.

- (i) Eligible use of funds under NSP3: Administrative costs for NSP activities.
- (ii) Eligible CDBG activity or activities: 24CFR 570.206-Program administrative costs.
- (iii) Expected benefits: Activity will benefit program participants and program project areas by ensuring that activities are conducted within the scope of program regulations and program funds are utilized efficiently.
- (iv) Amount of funds budgeted for activity: **\$417,594** (maximum of 10% of grant funds).
- (v) Name and location of the entity that will carry out the activity: Stanislaus County Planning & Community Development Department, 1010 10th Street, Suite 3400, Modesto, CA 95454. Kirk Ford, (209) 525-6330.
- (vi) Expected start and end dates of the activity:
Expected start date: July 1, 2011. Expected end date: July1, 2014

7.1.B NSP3-02: In-Fill Housing Acquisition Program - ≤ 50% AMI:

Expand upon the existing NSP program to acquire foreclosed and/or abandoned single family or multifamily properties to be utilized as; affordable first time homebuyer (FTHB) housing units, part of a long term rental or rent to own program managed and administered through the Housing Authority, or as part of a multifamily rental housing program managed and administered through the Housing Authority. Properties will be acquired at a minimum discount of 1% below appraised value. The homes will be sold to income qualified buyers at a cost not to exceed the acquisition cost plus the cost of rehabilitation or rented to income qualified renters at an affordable rental rate.

- (i) Eligible use of funds under NSP3: NSP eligible use B & E. Acquisition of foreclosed, abandoned, vacant or demolished properties in order to rehabilitate

or redevelop and sale to FTHB's or rent as part of a long-term rental program administered by the Housing Authority.

(ii) Eligible CDBG activity or activities: 24CFR 570.201(a)-Acquisition of real property & 24CFR 570.201(b)-Disposition of real property.

(iii) National Objective: 24CFR 570.208(a)-Activities benefiting low and moderate income persons.

(iv) Areas of greatest need: See area descriptions and maps

(v) Expected benefits: Activity will benefit income-qualified persons or households by providing first time homebuyers an opportunity to purchase discounted single family homes. The activity will benefit the project area by decreasing the vacancy rate and increasing the rate of long term residence.

(vi) Appropriate performance measures: Performance will be measured in the number of housing units to be acquired and sold or rented to households with income levels at or below 50 percent of area median income.

Performance Goals: 5 Units – Phase #1
1 Unit – Phase #2 (initial program income)
TOTAL – Up to 6 Units

(vii) Amount of funds budgeted for activity: **\$506,392** (approximately 49% of available set aside funds (to serve those at or below 50% AMI). Up to 5% for activity delivery fee.

Rental Housing: A minimum of \$380,000

In addition, the following funding is available: Up to \$600,000 in local redevelopment funds.

(viii) Name and location of the entity that will carry out the activity:

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358. Bill Fagan, (209) 557-2000

(ix) Expected start and end dates of the activity:

Expected start date: July 1, 2011. Expected end date: July 1, 2014

Description of terms:

(i) Range of interest rates:

0-3% for those with incomes below 50% of AMI with payments deferred.

(ii) Duration or term of assistance:

Each rental agreement will be secured by a 55 year affordability covenant.

(iii) Tenure of beneficiaries:

Long term rental or homeownership will be the goal of this activity.

(iv) Assurance of continued affordability:

Each NSP assisted property sold will be secured with an affordability covenant. The covenant will be recorded at the time that ownership is transferred to the buyer. See Section 3.1.(3) for an example of the affordability covenant used to ensure continued affordability.

Properties that are retained by the Housing Authority to be utilized as long term rentals will be secured with a promissory note requiring that rental rates remain affordable for a period of 55 years.

(v) Homebuyer Counseling:

Each NSP assisted homebuyer will be required to receive and complete at least 8 hours of homebuyer counseling from a HUD approved housing counseling agency before obtaining a mortgage. The homebuyer will be required to submit proof of completion of the counseling course prior to program approval.

(vi) Vicinity Hiring & Contracting:

This NSP activity will not directly result in the hiring of workers.

(vii) Affordable rental housing creation:

This activity will increase the availability of affordable rental housing. A minimum of 75% of the funds budgeted for this activity will be used to acquire properties that will be used as long term rentals administered through the Housing Authority.

(viii) Benefit to low-income persons:

All funds budgeted for this activity will be used to provide benefit to persons or households with incomes at or below 50 percent of area median income.

7.1.C NSP3-03: In-Fill Housing Acquisition Program ≤ 120% AMI:

Expand upon existing program to continue the acquisition of foreclosed units to be utilized as affordable first time homebuyer (FTHB) housing units. Homes will be acquired at a minimum discount of 1% below appraised value. The homes will be sold to income qualified buyers at a cost not to exceed the acquisition cost plus the cost of rehabilitation.

(i) Eligible use of funds under NSP3: Eligible use B & E. Program Activity targeting the acquisition of foreclosed, abandoned, demolished or vacant properties in order to rehabilitate or redevelop and sell units to FTHB's.

(ii) Eligible CDBG activity or activities: 24CFR 570.201(a)-Acquisition of real property & 24CFR 570.201(b)-Disposition of real property.

(iii) National Objective: 24CFR 570.208(a)-Activities benefiting low and moderate income persons.

(iv) Areas of greatest need: See area descriptions and maps

(v) Expected benefits: Activity will benefit income-qualified persons or households by providing first time homebuyers an opportunity to purchase discounted single family homes. The activity will benefit the project area by decreasing the vacancy rate and increasing the homeownership rate.

(vi) Appropriate performance measures: Performance will be measured in the number of housing units to be acquired and sold to households with income levels between 51 and 120 percent of area median income.

Performance Goals: 14 Units – Phase #1
8 Units – Phase #2 (initial program income)
4 Units – Phase #3 (program income)

TOTAL – Up to 26 Units

(vii) Amount of funds budgeted for activity: **\$1,628,620** (approximately 60% of available LMMI Funds (to serve those between 50%-120% AMI). Up to 5% for activity delivery fee. In addition, the following funding is available:

\$600,000 in NSP1 Program Income funds
Up to \$600,000 in local redevelopment funds

(viii) Name and location of the entity that will carry out the activity:
Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358. Bill Fagan, (209) 557-2000

(ix) Expected start and end dates of the activity:
Expected start date: July 1, 2011. Expected end date: July1, 2014

Description of terms:

(i) Range of interest rates:
0-3% for those with incomes below 80% of AMI with payments deferred.
Those between 80%-120% of AMI will be eligible for a loan at 3% with payments.

(ii) Duration or term of assistance:
Assistance is provided for the term of 30-55 years.

(iii) Tenure of beneficiaries:
Homeownership will be the goal of this activity.

(iv) Assurance of continued affordability:

Each NSP assisted property sold will be secured with an affordability covenant. The covenant will be recorded at the time that ownership is transferred to the buyer. See Section 3.1.(3) for an example of the affordability covenant used to ensure continued affordability.

(v) Homebuyer Counseling:

Each NSP assisted homebuyer will be required to receive and complete at least 8 hours of homebuyer counseling from a HUD approved housing counseling agency before obtaining a mortgage. The homebuyer will be required to submit proof of completion of the counseling course prior to program approval.

(vi) Vicinity Hiring & Contracting:

This NSP activity will not directly result in the hiring of workers.

7.1.D NSP3-04: Housing Rehabilitation Program ≤ 50% AMI:

To provide for the rehabilitation, demolition, reconstruction or construction of foreclosed and/or abandoned housing units or properties.

Rehabilitated/reconstructed or newly constructed units will meet Housing Quality Standards and will benefit households whose incomes do not exceed 50 percent of the area median income.

(i) Eligible use of funds under NSP3: NSP eligible use B, D & E. Rehabilitate, develop, or demolish and reconstruct acquired foreclosed and/or abandoned housing units and lots.

(ii) Eligible CDBG activity or activities: 24CFR 570.202(b)-Rehabilitation of housing. 24CFR 570.201(m)-Construction of housing.

(iii) National Objective: 24CFR 570.208(a)-Activities benefiting low and moderate income persons.

(iv) Areas of greatest need: See area descriptions and maps

(v) Expected benefits: Activity will benefit income-qualified persons or households by providing first time homebuyers an opportunity to purchase single family homes that meet housing quality standards. The activity will benefit the project area by mitigating the deteriorating effects of long-term vacancy on the area housing stock. The project will benefit local contractors and workers by providing construction related work.

(vi) Appropriate performance measures: Performance will be measured in the number of housing units rehabilitated to benefit households with income levels at or below 50 percent of area median income.

Performance Goals: 5 Units – Phase #1

1 Unit – Phase #2 (initial program income)
TOTAL – Up to 6 Units

(vii) Amount of funds budgeted for activity: **\$417,595** (approximately 40% of available set aside funds (to serve those between 0%-50% AMI). Up to 5% for activity delivery fee. In addition, the following funding is available:

Up to \$600,000 in local redevelopment funds

\$600,000 in state CalHOME funds

(viii) Name and location of the entity that will carry out the activity:

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358. Bill Fagan, (209) 557-2000

(ix) Expected start and end dates of the activity:

Expected start date: July 1, 2011. Expected end date: July 1, 2014

Description of terms:

(i) Range of interest rates:

0-3% for those with incomes below 50% of AMI with payments deferred.

(ii) Duration or term of assistance:

Assistance is provided for the term of 30-55 years.

(iii) Tenure of beneficiaries:

Long term rental or homeownership of housing units meeting housing quality standards will be the goal of this activity.

(iv) Assurance of continued affordability:

Each NSP assisted property rehabilitated and sold will be secured with an affordability covenant. The covenant will be recorded at the time that ownership is transferred to the buyer. See Section 3A(3) for an example of the affordability covenant used to ensure continued affordability.

Properties that are rehabilitated and retained by the Housing Authority to be utilized as long term rentals will be secured with a promissory note requiring that rental rates remain affordable for a period of 55 years.

(v) Homebuyer Counseling:

Each NSP assisted homebuyer will be required to receive and complete at least 8 hours of homebuyer counseling from a HUD approved housing counseling agency before obtaining a mortgage. The homebuyer will be required to submit proof of completion of the counseling course prior to program approval.

(vi) Vicinity Hiring & Contracting:

Prior to commencement of this activity, an advertisement will be run in the local media informing local contractors and workers about work opportunities

associated with this activity and promoted through our local workforce Alliance Agency. All contracts will include a strong encouragement to hire a minimum threshold of Section 3 qualified workers (minimum of 2 workers per contract). Contractor hiring history will be incorporated into contract bid evaluation.

(vii) Affordable rental housing creation:

This activity will increase the availability of affordable rental housing. A minimum of 75% of the funds budgeted for this activity will be used to rehabilitate properties that will be used as long term rentals administered through the Housing Authority.

(viii) Benefit to low-income persons:

All funds budgeted for this activity will be used to provide benefit to persons or households with incomes at or below 50 percent of area median income.

7.1.E NSP3-05: Housing Rehabilitation Program ≤ 120% AMI:

To provide for the rehabilitation, demolition, reconstruction or construction of foreclosed and/or abandoned housing units or properties. Rehabilitated/reconstructed or newly constructed units will meet Housing Quality Standards and will benefit households whose incomes do not exceed 120 percent of the area median income.

(i) Eligible use of funds under NSP3: NSP eligible use B, D & E. Rehabilitate, develop, or demolish and reconstruct acquired foreclosed and/or abandoned housing units and lots.

(ii) Eligible CDBG activity or activities: 24CFR 570.202(b)-Rehabilitation of housing. 24CFR 570.201(m)-Construction of housing.

(iii) National Objective: 24CFR 570.208(a)-Activities benefiting low and moderate income persons.

(iv) Areas of greatest need: See area descriptions and maps

(v) Expected benefits: Activity will benefit income-qualified persons or households by providing first time homebuyers an opportunity to purchase single family homes that meet housing quality standards. The activity will benefit the project area by mitigating the deteriorating effects of long-term vacancy on the area housing stock. The project will benefit local contractors and workers by providing construction related work.

(vi) Appropriate performance measures: Performance will be measured in the number of housing units rehabilitated to benefit households with income levels between 51 and 120 percent of area median income.

Performance Goals: 14 Units – Phase #1

8 Units – Phase #2 (initial program income)
4 Units – Phase #3 (program income)

TOTAL – Up to 26 Units

(vii) Amount of funds budgeted for activity: **\$678,591** (approximately 25% of available LMFI Funds (to serve those between 51%-120% AMI). Up to 5% for activity delivery fee. In addition, the following funding is available:

\$600,000 in NSP1 Program Income funds
Up to \$600,000 in local redevelopment funds
Up to \$600,000 in state CalHOME funds

(viii) Name and location of the entity that will carry out the activity:

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358. Bill Fagan, (209) 557-2000

(ix) Expected start and end dates of the activity:

Expected start date: July 1, 2011. Expected end date: July 1, 2014

Description of terms:

(i) Range of interest rates:

0-3% for those with incomes below 80% of AMI with payments deferred. Those between 80%-120% of AMI will be eligible for a loan at 3% with payments.

(ii) Duration or term of assistance:

Assistance is provided for the term of 30-55 years.

(iii) Tenure of beneficiaries:

Homeownership will be the goal of this activity.

(iv) Assurance of continued affordability:

Each NSP assisted property rehabilitated and sold will be secured with an affordability covenant. The covenant will be recorded at the time that ownership is transferred to the buyer. See Section 3A(3) for an example of the affordability covenant used to ensure continued affordability.

(v) Homebuyer Counseling:

Each NSP assisted homebuyer will be required to receive and complete at least 8 hours of homebuyer counseling from a HUD approved housing counseling agency before obtaining a mortgage. The homebuyer will be required to submit proof of completion of the counseling course prior to program approval.

(vi) Vicinity Hiring & Contracting:

Prior to commencement of this activity, an advertisement will be run in the local media informing local contractors and workers about work opportunities associated with this activity and promoted through our local workforce Alliance

Agency. All contracts will include a strong encouragement to hire a minimum threshold of Section 3 qualified workers (minimum of 2 workers per contract). Contractor hiring history will be incorporated into contract bid evaluation.

7.1.F NSP3-06: Down Payment Assistance Program ≤ 50% AMI:

To provide financial assistance for first time homebuyers in the purchase of NSP acquired foreclosed and/or abandoned properties.

The assistance can be in the form of:

- a. Provide up to 50% of the required down payment toward the purchase of any NSP home (in an amount not to exceed \$50,000.00).
- b. Pay reasonable closing costs (normally associated with the purchase of a home, in an amount not to exceed 5% of the purchase price of the home) incurred by low or moderate income buyers of NSP homes.
- c. Subsidize interest rates and mortgage principal amounts for low and moderate income buyers of NSP homes (points).
- d. Provide assistance in the form of a soft second mortgage.

(i) Eligible use of funds under NSP3: NSP eligible use A. Provide financing mechanisms for first time homebuyers with incomes at or below 50% of area median income to assist with the purchase of foreclosed and/or abandoned single-family properties.

(ii) Eligible CDBG activity or activities: 24 CFR 570.201(n) Homeownership assistance.

(iii) National Objective: 24CFR 570.208(a)-Activities benefiting low and moderate income persons.

(iv) Areas of greatest need: See area descriptions and maps

(v) Expected benefits: Activity will benefit income-qualified persons or households by providing first time homebuyers a financing mechanism to make homeownership affordable. The activity will benefit the project area by decreasing the vacancy rate and increasing the homeownership rate.

(vi) Appropriate performance measures: Performance will be measured in the number of housing units sold to first time homebuyers with down payment assistance to benefit households with income levels below 50 percent of area median income.

Performance Goals: 3 Units – Phase #1
TOTAL – Up to 3 Units

(vii) Amount of funds budgeted for activity: **\$120,000** (approximately 11% of available set aside funds [to serve those between 0%-50% AMI].

In addition, the following funding is available:

\$100,000 in NSP1 Program Income funds
Up to \$60,000 in state CalHOME funds

(viii) Name and location of the entity that will carry out the activity:

Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358. Bill Fagan, (209) 557-2000

(ix) Expected start and end dates of the activity:

Expected start date: July 1, 2011. Expected end date: July 1, 2014

Description of terms:

(i) Range of interest rates:

0-3% for those with incomes below 80% of AMI with payments deferred.

(ii) Duration or term of assistance:

Assistance is provided for the term of 30-55 years.

(iii) Tenure of beneficiaries:

Homeownership will be the goal of this activity.

(iv) Assurance of continued affordability:

Each NSP property assisted with down payment assistance will be secured with an affordability covenant. The covenant will be recorded at the time that ownership is transferred to the buyer. See Section 3A(3) for an example of the affordability covenant used to ensure continued affordability.

(v) Homebuyer Counseling:

Each NSP assisted homebuyer will be required to receive and complete at least 8 hours of homebuyer counseling from a HUD approved housing counseling agency before obtaining a mortgage. The homebuyer will be required to submit proof of completion of the counseling course prior to program approval.

(vi) Vicinity Hiring & Contracting:

This NSP activity will not directly result in the hiring of workers.

(vii) Benefit to low-income persons:

All funds budgeted for this activity will be used to provide benefit to persons or households with incomes at or below 50 percent of area median income.

7.1.G NSP3-06: Down Payment Assistance Program ≤ 120% AMI:

To provide financial assistance for first time homebuyers in the purchase of NSP acquired foreclosed and/or abandoned properties.

The assistance can be in the form of:

- d. Provide up to 50% of the required down payment toward the purchase of any NSP home (in an amount not to exceed \$50,000.00).

- e. Pay reasonable closing costs (normally associated with the purchase of a home, in an amount not to exceed 5% of the purchase price of the home) incurred by low or moderate income buyers of NSP homes.
- f. Subsidize interest rates and mortgage principal amounts for low and moderate income buyers of NSP homes (points).
- d. Provide assistance in the form of a soft second mortgage.

(i) Eligible use of funds under NSP3: NSP eligible use A. Provide financing mechanisms for first time homebuyers with incomes below 120% of area median income to assist with the purchase of foreclosed and/or abandoned single-family properties.

(ii) Eligible CDBG activity or activities: 24 CFR 570.201(n) Homeownership assistance.

(iii) National Objective: 24CFR 570.208(a)-Activities benefiting low and moderate income persons.

(iv) Areas of greatest need: See area descriptions and maps

(v) Expected benefits: Activity will benefit income-qualified persons or households by providing first time homebuyers a financing mechanism to make homeownership affordable. The activity will benefit the project area by decreasing the vacancy rate and increasing the homeownership rate.

(vi) Appropriate performance measures: Performance will be measured in the number of housing units sold to first time homebuyers with down payment assistance. Homebuyers will have income levels between 51 percent and 120 percent of area median income.

Performance Goals: 9 Units – Phase #1
 3 Units – Phase #2 (initial program income)
 1 Units – Phase #3 (program income)

TOTAL – Up to 13 Units

(vii) Amount of funds budgeted for activity: **\$407,155** (approximately 15% of available LMMI Funds (to serve those between 51%-120% AMI).

In addition, the following funding is available:
 \$100,000 in NSP1 Program Income funds
 Up to \$60,000 in state CalHOME funds

(viii) Name and location of the entity that will carry out the activity:
 Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95358. Bill Fagan, (209) 557-2000

(ix) Expected start and end dates of the activity:

Expected start date: July 1, 2011. Expected end date: July 1, 2014

Description of terms:

(i) Range of interest rates:

0-3% for those with incomes below 80% of AMI with payments deferred.
Those between 80%-120% of AMI will be eligible for a loan at 3% with payments.

(ii) Duration or term of assistance:

Assistance is provided for the term of 30-55 years.

(iii) Tenure of beneficiaries:

Homeownership will be the goal of this activity.

(iv) Assurance of continued affordability:

Each NSP property assisted with down payment assistance will be secured with an affordability covenant. The covenant will be recorded at the time that ownership is transferred to the buyer. See Section 3A(3) for an example of the affordability covenant used to ensure continued affordability.

(v) Homebuyer Counseling:

Each NSP assisted homebuyer will be required to receive and complete at least 8 hours of homebuyer counseling from a HUD approved housing counseling agency before obtaining a mortgage. The homebuyer will be required to submit proof of completion of the counseling course prior to program approval.

(vi) Vicinity Hiring & Contracting:

This NSP activity will not directly result in the hiring of workers.

Section 8

8.1. CERTIFICATIONS

Neighborhood Stabilization Program 3

Certifications for State and Entitlement Communities

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

1. **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
2. **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
3. **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
4. **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
5. **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
6. **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.
7. **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
8. **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
9. **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.
10. **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by

spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 year, of receipt of the grant.

11. The jurisdiction certifies:

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The applicant will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

12. Excessive force. The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

13. Compliance with anti-discrimination laws. The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

14. Compliance with lead-based paint procedures. The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K, and R.

15. Compliance with laws. The jurisdiction certifies that it will comply with applicable laws.

16. Vicinity Hiring. The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP 3 projects.

17. **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Signature/Authorized Official

Date

Richard W. Robinson
Name

Chief Executive Officer
Title

1010 10th Street
Address

Modesto, CA 95354
City/State,/,Zip

Modesto, CA 95354
City/Sate/Zip

(209) 525-6333
Telephone Number

Appendix A

A.1 TIMELINE

Proposed Time Schedule for Commencement and Completion of All Projects:

June 2011 - Receive NSP3 Substantial Amendment approval from HUD.

June 2011 - Complete Environmental process (NEPA) process.

July 2011 - Enter into contractual agreements with program sub-recipient Housing Authority of Stanislaus County.

September 2011- Determine Foreclosure Portfolio mix in collaboration with Urban County Partners and commence activities that include but are not limited to the following:

Rent-to-Own Program - In partnership with Section 8 – Family Self Sufficiency Program

HCV Voucher Program – Housing Choice Vouchers can be dedicated to assist those $\leq 80\%$ of area median income.

First Time Home Buyer Down Payment Assistance (DPA) Program– include assistance to those $\leq 120\%$ area median incomes.

Expand Housing Rehabilitation Program - to assist units that need to meet local code and HQS standards.

Expand In-Fill Housing Acquisition/Construction Program - to address units that have substantial housing code violations, and the extent and magnitude of those violations make repair economically infeasible.

November 2012 - Initiate Utilization of Program Income for the same programs.

December 2012-March 2014 - Continue NSP3 Program utilizing program income

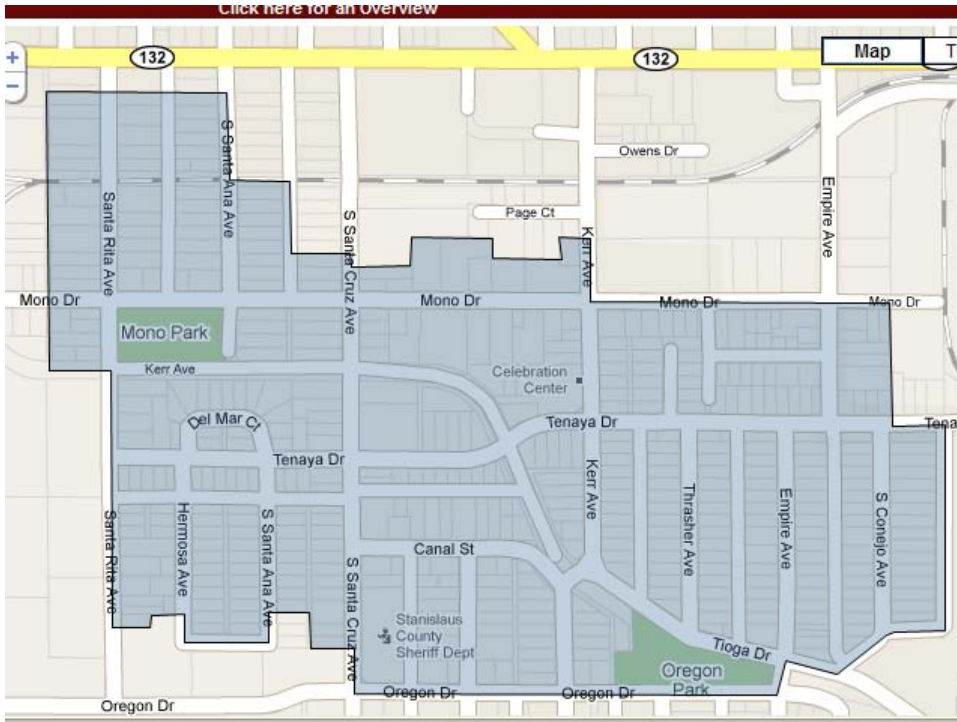
April 2014 - Complete Final Expenditure Reimbursement Requests

May 2014 - Finalize NSP3 Program Monitoring Paperwork

June 2014 - Complete NSP3 Program Expenditures

Appendix B

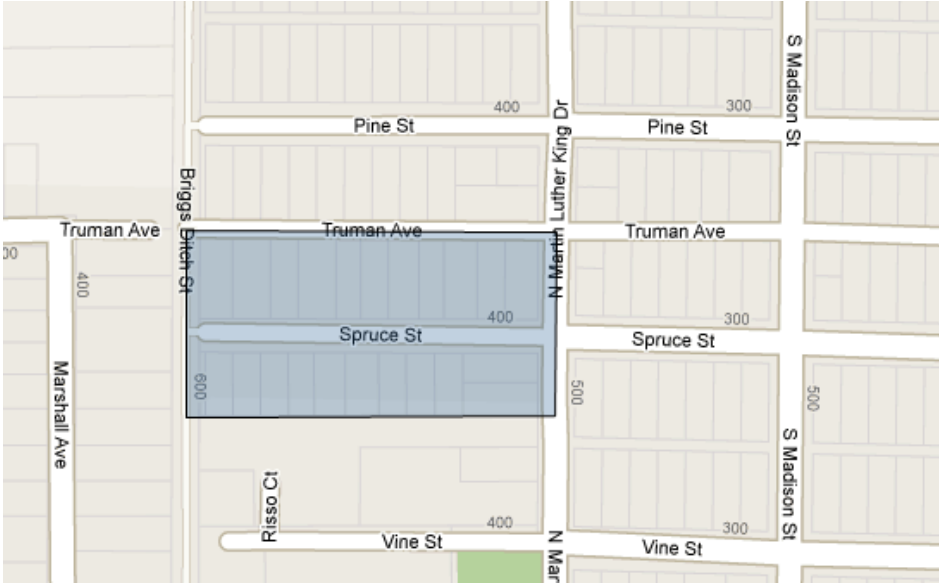
B.1 AREA MAPS



Airport Neighborhood



Parklawn Neighborhood



Spruce St.



North Denair



Crows Landing

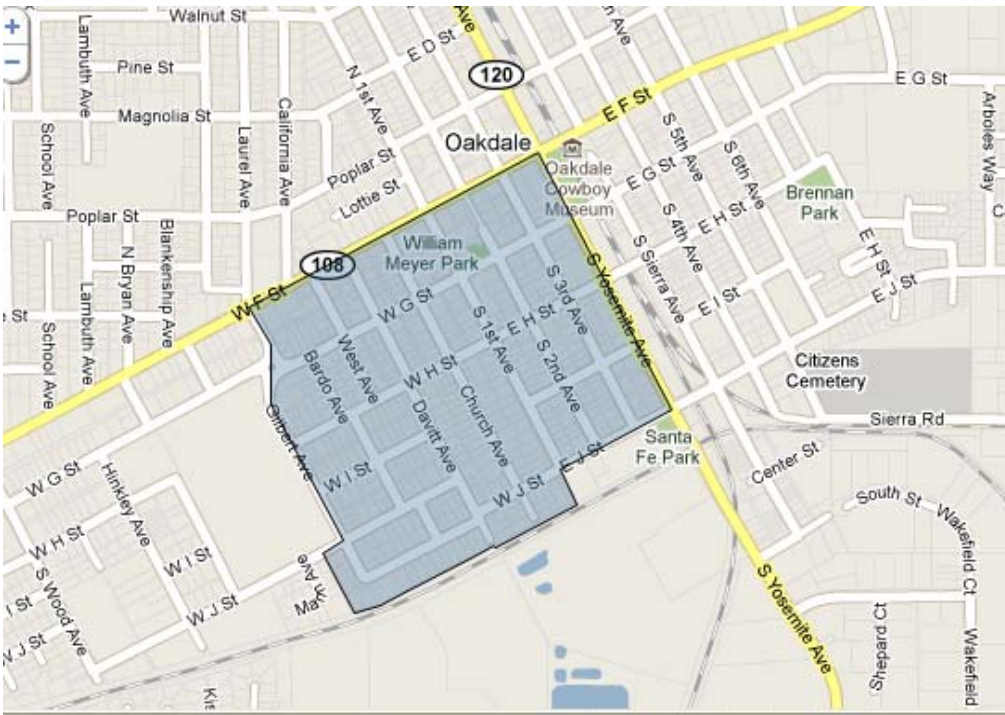


Hickman

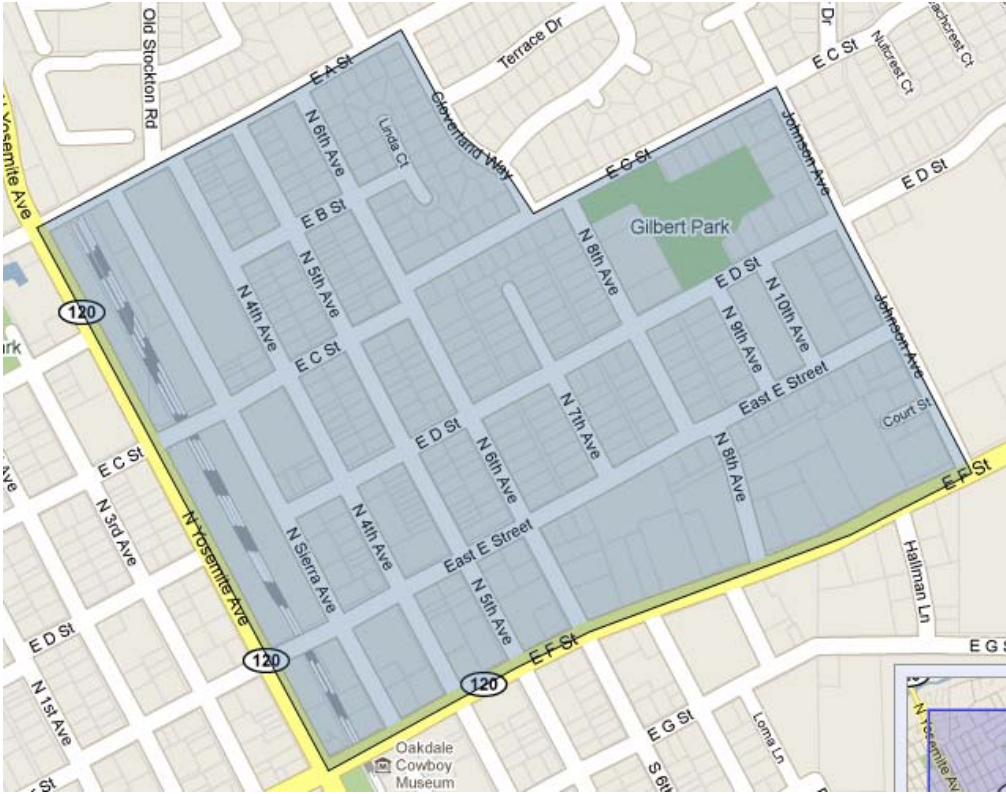
[Click here for an Overview](#)



Grayson



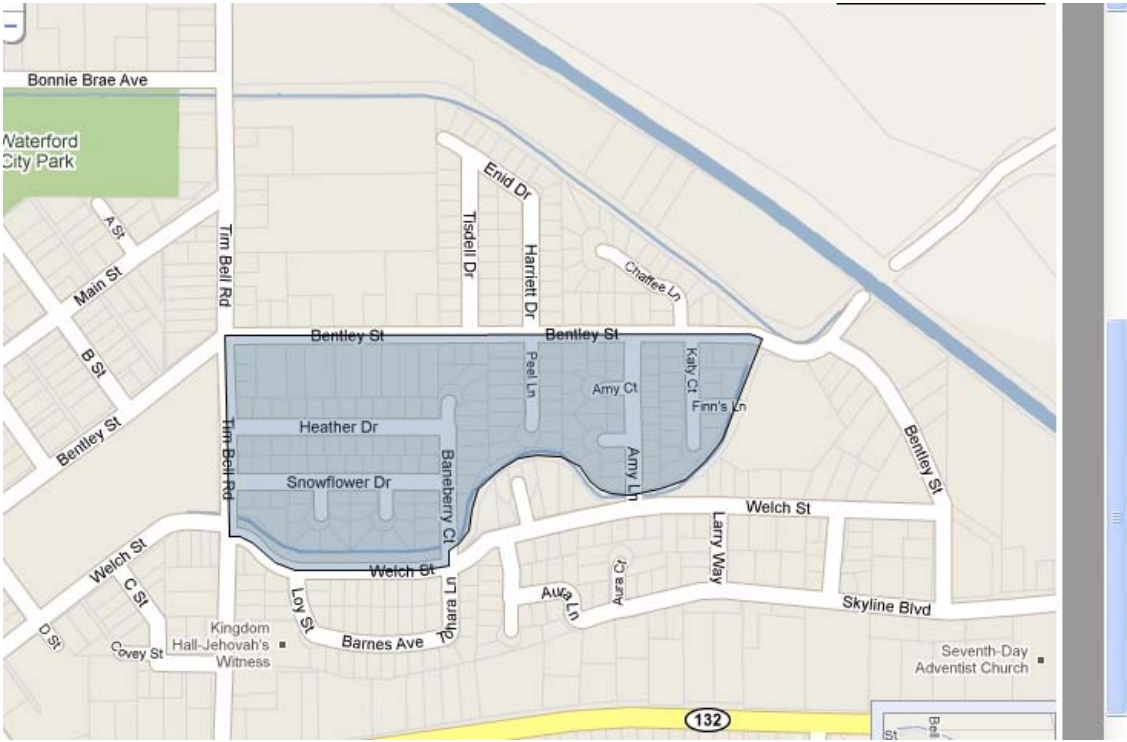
Oakdale- Church Ave.



Oakdale- North East Central



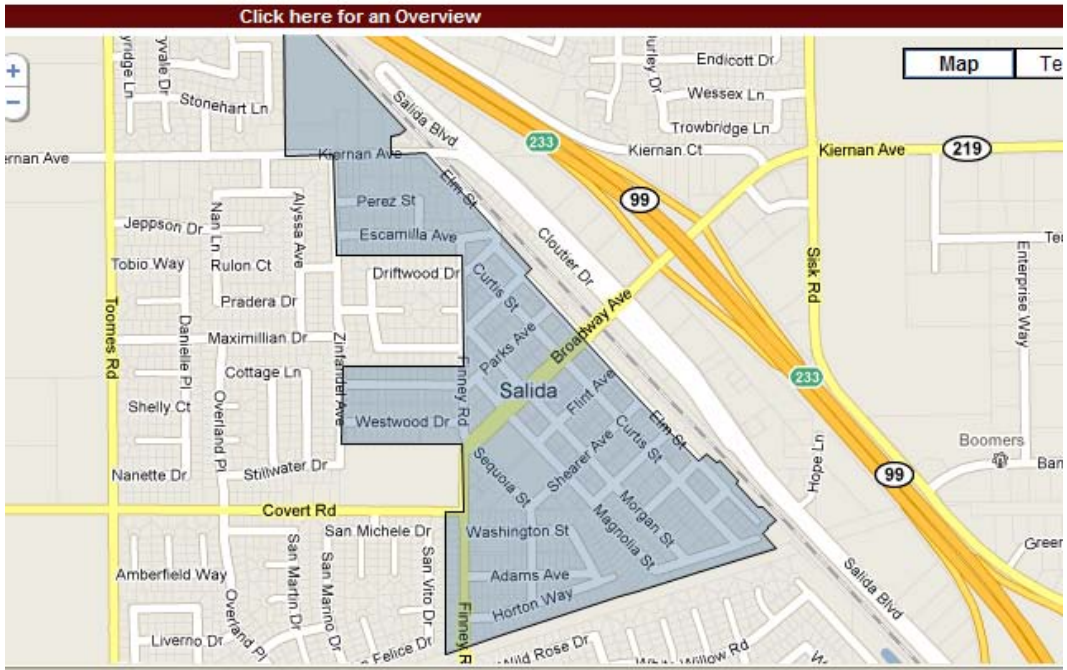
Waterford - Yosemite



Waterford – Central East



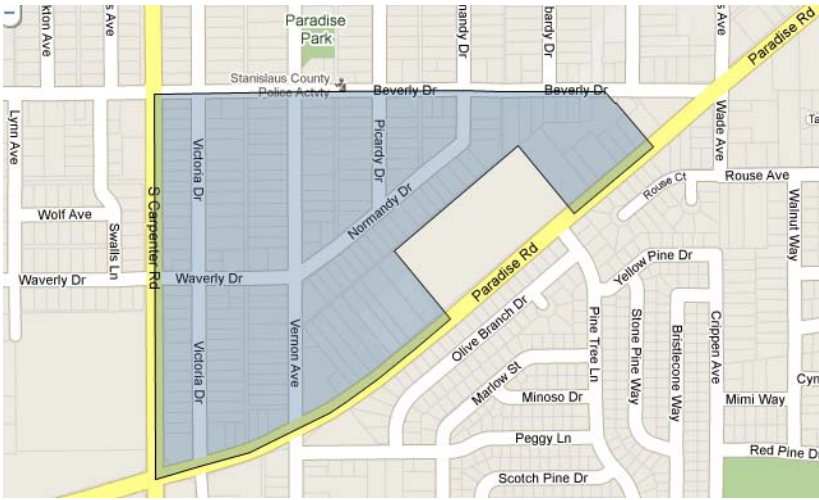
Ceres - Farris



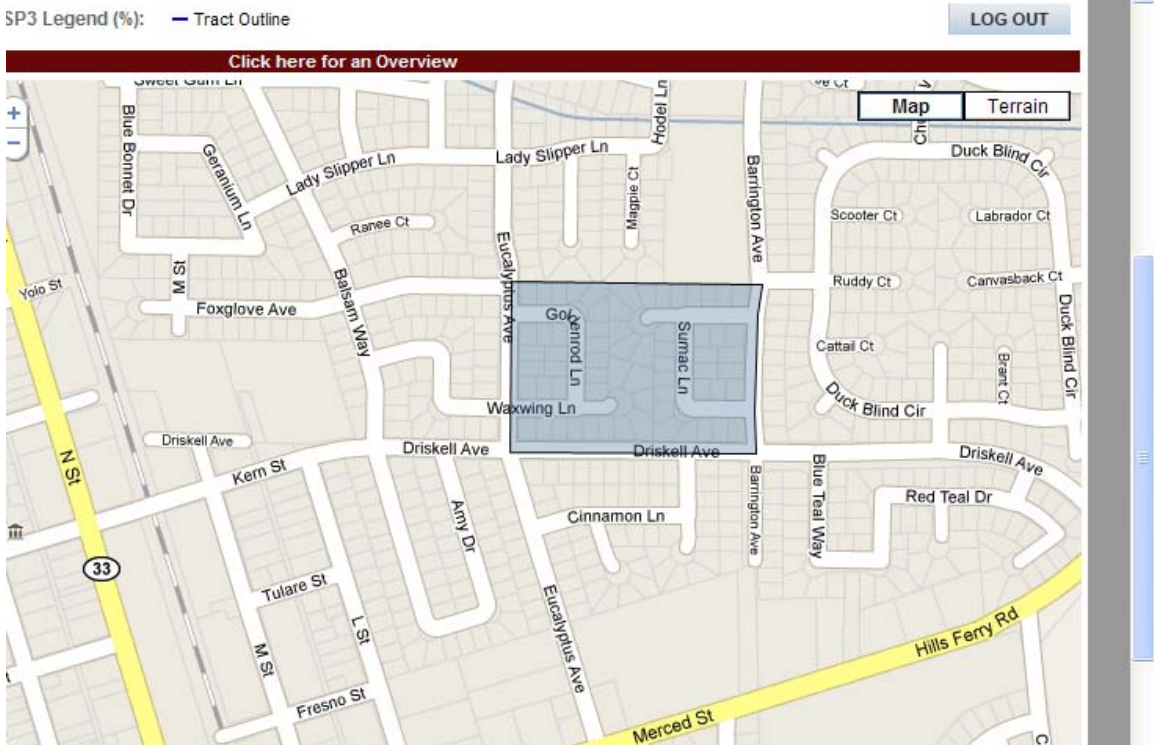
Salida RDA



Empire North



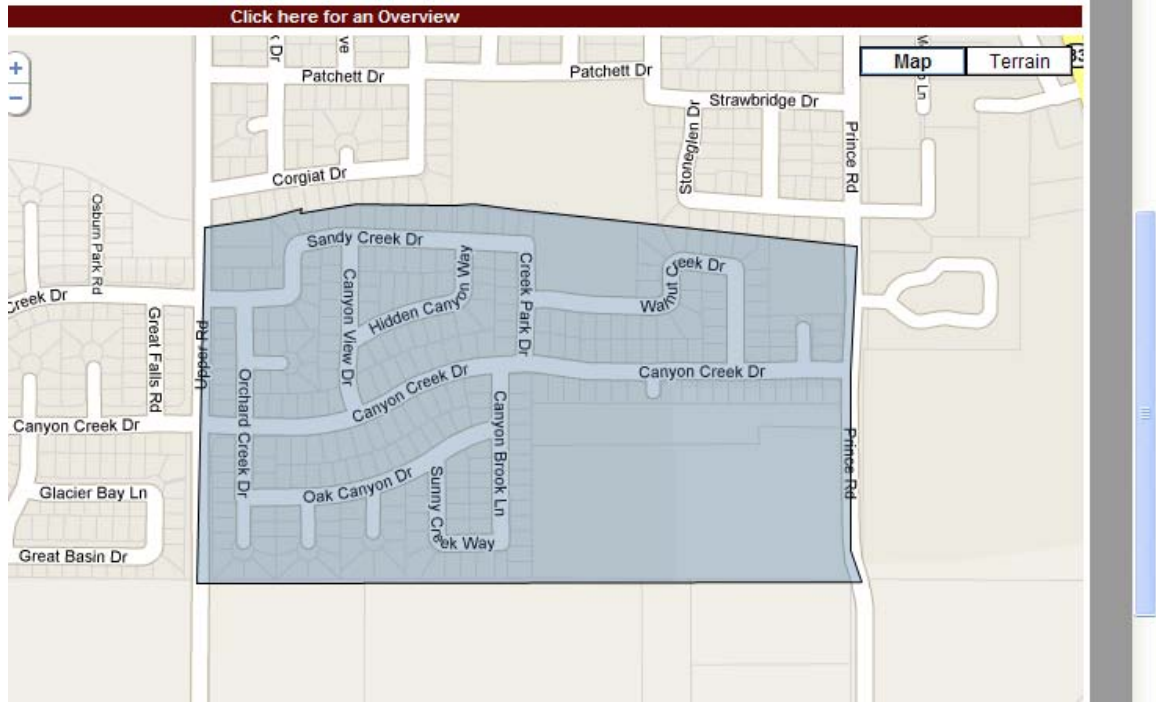
Vernon Neighborhood



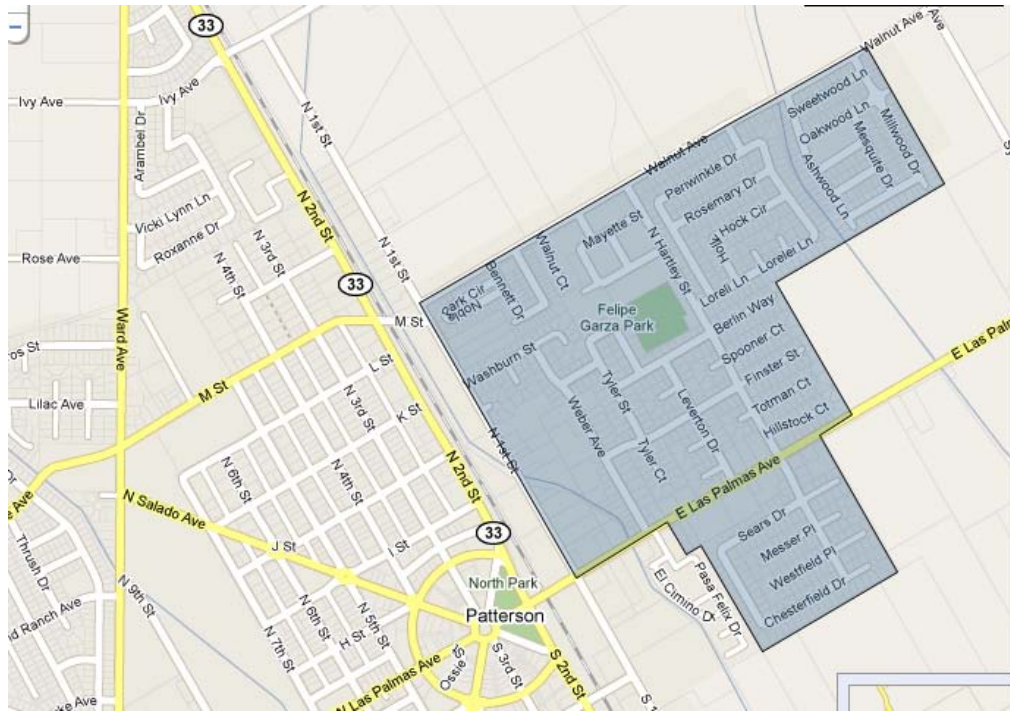
Newman- Eucalyptus & Driskell

SP3 Legend (%): — Tract Outline

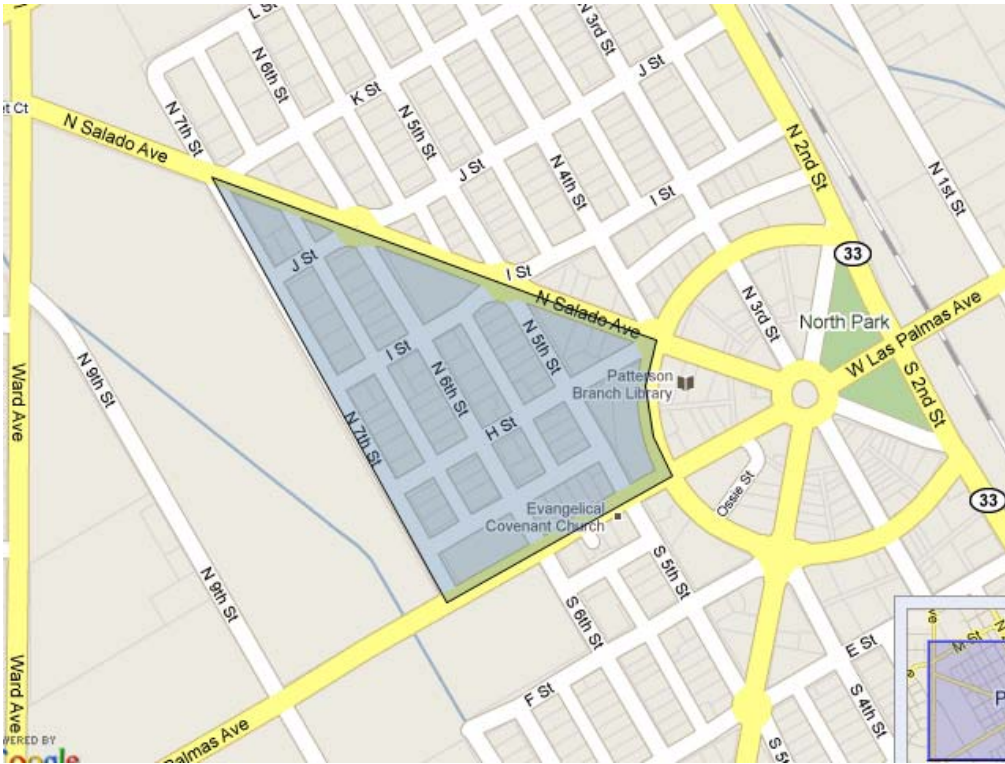
LOG OUT



Newman- Upper Rd & Canyon Creek



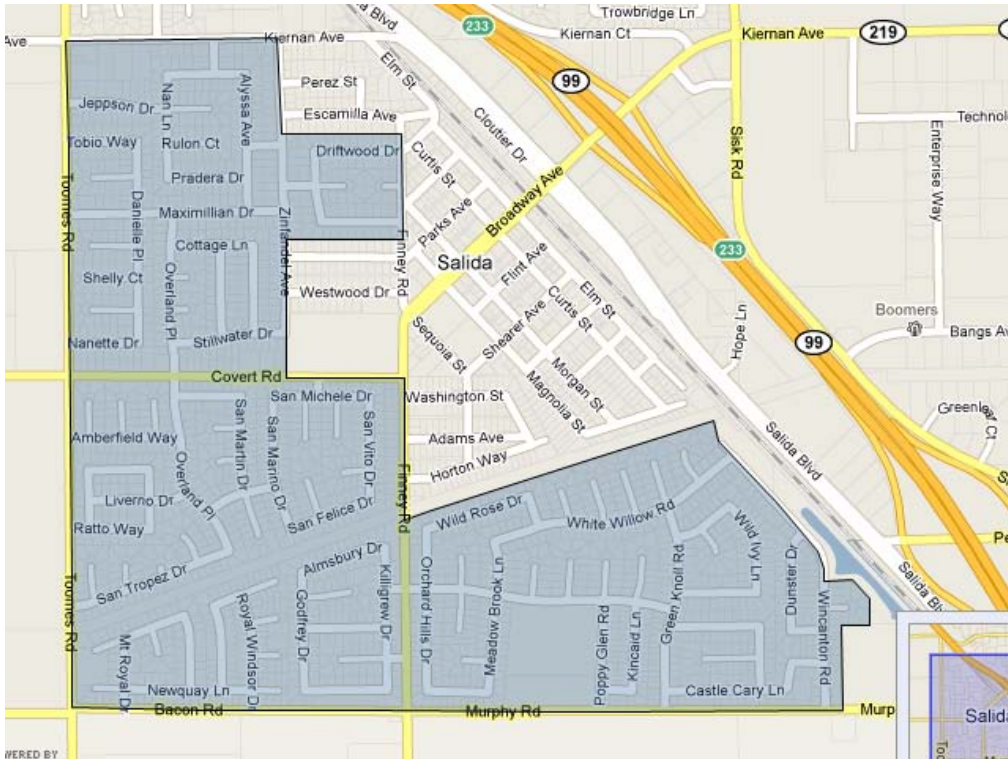
Patterson (East)



Patterson – West Central



Patterson- Central South



Salida



Keyes

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6:35 p.m.:

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At these hearings, comments received from interested persons and agencies during the 30-day review period relating to the above items shall be discussed.

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For Fiscal Years 2010-2011 through 2012-2013, the Urban County will spend approximately \$4,175,947 of NSP3 funds on the following activities:

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- Program administration
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The Amendment to the Consolidated Plan FY 2007-2012 also adds the City of Hughson into the Urban County. Every three years, non-participating cities have an opportunity to enter into an agreement to become part of a qualified Urban County. The City of Hughson has notified the Urban County of its intent to join the Urban County effective FY 2011-2012. If the proposed amendment is approved, effective FY 2011-2012, the Urban County membership will include Stanislaus County and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford.

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- Public service programs.
- Fair housing services.
- Program delivery costs.
- Workforce and Economic Development
- First Time Home Buyer Program
- Owner-Occupied Housing Rehabilitation
- Prevent Homelessness and Rapidly House Homeless
- Revitalization of Foreclosed Properties

PLAN PREPARATION AND PROCESS - The preparation of the Draft Consolidated Plan FY 2007-2012/ Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan FY 2011-2012 utilized consultation and coordination among various agencies, private groups (for- and non-profit) and individuals. Relationships with these resource providers consisted of face-to-face meetings. Most important among them were the meetings with the Urban County partners and the input from the membership of the Stanislaus County Housing and Support Services Collaborative.

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CITIZEN PARTICIPATION - Public participation in the Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan FY 2011-2012 process will include public hearings held within the Urban County. Input will be sought from citizens and local service agencies regarding the foreclosure situation and the needs within the unincorporated areas of Stanislaus County, as well as participating Urban County Cities. Each member of the Urban County will conduct a public meeting to approve the Draft Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan FY 2011-2012. A 30-day public comment period will be initiated and Comments received during the public comment period will be incorporated in the final document prior to submittal to HUD.

CONCLUSION - The HOME and CDBG Entitlement Programs give an opportunity to address needs and challenges that are faced by the members of the Urban County. If any member of the public has a question regarding the Consolidated Plan FY 2007-2012/Annual Action FY 2010-2011 Amendment or Annual Action Plan 2011-2012, please call Aaron Farnon or Juan Gonzalez at 209-525-6330, or come to the Stanislaus County Department of Planning and Community Development at 1010 10th Street, Suite 3400, Modesto, CA between the hours of 8:00 a.m. and 5:00

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A copy of the Draft Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan 2011-2012 will be available on January 11, 2011 for review at the Planning Departments of each member of the Urban County (Stanislaus County and the Cities of Ceres, Hughson [AAP 2011-2012], Newman, Oakdale, Patterson, and Waterford) and online at <http://www.stancounty.com/planning/cdbg/cdbg.shtm>

Interested persons may submit written comments to Stanislaus County regarding the proposed amendments. Comments should be addressed to Kirk Ford, Planning Director of the Stanislaus County Department of Planning and Community Development at the above-referenced address or call (209) 525-6330. Persons with hearing or speech impairments may receive relay communication services by the California Relay Service using the following numbers: 1 (800)735-2929(text telephones) and 1 (800)735-2922 (voice). All comments relating to the items in this Public Hearing Notice must be submitted in writing.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: January 11, 2011

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY: Elizabeth A. King, Assistant Clerk

I:\CDBG\ANNUAL ACTION PLANS\2011-2012 AAP\PUBLICATIONS\AAP-NSP3
Public Hearing Notice for both 2-15-10.doc

AVISO DE AUDICIONES PUBLICAS

SE DA AVISO POR ESTE MEDIO que el dia 15 de Febrero del 2011, p.m., la mesa directiva de el Condado de Stanislaus se reunira en el despacho de juntas publicas en el 1010 10th St, Modesto, CA para considerar los siguientes temas:

6:35 p.m.:

La enmienda al Plan Consolidado de los años 2007-2012 y el Plan de Accion Anual del año fiscal 2010-2011, para incluir la disposicion de \$4,175,947 de fondos bajo el programa Estabilizacion de Viviendas 3 (Neighborhood Stabilization 3 – NSP3);

6:40 p.m.:

La enmienda al Plan Consolidado de los años 2007-2012 para integrar a la Ciudad de Hughson el Condado Urbano, de ser efectivo el año fiscal 2011-2012; La aprobacion de la version preliminar del Plan de Accion anual del año fiscal 2011-2012.

En estas audiciones, los comentarios recibidos durante el periodo de revision de 30 dias de personas y agencias interesadas relacionados a los temas mencionados seran discutidos.

INTRODUCCION – Las tres metas especificas del programa CDBG son: 1) Proveer viviendas decentes; 2) Proveer un medio ambiente compatible para vivir; 3) Expandir oportunidades economicas.

Enmienda del Plan Consolidado y Plan de Accion Annual:

La enmienda del Plan Consolidado 2007-2012 y el Plan de Accion Anual del año fiscal 2010-2011 describe las metas y polizas para la utilizacion de los fondos NSP3 para asistir a familias de bajos recursos en la area de viviendas y el mercado de viviendas reposeidas por instituciones bancarias.

Durante los años fiscales 2010-2011 al 2012-2013, el Consorcio dispondra aproximadamente \$4,175,947 de fondos NSP3 para ejercer las siguientes actividades:

- Adquisicion de viviendas reposeidas por instituciones bancarias para utilizacion como viviendas publicas.
- Adquisicion, rehabilitacion, y/o reconstruccion de viviendas reposeidas por instituciones bancarias.
- Administracion de el programa.
- Asistencia a familias debajo de 120% de ingresos promedios de el area (AMI) en la compra de las viviendas adquiridas.
- Proveer mejoramientos de eficacia energetica a viviendas y oportunidades de desarrollo sostenible para todas las viviendas asistidas por el programa NSP3.

La enmienda al Plan Consolidado 2007-2012 y Plan de Accion Annual 2010-2011 tambien servira el proposito de integrar a la Ciudad de Hughson a el Condado Urbano. Cada tres años, las ciudades no-participantes en el Consorcio tienen la oportunidad de entrar en un contrato para convertirse parte del condado urbano y ser elegible para recibir fondos bajo el programa CDBG. La Ciudad de Hughson ha notificado al Condado Urbano de su

intento de intregarse a el Condado Urbano de ser efectivo el año fiscal 2011-2012. Si la propuesta enmienda es aprobada, los miembros del Condado Urbano incluirea al Condado de Stanislaus y las Ciudades de Ceres, Hughson, Newman, Oakdale, Patterson, y Waterford de ser efectivo el año fiscal 2011-2012.

Plan de Accion Anual 2011-2012:

El Plan de Accion Anual 2011-2012 describe las metas y polizas para la disposicion y el uso de fondos bajo los programas CDBG, HOME, ESG, y NSP para asistir a personas y familias de bajos recursos en las areas de viviendas, infraestructura, y desarrollo economico.

Durante el Año Fiscal 2011-2012, el Condado Urbano gastara fondos nuevos en el las siguientes actividades:

- Facilitar la construccion de infraestructura publica.
- Construccion o rehabilitacion de instalaciones publicas.
- Administracion de el programa.
- Programas de servicios publicos.
- Servicios de vivienda justa
- Costos relacionados a la administracion de proyectos.
- Desarrollo economico y labor
- Programa de primeros compradores de casa
- Programa de rehabilitacion de viviendas
- Prevenir perdidas de hogar y proveer vivienda a personas desamparadas
- Revitalizacion de casas reposeidas por instituciones bancarias

PREPARACION Y PROCESO DE EL PLAN – La preparacion de la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 fue llevado acabo en consulta y coordinacion con varias agencias, organizaciones, y individuos. Comunicacion con estos proveedores de recursos consistio de contactos en escrito y juntas de cara a cara, publicas y informales. Dentro de las mas importantes fueron las juntas con los miembros de el Consorcio y la participacion de los miembros de el Colaborativo de Viviendas y Servicios de el Condado de Stanislaus.

La version preliminar de la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 sera disponible por un periodo de 30 dias el 11 de Enero del 2011 para solicitar comentarios del publico, seguido por la adopcion formal de el Consejo de el Condado de Stanislaus el 15 de Febrero del 2011.

PARITCIPACION DE LA COMUNIDAD – Participacion publica en el proceso de el la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 incluirea varias juntas publicas llevadas acabo en varias localidades y horarios dentro de las areas del Condado Urbano. Se buscaran comentarios del publico relacionados a la situacion de perdidas hipotecarias y las necesidades de las comunidades dentro de las areas Condado Urbano. Cada miembro del Condado Urbano llevara acabo una junta publica seguida por un periodo de 30 dias de comentario publico. Los comentarios recibidos durante el periodo de revision publica seran integrados a los documentos finales antes de someter a HUD.

CONCLUSION – Los Programas de HOME y CDBG dan la oportunidad de dirigir y responder a las necesidades y desafíos enfrentados en cada comunidad por los miembros del Condado Urbano. Si algún miembro de el publico tiene alguna pregunta referente a la enmienda del Plan Consolidado y Plan de Accion Anual, debera comunicarse con Juan Gonzalez al (209) 525-5984, o visitar el Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus en el 1010 10th Street, Suite 3400, Modesto, CA entre las horas de 8:00 am y 5:00 pm, de Lunes a Viernes.

La copia de la version preliminar de la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y Plan de Accion Anual 2011-2012 sera disponible para revision el 11 de Enero del 2011 en los departamentos de Planning en cada ciudad que forma parte de el Consorcio y en el internet: www.stancounty.com/planning/cdbg/cdbg.shtm.

Las personas interesadas pueden someter comentarios en escrito a el Condado de Stanislaus referente a las propuestas enmiendas. Los comentarios deberan ser sometidos a Kirk Ford, Director del Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus a la direccion referente arriba o llamar al (209) 525-6330. Las personas con impedimentos auditivos o de habla pueden recibir servicios de transmision proveidos por el Servicio de Transmision del Estado de California usando los siguiente numerous de telefono: 1-800-735-2929 (telefonos con texto) y 1-800-735-2922 (telefonos de voz). Todos los comentarios relacionados a los temas de este aviso de audicion publica deben ser sometidos en escrito.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: **January 11, 2011**

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY: Elizabeth A. King, Assistant Clerk

**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO**, County of **STANISLAUS**, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Jan 14, 2011

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

MODESTO, California on

January 14th, 2011

(By Electronic Facsimile Signature)

Marie Hickman

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INTRODUCCION - Las tres metas específicas del programa CDBG son: 1) Proveer viviendas decentes; 2) Proveer un medio ambiente compatible para vivir; 3) Expandir oportunidades económicas.

Enmienda del Plan Consolidado y Plan de Accion Anual:

La enmienda del Plan Consolidado 2007-2012 y el Plan de Accion Anual del año fiscal 2010-2011 describe las metas y polizas para la utilización de los fondos NSP3 para asistir a familias de bajos recursos en la area de viviendas y el mercado de viviendas reposesadas por instituciones bancarias. Durante los años fiscales 2010-2011 al 2012-2013, el Consorcio dispondra aproximadamente \$4,175,947 de fondos NSP3 para ejercer las siguientes actividades:

- Adquisición de viviendas reposesadas por instituciones bancarias para utilización como viviendas publicas.
- Adquisición, rehabilitación, y/o reconstrucción de viviendas reposesadas por instituciones bancarias.
- Administración de el programa.
- Asistencia a familias debajo de 120% de ingresos promedios de el area (AMI) en la compra de las viviendas adquiridas.
- Proveer mejoramientos de eficacia energetica a viviendas y oportunidades de desarrollo sostenible para todas las viviendas asistidas por el programa NSP3.

La enmienda al Plan Consolidado 2007-2012 y Plan de Accion Anual 2010-2011 tambien servira el proposito de integrar a la Ciudad de Hughson a el Condado Urbano. Cada tres años, las ciudades no-participantes en el Consorcio tienen la oportunidad de entrar en un contrato para convertirse parte del condado urbano y ser elegible para recibir fondos bajo el programa CDBG. La Ciudad de Hughson ha notificado al Condado Urbano de su intento de integrarse a el Condado Urbano de ser efectivo el año fiscal 2011-2012. Si la propuesta enmienda es aprobada, los miembros del Condado Urbano incluira al Condado de Stanislaus y las Ciudades de Ceres, Hughson, Newman, Oakdale, Paterson, y Waterford de ser efectivo el año fiscal 2011-2012.

Plan de Accion Anual 2011-2012:

El Plan de Accion Anual 2011-2012 describe las metas y polizas para la disposicion y el uso de fondos bajo los programas CDBG, HOME, ESG, y NSP para asistir a personas y familias de bajos recursos en las areas de viviendas, infraestructura, y desarrollo economico. Durante el Año Fiscal 2011-2012, el Condado Urbano gastara fondos nuevos en el las siguientes actividades:

- Facilitar la construcción de infraestructura publica.
- Construcción o rehabilitación de instalaciones publicas.
- Administración de el programa.
- Programas de servicios publicos.
- Servicios de vivienda justa
- Costos relacionados a la administración de proyectos.
- Desarrollo economico y labor
- Programa de primeros compradores de casa
- Programa de rehabilitación de viviendas
- Prevenir pérdidas de hogar y proveer vivienda a personas desamparadas
- Revitalización de casas reposesadas por instituciones bancarias

PREPARACION Y PROCESO DE EL PLAN - La preparación de la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 fue llevado acabo en consulta y coordinación con varias agencias, organizaciones, y individuos.

Comunicación con estos proveedores de recursos consistio de contactos en escrito y juntas de cara a cara, publicas y informales. Dentro de las mas importantes fueron las juntas con los miembros de el Consorcio y la participación de los miembros de el Colaborativo de Viviendas y Servicios de el Condado de Stanislaus. La version preliminar de la enmienda del

Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 sera disponible por un periodo de 30 días el 11 de Enero del 2011 para solicitar comentarios del publico, seguido por la adopción formal de el Consejo de el Condado de Stanislaus el 15 de Febrero del 2011.

PARICIPACION DE LA COMUNIDAD -

Participación publica en el proceso de el la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 incluira varias juntas publicas llevadas acabo en varias localidades y horarios dentro de las areas del Condado Urbano. Se buscaran comentarios del publico relacionados a la situación de pérdidas hipotecarias y las necesidades de las comunidades dentro de las areas Condado Urbano. Cada miembro del Condado Urbano llevara acabo una junta publica seguida por un periodo de 30 días de comentario publico. Los comentarios recibidos durante el periodo de revisión publica serán integrados a los documentos finales antes de someter a HUD.

CONCLUSION - Los Programas de HOME y CDBG dan la oportunidad de dirigir y responder a las necesidades y desafíos enfrentados en cada comunidad por los miembros del Condado Urbano. Si algun miembro de el publico tiene alguna pregunta referente a la enmienda del Plan Consolidado y Plan de Accion Anual, debere comunicarse con Juan Gonzalez al (209) 525-5984, o visitar el Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus en el 1010 10th Street, Suite 3400, Modesto, CA entre las horas de 8:00 am y 5:00 pm, de Lunes a Viernes.

La copia de la version preliminar de la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y Plan de Accion Anual 2011-2012 sera disponible para revisión el 11 de Enero del 2011 en los departamentos de Planning en cada ciudad que forma parte de el Consorcio y en el internet: www.stancounty.com/planningcdbg/cdbg.shfjm.

Las personas interesadas pueden someter comentarios en escrito a el Condado de Stanislaus referente a las propuestas enmiendas. Los comentarios deberan ser sometidos a Kirk Ford, Director del Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus a la dirección referente arriba o llamar al (209) 525-6330. Las personas con impedimentos auditivos o de habla pueden recibir servicios de transmisión proveidos por el Servicio de Transmisión del Estado de California usando los siguiente numeros de telefono: 1-800-735-2929 (telefonos con texto) y 1-800-735-2922 (telefonos de voz). Todos los comentarios relacionados a los temas de este aviso de audición publica deben ser sometidos en escrito. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: January 11, 2011. ATTEST: Christine Ferraro Tallman, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Assistant Clerk
Pub Dates Jan 14 2011