Grantee: Stockton, CA

Grant: B-11-MN-06-0009

January 1, 2015 thru March 31, 2015 Performance Report

Grant Number:
B-11-MN-06-0009

Obligation Date:

Award Date:

Grantee Name:
Stockton, CA

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$4,280,994.00

Grant Status:
Active

QPR Contact:
Trevor Wilson

LOCCS Authorized Amount:
$4,280,994.00

Estimated PI/RL Funds:
$3,908,169.80

Total Budget:
$8,189,163.80

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

One of the difficulties in identifying a target area for the expenditure of NSP3 funds within the City of Stockton is that the majority of the city meets the minimum requirements established by HUD. The minimum need score for California is 17, but most of the census tracts in Stockton have a score of 20. This indicates that all of Stockton has been affected by foreclosures. Based on information from RealtyTrac, U.S., in 2010 Stockton had the seventh highest foreclosure rate in the nation. There were over 15,800 filings, representing almost seven percent of the homes in the City. And the situation does not appear to be changing. With an average of over 380 Notices of Default per month during the last six months of 2010, foreclosures will continue. In reviewing the distribution of the notices of default, it was found that they were located throughout the City.

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Because of these factors, additional criteria needed to be considered to establish target areas for NSP3.

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For the Acquisition, Rehabilitation, and Resale activity the City of Stockton reviewed the lessons learned through the implementation of that portion of NSP1. The City found that purchasing newer homes which required little rehabilitation meant that costs were minimized and homes were resold, and therefore occupied, more quickly. Reducing the amount of time that the homes are vacant is an important factor for the neighborhoods in terms of safety, appearance and stability.

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Weston Ranch, one of the neighborhoods severely impacted by the foreclosure crisis, meets the above requirements. Most of the homes are less than fifteen years old, are three to four bedrooms in size so they meet the needs of most households, and the homes that have been purchased in this neighborhood through NSP1 have not required significant rehabilitation and generally have resold quickly. In reviewing notice of default activity for the last half of 2010, it is apparent that foreclosures in this neighborhood will be continuing. In addition, in the current housing market, homes within this neighborhood are affordable to households within the target income range.

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The target area has an NSP Need Score of 20.

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For the Acquisition, Rehabilitation, and Rental activity the City&rsquos objective is to acquire a foreclosed apartment complex in the Greater Downtown area. This area has been and will continue to be a focus of redevelopment activities. Increasing the amount and types of housing that is available in this area is now a goal of the City. This will complement other actions that have been undertaken by the City and the Redevelopment Agency of the City of Stockton in this area. This target neighborhood also has an NSP Need Score of 20.

How Fund Use Addresses Market Conditions:

The City's Acquisition/Rehabilitation/Resale Activity will address local housing market conditions by helping to remove some of the vacant, foreclosed homes from the market and by providing downpayment assistance which helps households qualify for a first mortgage. Increased ownership within the target neighborhood will help provide stability in an area which has been severely impacted by foreclosures for several years.

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The Acquisition/Rehabilitation/Rental Activity will address local housing market conditions by helping to remove foreclosed residential properties from the market. Most of these properties are vacant or have few tenants, so they also create safety concerns for the surrounding neighborhoods. Having the properties rehabilitated and well managed and the buildings occupied will help stabilize the neighborhoods. It will also provide additional well-maintained and well-managed affordable housing for households that cannot afford to purchase a home.

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Ensuring Continued Affordability:

Long-Term Affordability shall meet or exceed the HOME Investment Partnerships Act HOME minimum as follows:

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Owner-Occupied Homes:

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For owner-occupied housing, properties shall remain affordable for the longest practical period. Affordability shall be enforced through deed restrictions. The minimum affordability period shall be as established in 24 CFR 92.254 (a) (4). The resale restriction shall have a minimum term of five to thirty years depending on the amount of funds in the project.

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Recapture provisions will be included in each property&rsquos promissory note. The NSP subsidy, plus any accrued interest, will be recaptured upon the sale or transfer of the property during the affordability period.

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Any of the recaptured funds or any loan repayments made during the first five years of the NSP program will be used to subsidize additional purchasers of foreclosed homes.

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Rental Housing:

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For rental units, properties shall remain affordable for the longest practical period, up to a maximum of 55 years. Affordability shall be enforced through deed restrictions. Rents charged in housing acquired with NSP funds will be monitored annually through the same process used to monitor HOME projects.

Definition of Blighted Structure:

Blighted Structures shall mean buildings or conditions causing blight as defined in California Health and Safety Code Section 33031 (a)(1) and (2), which includes buildings in which it is unsafe or unhealthy for persons to live or work or there are conditions present that prevent viable use of the property

Definition of Affordable Rents:

Affordable Rents shall not exceed Low HOME Low Rents, adjusted for income and family size.

Housing Rehabilitation/New Construction Standards:

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

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When applicable, the City will incorporate Energy Star Standards to the rehabilitation work that is undertaken. For example, if it is necessary to replace any applicances, they will be replaced with Energy Star applicances and if toilets, showers, and faucets need to be replaced, they will be replaced with WaterSense label, or equivalent, fixtures.

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Vicinity Hiring:

As required, the City will, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contracting with small businesses that are owned and operated by persons residing in the vicinity of such projects. To achieve this, the City will require the organizations that are selected to implement this activity to conduct outreach into the neighborhoods surrounding NSP3 projects and to provide documentation of their efforts. The City of Stockton&rsquos Local Hire Ordinance will be used as a guideline for the efforts that will be required, including, but not limited to requiring that job orders for vacant positions be filed with the local office of the State Employment Development Department and with Worknet of San Joaquin County, advertising for vacant jobs in local public places, and conducting an informational meeting to inform the community of employment opportunities.

Procedures for Preferences for Affordable Rental Dev.:

While it is a goal of NSP3 to create preferences for the development of affordable rental housing, the City of Stockton&rsquos Housing Element supports the provision of additional opportunities for homeownership for moderate-income households. The Neighborhood Stabilization Program provides a unique opportunity for the City to assist households with incomes between 80% and 120% of AMI, since most other funding sources limit assistance to households with incomes below 80% AMI.

Grantee Contact Information:

Responsible Organization

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Name: City of Stockton Economic Development Department

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Location: 425 N. El Dorado Street, 3rd Floor, Stockton, CA 95202

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Administrator Contact Info: Lorraine Islas, 209-937-8075

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$7,224,662.16
Total Budget	$0.00	$7,224,662.16
Total Obligated	$0.00	$7,224,662.16
Total Funds Drawdown	$40,976.19	$6,506,424.83
Program Funds Drawdown	$40,976.19	$3,021,618.62
Program Income Drawdown	$0.00	$3,484,806.21
Program Income Received	$0.00	$3,484,764.59
Total Funds Expended	$40,902.83	$6,547,327.67
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$642,149.10	$0.00
Limit on Admin/Planning	$428,099.40	$209,657.54
Limit on State Admin	$0.00	$209,657.54

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$428,099.40	$818,916.38

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$1,070,248.50	$1,464,100.00

Overall Progress Narrative:

During this quarter 1 home was sold to qualified households. No homes were acquired during this quarter. Since the beginning of NSP 3, the following has been accomplished through the NSP 3 program in the City of Stockton:
1. Total properties purchased, 28 single family homes purchased and 1 Multi-Family property.
2. Total single-family resold: 25
3. Total single-family rental: 0
4. Down Payment Assistance only: 0
5. Total multi-family units: 20
6. Multi-family units completed and occupied: 0

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Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Administration	$28,504.19	$818,916.38	$73,698.62
0002, Acq/Rehab/Resale	$12,472.00	$4,941,645.78	$2,723,699.60
0003, Acq/Rehab/Rent	$0.00	$2,428,601.64	$224,220.40
9999, Restricted Balance	$0.00	$0.00	$0.00

Activities

Project # / Title: 0001 / Administration

Grantee Activity Number:	**0001**
Activity Title:	**Administration**

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
0001

Project Title:
Administration

Projected Start Date:
03/09/2011

Projected End Date:
03/09/2014

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Stockton Housing

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$818,916.38
Total Budget	$0.00	$818,916.38
Total Obligated	$0.00	$818,916.38
Total Funds Drawdown	$28,504.19	$209,657.54
Program Funds Drawdown	$28,504.19	$73,698.62
Program Income Drawdown	$0.00	$135,958.92
Program Income Received	$0.00	$0.00
Total Funds Expended	$25,902.83	$235,560.37
City of Stockton Housing	$25,902.83	$235,560.37
Match Contributed	$0.00	$0.00

Activity Description:

Administration of the City of Stockton's NSP3 grant.

Location Description:

Administration of the program will take place at Stockton City Hall, 425 N. El Dorado Street, 3rd Floor, Stockton, CA 95202

Activity Progress Narrative:

Funds expended this quarter are $25,902.83. Total funds expended through 3/31/2015 are $235,560.37.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: 0002 / Acq/Rehab/Resale

Grantee Activity Number:	**064-8526 NRS - New Genesis**
Activity Title:	**Acq/Rehab/Resale - New Genesis**

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
0002

Project Title:
Acq/Rehab/Resale

Projected Start Date:
01/02/2013

Projected End Date:
03/09/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
New Genesis Housing Development

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$361,494.42
Total Budget	$0.00	$361,494.42
Total Obligated	$0.00	$361,494.42
Total Funds Drawdown	$0.00	$357,269.60
Program Funds Drawdown	$0.00	$97,029.26

Program Income Drawdown	$0.00	$260,240.34
Program Income Received	$0.00	$335,250.21
Total Funds Expended	$0.00	$357,269.60
New Genesis Housing Development	$0.00	$357,269.60
Match Contributed	$0.00	$0.00

Activity Description:

This activity includes the acquisition of foreclosed residences, rehabilitation of the property, and the resale to qualified home buyers.

Location Description:

This activity will occur in an area known as Weston Ranch which is located in the South-West Stockton. The previous location prior to the expansion was identified as target area A, in the South-West Weston Ranch neighborhood. See prior expansion map identified by target area A.
Expansion effective 09/26/2012

Activity Progress Narrative:

No activity to report this quarter. No new expenditures to report this quarter. Total expenditures through 3/31/2015 are $357,269.60

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	064-8526 NRS - Service First
Activity Title:	Acq/Rehab/Resale - Service First

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
0002

Project Title:
Acq/Rehab/Resale

Projected Start Date:
03/09/2011

Projected End Date:
03/09/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Service First of Northern California

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$1,493,056.45
Total Budget	$0.00	$1,493,056.45
Total Obligated	$0.00	$1,493,056.45
Total Funds Drawdown	$9,622.00	$1,443,850.35
Program Funds Drawdown	$9,622.00	$925,140.27
Program Income Drawdown	$0.00	$518,710.08
Program Income Received	$0.00	$832,519.03
Total Funds Expended	$0.00	$1,443,850.36
Service First of Northern California	$0.00	$1,443,850.36
Match Contributed	$0.00	$0.00

Activity Description:

This activity includes the acquisition of foreclosed residences, rehabilitation of the property, and the resale to qualified homebuyers.

Location Description:

The activity will occur in an area known as Weston Ranch which is located in the southwest Stockton. The previous location prior to the expansion was identified as target area A in the southwest Weston Ranch neighborhood. See prior expansion map identified by target area A.
Expansion effective 9/26/12

Activity Progress Narrative:

No new activity to report this quarter. No new expenditures this quarter. Total expenditures through 3/31/2015 are $1,443,850.36

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	1/12
# of Singlefamily Units	0	1/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/6	4/6	5/12	100.00
# Owner Households	0	0	0	1/6	4/6	5/12	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	064-8526 NRS - STAND
Activity Title:	Acq/Rehab/Resale - STAND

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
0002

Project Title:
Acq/Rehab/Resale

Projected Start Date:
03/09/2011

Projected End Date:
03/09/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Stocktonians Taking Action to Neutralize Drugs

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$3,087,094.91
Total Budget	$0.00	$3,087,094.91
Total Obligated	$0.00	$3,087,094.91
Total Funds Drawdown	$2,850.00	$3,031,547.34
Program Funds Drawdown	$2,850.00	$1,701,530.07
Program Income Drawdown	$0.00	$1,330,017.27
Program Income Received	$0.00	$2,316,995.35
Total Funds Expended	$15,000.00	$3,046,547.34
Stocktonians Taking Action to Neutralize Drugs	$15,000.00	$3,046,547.34
Match Contributed	$0.00	$0.00

Activity Description:

This activity includes the acquisition of foreclosed residences, rehabilitation of the property, and the resale to qualified homebuyers.

Location Description:

The activity will occur in an area known as Weston Ranch which is located in the southwest Stockton. The previous location prior to the expansion was identified as target area A in the southwest Weston Ranch neighborhood. See prior expansion map identified by target area A.
Expansion effective 9/26/12

Activity Progress Narrative:

1 house was resold this quarter to a qualified homebuyer. Funds expended this qarter were $15,000. Total expenditures as of 3/31/2015 are $3,046,547.34

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	1	4/12
# of Singlefamily Units	1	4/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	4/6	13/6	17/12	100.00
# Owner Households	0	1	1	4/6	13/6	17/12	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	064-8526 NRS - Visionary Home Builders
Activity Title:	Acq/Rehab/Resale - Visionary

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
0002

Project Title:
Acq/Rehab/Resale

Projected Start Date:
03/09/2011

Projected End Date:
03/09/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Visionary Homebuilders of California Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$0.00
Total Budget	$0.00	$0.00
Total Obligated	$0.00	$0.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Visionary Homebuilders of California Inc.	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

This activity includes the acquisition of foreclosed residences, rehabilitation of the property, and the resale to qualified homebuyers.

Location Description:

The activity will occur in an area known as Weston Ranch which is located in the southwest Stockton. The previous location prior to the expansion was identified as target area A in the southwest Weston Ranch neighborhood. See prior expansion map identified by target area A.
Expansion effective 9/26/12

Activity Progress Narrative:

No activity to report this qarter. No funds expended this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6

# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/3	0/6	0
# Owner Households	0	0	0	0/3	0/3	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: 0003 / Acq/Rehab/Rent

Grantee Activity Number:	**064-8526 LRA377**
Activity Title:	**A/R/Rent - Sutter St Apts - Visionary HB**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
0003

Project Title:
Acq/Rehab/Rent

Projected Start Date:
09/12/2012

Projected End Date:
06/30/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Visionary Homebuilders of California Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$454,100.00
Total Budget	$0.00	$454,100.00
Total Obligated	$0.00	$454,100.00
Total Funds Drawdown	$0.00	$454,100.00
Program Funds Drawdown	$0.00	$214,220.40

Program Income Drawdown	$0.00	$239,879.60
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$454,100.00
Visionary Homebuilders of California Inc.	$0.00	$454,100.00
Match Contributed	$0.00	$0.00

Activity Description:

This activity will consist of the acquisition of a foreclosed multi-family property, rehabilition of the property and rental of the units to households with incomes at or below 50% of AMI.

Location Description:

1120 N. Sutter Street, Stockton CA. This activity will occur in the Greater Downtown Stockton area.

Activity Progress Narrative:

No activity to report this quarter. No expenditures to report this quarter. Total expenditures through 3/31/2015 are $454,100.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	20/19
# of Multifamily Units	0	20/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/19	0/0	0/19	0
# Renter Households	0	0	0	0/19	0/0	0/19	0

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:	064-8526 LRA380
Activity Title:	A/R/Rent - 4825 Kentfield - Coventry - Service 1st

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
0003

Project Title:
Acq/Rehab/Rent

Projected Start Date:
08/20/2013

Projected End Date:
06/30/2015

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Service First of Northern California

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$1,000,000.00
Total Budget	$0.00	$1,000,000.00
Total Obligated	$0.00	$1,000,000.00
Total Funds Drawdown	$0.00	$1,000,000.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$1,000,000.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,000,000.00
Service First of Northern California	$0.00	$1,000,000.00
Match Contributed	$0.00	$0.00

Activity Description:

This activity will consist of the acquistion of a foreclosed multi-family property, rehabilitation of the property, and rental of the units to households with incomes at or below 50% of AMI.

Location Description:

4825 Kentfield, Stockton, CA This project will take place in the Greater Stockton Area.

Activity Progress Narrative:

No new activity to report. No expenditures to report this quarter. Total expenditures through 3/31/2015 are $1,000,000

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/44
# of Multifamily Units	0	0/44

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/44	0/0	0/44	0
# Renter Households	0	0	0	0/44	0/0	0/44	0

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:	064-8526 MFR - El Monte
Activity Title:	A/R/Rent - 1225 W El Monte - STAND

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
0003

Project Title:
Acq/Rehab/Rent

Projected Start Date:
01/01/2013

Projected End Date:
03/09/2014

Benefit Type:

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Stocktonians Taking Action to Neutralize Drugs

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$5,000.00
Total Budget	$0.00	$5,000.00
Total Obligated	$0.00	$5,000.00
Total Funds Drawdown	$0.00	$5,000.00
Program Funds Drawdown	$0.00	$5,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$5,000.00
Stocktonians Taking Action to Neutralize Drugs	$0.00	$5,000.00
Match Contributed	$0.00	$0.00

Activity Description:

This activity will consist of the axquisition of a foreclosed multi-family property, rehabilitation of the property and rental of the units to households with incomes at or below 50% AMI.

Location Description:

1225 W El Monte, Stockton, CA. This project will take place in the Greater Downtown Stockton Area.

Activity Progress Narrative:

No new activity to report. No expenditures to report this quarter. Total expenditures through 3/31/2015 are $5,000

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11
# of Multifamily Units	0	0/11

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	064-8526 MFR - Magnolia
Activity Title:	A/R/Rent - 324 E Magnolia - STAND

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
0003

Project Title:
Acq/Rehab/Rent

Projected Start Date:
01/01/2013

Projected End Date:
03/09/2014

Benefit Type:

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Stocktonians Taking Action to Neutralize Drugs

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$5,000.00
Total Budget	$0.00	$5,000.00
Total Obligated	$0.00	$5,000.00
Total Funds Drawdown	$0.00	$5,000.00
Program Funds Drawdown	$0.00	$5,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$5,000.00
Stocktonians Taking Action to Neutralize Drugs	$0.00	$5,000.00
Match Contributed	$0.00	$0.00

Activity Description:

This activity will consist of the acquisition of a foreclosed multi-family property, rehabilitation of the property and rental of the units to households with incomes at or below 50% of AMI.

Location Description:

324 E Magnolia, Stockton, CA This project will take place in the Greater Stockton Area

Activity Progress Narrative:

No new activity to report. No expenditures to report this quarter. Total expenditures through 3/31/2015 are $5,000.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/14
# of Multifamily Units	0	0/14

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	