

Section 11 -Neighborhood Stabilization Program 3 Policy and Procedure (NSP 3)



MODESTO
C A L I F O R N I A

City of Modesto City Council Approved by Resolution 2011-41 on February 8, 2011

*These policies supersede any previously adopted policies and are subject to review and revision by the City of Modesto Housing Rehabilitation Loan Committee.



EQUAL HOUSING
OPPORTUNITY

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Ramírez, Hugo
Email Address	hramirez@modestogov.com
Phone Number	209-577-5368
Mailing Address	P.O. Box 642, Modesto, CA 95353

2. Areas of Greatest Need

Map Submission

The map generated using the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment. (Neighborhood ID: 3290649)

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

Modesto

Metropolitan area data for the first half of 2010 indicate that Modesto is the third hardest hit (i.e., third highest foreclosure rate) in the U.S. and the hardest hit in California (RealtyTrac). Also according to this source, 2 of every 3 homes sold in the Modesto metropolitan area in 2010 have been either foreclosed upon or are "short sale" properties. Since the fall of 2006, 21,000 Modesto metropolitan area properties have been lost to foreclosure; approximately 1 in every 8 homes (ForeclosureRadar).

Other realities of the economic recession in Modesto include a 16.4% unemployment rate as of August 2010 – a 1.1 percentage point rise from August 2009 and much higher than the national average of 9.6% as of August 2010 (Bureau of Labor Statistics' Current Employment Statistics [CES] Survey).

Modesto also has an astoundingly high rate of poverty. An analysis of the country's 100 largest metropolitan areas, based on recently released data from the 2009 American Community Survey (ACS) indicates that the economic recession is exacerbating the climbing poverty trend in Modesto where the poverty rate is among the highest in the U.S. at 19% – a 3.6 percentage point rise from 2007 to 2009 (Brookings Institution analysis of 2007, 2008, and 2009 American Community Survey data).

Areas of Greatest Need

Neighborhood Stabilization Program 3 (NSP3) Need Score is calculated using the following data:

- 1) Unemployment change from March 2005 to March 2010;
- 2) Rate of A) low cost, high leverage loans; B) high cost, high leverage loans; and C) high cost, low leverage loans from 2004-2007; and
- 3) Fall in home value since peak.

Sources: U.S. Census, U.S. Postal Service (USPS), U.S. Bureau of Labor Statistics (BLS) Local Area Unemployment Statistics, Federal Housing Finance Agency (FHFA) Home Price Index, Home Mortgage Disclosure Act (HMDA), Mortgage Bankers Association, RealtyTrac.

The Airport Neighborhood located in (and composing most of) census tract 21.00, one of the City of

Modesto's 14 low-income census tracts (i.e., census tracts with median household incomes that do not exceed 50% of broader Area Median Income [AMI]), scored the highest possible NSP3 Need Score of 20. While 13 of the City of Modesto's 14 low-income census tracts scored 20, the Airport Neighborhood demonstrated to have the highest in the following risk indicators:

- A) Percentage of residential addresses vacant 90 or more days (13.7%);
- B) Combined percentage of residential addresses vacant 90 or more days and residential addresses classified as no-stat (16.7%); and
- C) Estimated percentage of delinquent mortgages (25.7%).

These data are presented in attached tables.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Satisfying the "Deep" or "Strict" Targeting Requirement of NSP3

The determination of the area of greatest need is informed by the rich data available, as well as the recognition that NSP3 funding is insufficient to make the desired impact in a larger geographic area. Land banking, acquisition and rehabilitation, redevelopment, and demolition activities will be integrated into a comprehensive revitalization strategy to reverse key indicators of persistent and extremely high: 1) unemployment and underemployment; 2) vacancy and abandonment; and 3) blight.

Modesto is a geographically expansive city and while high rates of foreclosure and vacancy are, unfortunately, not unique to the Airport Neighborhood, the substantial leveraging of resources – public and private, as well as social (resident leadership and broader community commitment to the neighborhood) – is quite extraordinary. Planned and potential leveraging opportunities include: collaboration with Stanislaus County Department of Planning and Community Development (NSP3) and Redevelopment Agency (Housing Set-Aside) activities in the neighborhood; both City of Modesto and Stanislaus County will collaborate with the Housing Authority of the County of Stanislaus, which will serve as subrecipient (developer and land bank operator); partnerships with financial institutions for Community Reinvestment Act (CRA) activities; and positioning this highly coordinated NSP3 project to be more competitive for YouthBuild, Choice Neighborhood, and other federal grant opportunities.

The economic reality of the Airport Neighborhood is quite distinct from the economic realities in other neighborhoods in Modesto. In addition to the high rate of foreclosure, the degree of blight and abandonment in the Airport Neighborhood is extremely high, as is evident in the data presented in the attached tables and analyses.

Unlike NSP1 and NSP2, NSP3:

- 1) Has been designed to address the unique needs of the Airport Neighborhood through NSP activities that go beyond acquisition and rehabilitation;
- 2) Will leverage substantial resources through unprecedented collaboration with Stanislaus County and its NSP3 and Redevelopment Agency activities;
- 3) Will expand the production capacities of the three major development partners: City of Modesto, Stanislaus County, and the Housing Authority of the County of Stanislaus; and

4) Will create extraordinary opportunity for public-private partnership for the benefit of the residents of the Airport Neighborhood, including vicinity hiring to the maximum extent feasible.

Recognizing the importance of an engaged community in an effective land banking project, NSP3 will create a dedicated position that will carry out several critical functions consistent with the delivery of NSP3 activities, including: liaising with residents and other stakeholders; facilitating vicinity hiring to the maximum extent feasible; and pursuing leveraging opportunities, both public and private. This position will help maintain the momentum of commitment in the neighborhood.

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	A structure is blighted when it exhibits objectively determinable signs of deterioration or abandonment to constitute a threat to human health, safety, and/or public welfare; and/or its appearance is inconsistent with the surrounding landscape.
Affordable Rents	Consistent with the U.S. Department of Housing and Urban Development (HUD) definition of affordable housing, the City defines affordable rents (including utilities) as costing no more than 30% of a household's gross monthly income.

Descriptions

Term	Definition
Long-Term Affordability	<p>Continued affordability will be ensured through a restrictive affordability period and will be in effect for a period based on the level of assistance consistent with the HOME Investment Partnerships Program regulations of up to 20 years (24 CFR 92.252(a), (c), (e) and (f), and 92.254) and will require covenants to be recorded on the properties with housing end uses. If other sources of funds are used for housing development, covenants longer in duration may be recorded on these properties. Properties for sale will at all times be occupied as the principal residence of the owner and will not be rented, leased, or sold. The covenants and restrictions will run with the land and will be binding on future owners of the property. The City will monitor the properties for owner occupancy, income qualification, and other requirements as applicable on an annual basis.</p> <p>Note: This affordability relates to individuals or families whose incomes do not exceed 120% of Area Median Income (AMI) or, for units originally assisted with funds under the requirements of section 2301(f)(3)(A)(ii) of the original statute of NSP (Housing and Economic Recovery Act of 2008), to remain affordable to individuals and families whose incomes do not exceed 50% of AMI.</p>

<p>Housing Rehabilitation Standards</p>	<p>The City will apply HUD's Housing Quality Standards (HQS) to all rehabilitation activities. HQS consists of the following 13 performance requirements: 1) sanitary facilities; 2) food preparation and refuse disposal; 3) space and security; 4) thermal environment; 5) illumination and electricity; 6) structure and materials; 7) interior air quality; 8) water supply; 9) lead-based paint; 10) access; 11) site and neighborhood; 12) sanitary conditions; and 13) smoke detectors.</p> <p>Additionally, the City will rely on its highly experienced building inspection unit to ensure compliance with rigorous state and local building codes. Note: California Building Code (California Code of Regulations, Title 24, Part 2), effective January 1, 2011, exceeds federal green standards.</p>
<p>Affordable Rental Housing Preference</p>	<p>City of Modesto will establish procedures to create preferences for the development of affordable rental housing with NSP3 funds. This will be achieved through partnership with the Housing Authority of the County of Stanislaus (subrecipient).</p>
<p>Vicinity Hiring</p>	<p>City of Modesto will update its Section 3 certification process to require contractors make good faith efforts to provide to the maximum extent feasible, opportunities to local residents and business concerns and, specifically, promote NSP3 vicinity hiring in the Airport Neighborhood.</p>

Additional Definitions and Descriptions

Term	Definition
<p>Foreclosed Upon</p>	<ol style="list-style-type: none"> 1. The property is at least 60 days delinquent on its mortgage and the owner has been notified; or 2. The property owner is 90 days or more delinquent on tax payments; or 3. Under state or local law, foreclosure proceedings have been initiated or completed; or 4. Foreclosure proceedings have been completed and title has been transferred to an intermediary aggregator or servicer that is not an NSP grantee, subrecipient, developer, or end user.
<p>Abandoned</p>	<ol style="list-style-type: none"> 1. No mortgage or tax payments have been made by the property owner for at least 90 days; or 2. A code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies <p>Note: Section 301 of the Uniform Relocation Act (URA), regarding just compensation, does not apply to voluntary acquisitions.</p>
<p>Homes and Residential Properties</p>	<p>Any type of permanent residential dwelling unit, including detached single family structures, townhouses, condominium units, multifamily rental apartments (covering the entire property), and manufactured homes where treated under state law as real estate (not as personal property).</p>

	Residential properties include all of the above plus vacant land that is currently designated for residential use.
End Use or Re-Use	Disposition or ultimate purposing of property in land banking and redevelopment. For example, two adjacent properties are acquired; one property is vacant land, the other has a blighted structure; land bank demolishes blighted structure – end use may be development of affordable housing on these properties or re-use from housing to mixed-use development project with community facility (NSP3 funds are only for residential development activities but may be combined [on a proportional basis] with other funds that allow for non-residential development activities).
Mixed-Use Development	A type of development that combines residential, commercial, and/or office into one development or building. For example, a mixed-use building could have several floors, with the bottom floor dedicated to retail or office and the remaining floors above for apartments or condominiums (NSP3 funds are only for residential development activities but may be combined [on a proportional basis] with other funds that allow for non-residential development activities).
Acquisition and Rehabilitation (NSP 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.
Land Bank (NSP Eligible Use C)	<p>Establish and operate land banks for homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. Operations of a land bank include maintenance expenses, such as project delivery costs eligible under disposition and interim uses that comply with an eligible activity.</p> <p>Land banked property and demolished property are just interim uses for which end uses must be planned (e.g., housing [redeveloped on the property], sale [or donation] of the property as side lots to low-, moderate-, and middle-income [LMMI] neighbors, etc.)</p> <p>Note: Any type of structure (commercial, industrial, and other types in addition to homes and residential structures) that is blighted may be demolished with NSP funds. In general, demolition must have an end use that benefits low-, moderate-, and middle-income (LMMI) persons.</p> <p>Also, if the land bank is a governmental entity, it may also maintain abandoned or foreclosed property that it does not own, provided it charges the owner of the property the full cost of the service or places a lien on the property for the full cost of the service.</p>
Redevelopment (NSP Eligible Use E)	Redevelop demolished or vacant properties. This activity allows communities to address the broadest range of property types, as it allows for the acquisition and development of any property type (i.e., properties that were once developed or are surrounded by existing development – undeveloped

	or "greenfield" sites are not permitted). This includes commercial or industrial property in addition to all types of residential properties (need not be abandoned or foreclosed upon). However, it must be vacant. New housing construction is only permitted under this activity. Housing rehabilitation is also permitted.
Additional NSP Eligible Use Considerations	Properties that are eligible to be land banked with unknown end uses, or for which the end use is not imminent, should be considered for land banking activity (assuming that these properties have been foreclosed upon). Unlike land banking activity, properties acquired and improved under redevelopment activity must proceed expeditiously to construction. Note: The City is not required to meet the requirements of 42 U.S.C. 5304(d) as implemented at 24 CFR 42.375, which mandates one-for-one replacement of low- and moderate-income dwellings units that are demolished or converted for activities assisted with NSP funds.

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

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% of Area Median Income.

Total low-income set-aside percentage (must be no less than 25%): 25.00%
 Total funds set aside for low-income households = \$725,000.00

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

At least \$725,000 will be used for housing individuals and families whose incomes do not exceed 50% of Area Median Income (AMI). Low-income targeting goals will be met primarily through housing development primarily for the creation of affordable rental opportunities (due to persistently and extremely high unemployment and underemployment), as well as affordable homeownership opportunities to the maximum extent feasible.

While the creation of affordable rental opportunities will be highest priority, the City of Modesto also plans to design an innovative and comprehensive homeownership program similar to a lease-to-own program that will provide low-income households with asset-building tools necessary to sustain homeownership.

Given the economy of scale of its production capacity and its extensive experience in affordable housing development and program management, the Housing Authority of the County of Stanislaus will develop,

own, operate, and maintain NSP3 properties. As subrecipient, the Housing Authority of the County of Stanislaus engages contractors and, in consultation with the City of Modesto, may engage developers, particularly City of Modesto-designated Community Housing Development Organizations (CHDOs).

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., $\leq 80\%$ of Area Median Income)?	(Select One)
---	--------------

If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., $\leq 80\%$ of Area Median Income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	10
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., $\leq 120\%$ of Area Median Income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	8
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50% of Area Median Income.	7

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

City of Modesto ensures that all citizens have equal access to information regarding and sufficient notice of the opportunity to comment on this document. In addition to posting this document on the City's website as the materials are developed, published, and submitted to HUD; and publication of notices soliciting public comment in the largest English- and Spanish-language local newspapers – City staff created opportunities to engage English- and Spanish-speaking residents of the area of greatest need (for the purposes of NSP3) in neighborhood meetings in the Airport Neighborhood to solicit input during the development of this document. Consistent with the U.S. Department of Housing and Urban Development (HUD) Notice of Formula Allocations and Program Requirements for Neighborhood Stabilization Program Formula Grants (Docket No. FR-5447-N-01 [NSP3 Notice]), the City has published this document for no less than 15 calendar days of public comment.

Summary of Public Comments Received.

The summary of public comments received is included as an attachment.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled "Activity Number 4," "Activity Number 5," "Activity Number 6," and "Activity Number 7." If you are unsure how to delete a table, see the instructions above.)

The field labeled "Total Budget for Activity" will populate based on the figures entered in the fields above it.

Consult the NSP3 Program Design Guidebook for guidance on completing the "Performance Measures" component of the activity tables below.

Activity Number 1	
Activity Name	Neighborhood Revitalization Strategy Area (NRSA) NSP3 Project
Uses	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input checked="" type="checkbox"/> Eligible Use C: Land Banking
	<input checked="" type="checkbox"/> Eligible Use D: Demolition
<input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	24 CFR 570.201
	(a) Acquisition
	(b) Disposition
	(c) Public facilities and improvements
	(e) Public services for housing counseling, but only to the extent that counseling beneficiaries are limited to prospective purchasers or tenants of NSP3 properties
	(i) Relocation
	(n) Direct homeownership assistance to persons whose incomes do not exceed [120]% of median income.
	24 CFR 570.202 Eligible rehabilitation and preservation activities
	24 CFR 570.201 (d) Clearance, for blighted structures only
	24 CFR 570.205 General administration and planning
24 CFR 570.206 Activity delivery costs (including required homebuyer counseling) may be charged to the particular activity performed above and will not count as general administration and planning costs	
24 CFR 570.200(h) Incurrence of pre-award costs	

<p>National Objective</p>	<p>(Select One) Low-, Moderate-, and Middle-Income Area Benefit (LMMA), as activities will be carried out in a Neighborhood Revitalization Strategy Area (NRSA); and Low-Income Housing (LH25) for at least 25% of NSP 3 funds that will be used for the purchase and redevelopment of abandoned or foreclosed upon homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50% of Area Median Income (AMI).</p>
<p>Activity Description</p>	<p>Land banking, acquisition and rehabilitation, redevelopment, and demolition activities will be integrated into a comprehensive revitalization strategy to reverse key indicators of persistent and extremely high: 1) unemployment and underemployment; 2) vacancy and abandonment; and 3) blight.</p> <p>City of Modesto (City) will partner with the Housing Authority of the County of Stanislaus (Housing Authority) in the Neighborhood Revitalization Strategy Area (NRSA) NSP3 Project (Project). Stanislaus County (County) will also partner with the Housing Authority to carry out its NSP3 project in the NRSA. This City-County collaboration will bring the NRSA comprehensive plan to scale and will position the NRSA to more effectively secure other federal, state, and private foundation funds for a more robust public-private partnership.</p> <p>All properties will be purchased at a minimum discount of 1% from the current market-appraised value of the property. The current market-appraised value means the value of a property that is established through an appraisal made in conformity with the appraisal requirements of the Uniform Relocation Act (URA) at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property.</p> <p><u>Activities</u></p> <ul style="list-style-type: none"> - Acquisition of eligible properties under land banking, acquisition and rehabilitation, and redevelopment activities; - Rehabilitation of eligible properties under land banking, acquisition and rehabilitation, and redevelopment activities; - Land banking operations will include: maintenance of land-banked properties, property management of rental units (note: City is required by statute to establish procedures to create preferences for the development of affordable rental housing with NSP3 funds); maintenance of its geographic and market information systems; and carrying out ongoing community engagement activities (e.g., outreach, education, consultation, etc.); - Demolition of eligible properties under land banking, acquisition and rehabilitation, demolition, and redevelopment activities; - Development of eligible properties under land banking, acquisition and rehabilitation, and redevelopment activities for eligible end uses <ul style="list-style-type: none"> o Create affordable rental opportunities o Create affordable homeownership opportunities

- o Stimulate community and economic development opportunities consistent with larger NRSA Plan through potential mixed-use development (NSP3 funds are only for residential development activities but may be combined with other funds that allow for non-residential development activities)
- o Reverse the physical decline of properties

The City's efforts in the Airport Neighborhood have helped foster a critical mass of leadership and commitment around community and economic development in the neighborhood. The City has been working diligently since the HUD approved its proposal to designate the Airport Neighborhood a Neighborhood Revitalization Strategy Area (NRSA) on January 27, 2009.

The Airport Neighborhood is uniquely located near the vibrant downtown; to the west, neighbors the world's largest family-owned winery and largest exporter of California wine, E & J Gallo Winery and Gallo Glass Company headquarters and large-scale facilities, respectively; to the north, neighbors one of Modesto's oldest and most affluent neighborhoods, La Loma Neighborhood; to the east neighbors the local airport; and to the south, neighbors the Tuolumne River and the Tuolumne River Regional Park system. The NRSA created an opportunity for these neighbors to partner with the residents of the Airport Neighborhood for the revitalization of their neighborhood.

An engaged community is critical to the success of a land banking and redevelopment project. The City's approach involves building relationships with and among residents to build a sense of community and cultivate effective and sustainable leadership. A community is only as strong as its members' capacities to care for one another. Community capacity-building is place-based and empowers residents to build a sense of community, identify issues that matter most to them, and develop and implement strategies for addressing these issues.

As part of the larger NRSA plan, the Project will further foster a sense of ownership of the neighborhood among its residents. Community input will inform the development of project policies, goals, outreach procedures, evaluation, etc. The Project will promote openness, transparency, and dialogue among residents and between residents and their government. Project will also solicit input from other key stakeholders (e.g., people who work in the area, businesses that operate in the area, faith- or community-based organizations that serve the area, property owners that do not live in the area, etc.) in evaluating properties for land banking and redevelopment activities.

Furthermore, the Project will to the maximum extent feasible create term employment opportunities for residents of the neighborhood through vicinity hiring.

Location Description	<p>In order to optimally leverage City of Modesto and Stanislaus County NSP3 funds and Redevelopment Housing Set-Aside funds (20% of tax increments must be used by redevelopment agencies to increase and improve affordable housing for low- and moderate-income individuals and families), NSP3 activities will be targeted in the Neighborhood Revitalization Strategy Area (see map).</p> <p>Northern boundary: Yosemite Boulevard</p> <p>Eastern boundary: Empire Avenue / Tioga Drive</p> <p>Southern boundary: Hillside Drive / Tuolumne River</p> <p>Western boundary: South Santa Rosa Avenue / South Santa Cruz Avenue</p> <p>Note: The boundaries of the project (i.e., census tract 21.00) extend slightly beyond the above-indicated boundaries. However, most activities will be concentrated within the boundaries indicated above.</p> <p>While County unincorporated area of the Airport Neighborhood is located within the County's Redevelopment Area, City area of the Airport Neighborhood is not located within the City's Redevelopment Area. City is preliminarily planning an expansion of its Redevelopment Area into the City area of the Airport Neighborhood, in order to maximize use of its Redevelopment Housing Set-Aside funds.</p>												
	Budget	<table border="1"> <thead> <tr> <th>Source of Funding</th> <th>Dollar Amount</th> </tr> </thead> <tbody> <tr> <td>Acquisition and Rehabilitation (NSP Eligible Use B)</td> <td>\$690,662</td> </tr> <tr> <td>Land Bank (NSP Eligible Use C)</td> <td>\$1,195,379</td> </tr> <tr> <td>Demolition (NSP Eligible Use D)</td> <td>\$79,691</td> </tr> <tr> <td>Redevelopment (NSP Eligible Use E)</td> <td>\$690,662</td> </tr> <tr> <td>Total Budget for Activity</td> <td>\$2,656,394.00</td> </tr> </tbody> </table>	Source of Funding	Dollar Amount	Acquisition and Rehabilitation (NSP Eligible Use B)	\$690,662	Land Bank (NSP Eligible Use C)	\$1,195,379	Demolition (NSP Eligible Use D)	\$79,691	Redevelopment (NSP Eligible Use E)	\$690,662	Total Budget for Activity
Source of Funding	Dollar Amount												
Acquisition and Rehabilitation (NSP Eligible Use B)	\$690,662												
Land Bank (NSP Eligible Use C)	\$1,195,379												
Demolition (NSP Eligible Use D)	\$79,691												
Redevelopment (NSP Eligible Use E)	\$690,662												
Total Budget for Activity	\$2,656,394.00												
Performance Measures	<p>Housing Units (50% AMI or below): 7 Housing Units (50-120% AMI): 8</p> <p>Instances of Demolition: 10</p> <p>Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 15</p>												
Projected Start Date	May 2011 (Note: start and end dates will be determined by date HUD signs grant agreement.)												
Projected End Date	May 2014												
Responsible Organization	Name	Housing Authority of the County of Stanislaus											
	Location	1702 Robertson Road Modesto, CA 95351											
	Administrator Contact Info	Borgwardt, Don											

		<p>Housing Development and Construction Supervisor (209) 557-2008 dborgwardt@stancoha.org</p> <p>Fagan, Bill Executive Director (209) 557-2015 bill@stancoha.org</p>
--	--	--