

Grantee: Stockton, CA

Grant: B-08-MN-06-0009

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-MN-06-0009

Obligation Date:**Grantee Name:**

Stockton, CA

Award Date:**Grant Amount:**

\$12,146,038.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Original - In Progress

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

On November 18, 2008, the Stockton City Council approved an Amendment to the City's 2008-09 One-Year Action Plan as required under the U.S. Department of Housing and Urban Development's Neighborhood Stabilization Program (NSP). The NSP implements a portion of the Housing and Economic Recovery Act of 2008 (HERA). The NSP provides targeted emergency assistance to jurisdictions to acquire and redevelop abandoned and foreclosed residential properties that might otherwise become sources of blight within our communities. The foreclosure situation has had an adverse impact on the City of Stockton. The City has been hard hit by declining property values and tax revenues and a rise in blight, vandalism, and code enforcement violations. Based on projections from the U.S. Department of Housing and Urban Development (HUD), foreclosures are expected to continue due to a large number of subprime loans and mortgages that are due to have variable interest rates reset in the near future. The City of Stockton was allocated \$12,146,038 of NSP from HUD. This Substantial Amendment to the 2008-09 Action Plan constitutes the City's proposed use of this funding. A. AREAS OF GREATEST NEED HERA requires that that NSP funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, the highest percentage of homes financed by a subprime mortgage, and areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures. The City has analyzed the three required criteria. Stockton, with a foreclosure rate of over twelve percent, has one of the highest rates of foreclosures per housing unit in the country. HUD also estimated that almost 34 percent of the loans made to purchase homes in Stockton from 2004 to 2006 were high-cost loans; also among the highest rates in the nation. This is an indicator of future foreclosures. HUD also provided an estimated foreclosure risk factor to assist jurisdictions in determining their areas of greatest need. HUD assigned scores from one to ten for each census tract, with one being the lowest risk and ten being the highest risk. Only two of the census tracts in Stockton have a risk factor below eight. The remaining 97 percent of the census tracts in Stockton have been identified as having a foreclosure risk factor of eight, nine or ten. Over 25 percent of the census tracts have been assigned a risk factor of ten and 40 percent have a risk factor of nine. This has made it difficult to identify specific areas to target the use of NSP funds. In an effort to identify the areas of greatest need within the City of Stockton, foreclosure data was analyzed by zip codes. A table showing the results is included in Appendix A. A map showing defaults and foreclosures for the month of October, 2008, by zip code, is also provided. Through the analysis of this data, the City was able to identify three zip codes which have had high concentrations of foreclosures in the past and which are also at risk of continuing to be affected by them. These zip codes are 95206, which includes much of south Stockton, and 95210 and 95212, which includes northeast Stockton. These zip codes include areas that have been identified by HUD as having risk factors of nine and ten. Zip code 95206 has accounted for more than 3,430 foreclosures in 2008. Only 1,000 of these homes have resold. Zip code 95210 has had over 1,150 foreclosures, with approximately 470 of these homes having sold. Zip code 95212, while having only 700 foreclosures during 2008, includes a small area of urban development so these foreclosures represent a very concentrated area of foreclosure activity which is having a detrimental impact on the neighborhood.

Recovery Needs:

B. DISTRIBUTION AND USES OF FUNDS

As noted above, the City of Stockton is proposing to target the use of NSP funds in the three zip codes that have the highest concentrations of foreclosures: 95206, 95210, and 95212.

However, as indicated by HUD's data, all of Stockton has been significantly impacted by foreclosures and is at significant risk of seeing continued foreclosures. Because of this, NSP activities will also occur outside these target areas. The City expects to target these priority areas first, but due to the need to implement the NSP program in an expeditious manner, the City may allow acquisitions of foreclosed homes in other areas as long as the homes will be affordable to the Low-Moderate-Middle-Income households which will purchase the homes.

C. DEFINITIONS AND DESCRIPTIONS

The following definitions apply to the Stockton's Neighborhood Stabilization Program:

(1) "Affordable Rents"

a. For extremely low-income households, the product of one-twelfth of 30 percent times 30 percent of the area median income adjusted for family size appropriate for the unit.

b. For very low-income households, the product of one-twelfth of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.

c. For moderate income households whose gross incomes exceed the maximum income for low-income households, the product of one-twelfth of 30 percent times 65 percent of the area median income adjusted for family size appropriate for the unit, less an allowance for tenant paid utilities.

d. For moderate and middle income households, the product of one-twelfth of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. For those moderate income households whose gross incomes exceed 110 percent of the area median income adjusted for family size, it shall be required that affordable rent be established at a level not to exceed 30 percent of gross income to the household.

(2) "Blighted Structure" shall mean buildings or conditions causing blight as defined in California Health and Safety Code Section 33031 (a)(1) and (2).

(3) "Continued Affordability" shall mean to meet or exceed the HOME Investment Partnerships Act (HOME) minimum requirements as follows:

a. Periods of Affordability: For Owner Occupied Housing, properties shall remain affordable for the longest practical period through affordability through deed restrictions. The minimum affordability period shall be as established in 24 CFR 92.254 (a) (4). The resale deed restriction shall have a minimum term of five to twenty years depending on the amount of funds in the project.

b. Resale and Recapture: The City will establish either Resale or Recapture provisions as established in 24 CFR 92.254 (a) (5). Buyers of homes assisted with NSP funds shall execute a promissory note and deed of trust which will secure the loan principal plus interest. Any loan repayments made during the first five years of the NSP program will be used to subsidize additional purchasers of foreclosed homes.

c. Affordability Covenants: For rental units, properties shall remain affordable for the longest practical period, up to 55 years, through affordability covenants or deed restrictions. NSP project rents will be monitored annually through the same process used to monitor HOME projects.

(4) "Housing Rehabilitation Standards." All rehabilitation activities assisted with NSP funds shall meet standards defined in the California Building Code as adopted by the California Building Standards Commission, as amended by the City of Stockton.

D. LOW INCOME TARGETING

The City of Stockton is proposing to use \$3,036,520 of its original allocation of NSP funds to purchase and rehabilitate abandoned or foreclosed homes or residential properties to provide housing for households at or below 50 percent of the Area Medium Income (AMI). A minimum of 25 percent of the program income received from NSP activities will also be targeted to assist households at this income level.

Stockton is proposing to focus on providing affordable rental opportunities to households in this income category. The specific type of housing has not been identified and may include a combination of single family homes, multi-family units, or congregate housing for special needs populations.

E. ACQUISITIONS & RELOCATION

The City of Stockton will not use NSP funds on an activity that will result in the demolition or conversion of any low- and moderate-income dwelling units (i.e., <= 80 percent of area median income).

F. PUBLIC COMMENT

The U.S. Department of Housing and Urban Development and the City's Citizen Participation Plan require the public to have an opportunity to review and comment on proposed amendments to the Action Plan. -In compliance with these requirements, on October 22, 2008 the Council's Housing Committee held a public meeting to discuss the development of a plan to implement the Neighborhood Stabilization Program.

Approximately 25 people attended the meeting. A copy of the minutes are included in Appendix B. A notice of the proposed Amendment, including the public hearing date, was printed in The Record and posted on the Housing Department's website on November 3,2008. This notice started a 15-day public review and comment period. A copy of the notice is also included in Appendix B.

On November 18, 2008 the City Council held a public hearing on the proposed Amendment. No member of the public spoke on the item which was approved by the City Council by the adoption of Resolution R08-0460.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,714,604.00
Total CDBG Program Funds Budgeted	N/A	\$3,714,604.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$1,088,958.87	\$1,088,958.87
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,821,905.70	\$0.00
Limit on Admin/Planning	\$1,214,603.80	\$66,417.39
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City of Stockton was successful in contracting with local, non-profit housing developers to assist in implementing the acquisition, rehabilitation, and resale component of its Neighborhood Stabilization Program. City staff, working in conjunction with four non-profit developers, acquired eight vacant, foreclosed properties during the second quarter of 2009 helping to mitigate blighting influences within the targeted areas of Stockton's NSP. These properties will be rehabilitated and available for purchase by qualified homebuyers over the next several months.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Downpayment Assistance	\$200,000.00	\$0.00	\$200,000.00	\$0.00
0002, Acquisition, Rehabilitation, Resale	\$7,194,924.00	\$0.00	\$7,194,924.00	\$0.00
0003, Acquisition, Rehabilitation, Rent	\$3,036,510.00	\$0.00	\$3,036,510.00	\$0.00
0004, Acquisition, Demolition, Reconstruction of Blighted Structures	\$500,000.00	\$0.00	\$500,000.00	\$0.00
0005, Administration	\$1,214,604.00	\$0.00	\$1,214,604.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 063-8526 NRS-STAND
Activity Title: Acq Rehab Sale - STAND

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 0002

Project Title:
 Acquisition, Rehabilitation, Resale

Projected Start Date:
 05/01/2009

Projected End Date:
 03/16/2013

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Stockton Housing

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$364,015.72	\$364,015.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow for the acquisition, rehabilitation, and resale with down payment assistance of properties that have been foreclosed upon, The City will target those zip codes which have the highest concentrations of foreclosed homes in an effort to help stabilize those neighborhoods.

Location Description:

The program will target zip codes 95206, 95210, and 95212; however, any foreclosed home within the City of Stockton may qualify.

Activity Progress Narrative:

STAND is actively seeking foreclosed homes within Stockton's NSP target area for acquisition and has made several offers that are currently pending responses. STAND has started rehabilitating the Klemeyer Circle property and is obtaining constructions bids to rehabilitate the remaining three properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/8

Activity Locations

Address	City	State	Zip
1036 Klemeyer Circle	Stockton	NA	95206
5029 Moorcroft	Stockton	NA	95206
5026 Jetty Drive	Stockton	NA	95206
1014 William Moss	Stockton	NA	95206

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:	063-8526 NRS-Svc1st
Activity Title:	Acq Rehab Sale - Service First of Northern CA

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

0002

Project Title:

Acquisition, Rehabilitation, Resale

Projected Start Date:

05/01/2009

Projected End Date:

03/16/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Stockton Housing

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow for the acquisition, rehabilitation, and resale with down payment assistance of properties that have been foreclosed upon, The City will target those zip codes which have the highest concentrations of foreclosed homes in an effort to help stabilize those neighborhoods.

Location Description:

The program will target zip codes 95206, 95210, and 95212; however, any foreclosed home within the City of Stockton may qualify.

Activity Progress Narrative:

Service First is actively seeking foreclosed homes within Stockton's NSP target area for acquisition and has made several offers that are currently pending responses. Service First anticipates closing on a couple of those properties within the next month.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/4

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:	063-8526 NRS-VHB
Activity Title:	Acq Rehab Sale - Visionary Home Builders

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
0002

Projected Start Date:
05/01/2009

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition, Rehabilitation, Resale

Projected End Date:
03/16/2013

Responsible Organization:
City of Stockton Housing

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$658,525.76	\$658,525.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow for the acquisition, rehabilitation, and resale with down payment assistance of properties that have been foreclosed upon, The City will target those zip codes which have the highest concentrations of foreclosed homes in an effort to help stabilize those neighborhoods.

Location Description:

The program will target zip codes 95206, 95210, and 95212; however, any foreclosed home within the City of Stockton may qualify.

Activity Progress Narrative:

Visionary is actively seeking foreclosed homes within Stockton's NSP target area for acquisition and has made several offers that are currently pending responses. Visionary will begin rehabilitation of the 3315 Buttrick Lane property in the coming weeks and is obtaining constructions bids to rehabilitate the remaining three properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/8

Activity Locations

Address	City	State	Zip
4318 Highbridge Ln	Stockton	NA	95206
8702 Bergamo Cr	Stockton	NA	95212
3281 Vermillion	Stockton	NA	95206
3315 Buttrick Ln	Stockton	NA	95206

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:	Admin 063-8120
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Activity Title:	Administration
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Activity Category:

Administration

Activity Status:

Under Way

Project Number:

0005

Project Title:

Administration

Projected Start Date:

10/01/2008

Projected End Date:

03/15/2013

National Objective:

N/A

Responsible Organization:

City of Stockton Housing

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$1,214,604.00

Total CDBG Program Funds Budgeted

N/A

\$1,214,604.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$66,417.39

\$66,417.39

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

A maximum of ten percent of NSP funds will be used to cover costs associated with program planning, implementation, and administration. It is anticipated that actual costs will be less than the maximum allowed. Funds not used for administration will be transferred to other eligible NSP activities.

Location Description:

City of Stockton

Activity Progress Narrative:

Performance Measures

No 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
