

Grantee: Stockton, CA

Grant: B-08-MN-06-0009

October 1, 2014 thru December 31, 2014 Performance Report



Grant Number:

B-08-MN-06-0009

Obligation Date:**Award Date:****Grantee Name:**

Stockton, CA

Contract End Date:

03/31/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$12,146,038.00

Grant Status:

Active

QPR Contact:

Trevor Wilson

LOCCS Authorized Amount:

\$12,146,038.00

Estimated PI/RL Funds:

\$10,035,917.15

Total Budget:

\$22,181,955.15

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

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

Areas of Greatest Need:

. 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.

Distribution and and Uses of Funds:

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 a 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" for shall 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

Distribution and and Uses of Funds:

e 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.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$21,273,939.20
Total Budget	\$130,000.00	\$21,273,939.20
Total Obligated	\$130,000.00	\$21,273,939.20
Total Funds Drawdown	\$708,385.24	\$18,406,679.97
Program Funds Drawdown	\$0.00	\$8,830,269.16
Program Income Drawdown	\$708,385.24	\$9,576,410.81
Program Income Received	\$536,756.86	\$10,197,674.01
Total Funds Expended	\$1,467,589.69	\$19,874,269.56



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	\$1,821,905.70	\$0.00
Limit on Admin/Planning	\$1,214,603.80	\$1,665,899.23
Limit on State Admin	\$0.00	\$1,665,899.23

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,036,509.50	\$5,730,560.00

Overall Progress Narrative:

During this quarter, 0 homes were sold to qualifying households. 0 properties were acquired during the quarter. Since the beginning of NSP 1, the following has been accomplished through the NSP 1 program in the City of Stockton.

1. Total properties purchased: 82 properties purchased (79 single-family and 3 multi-family properties)
2. Total single-family resold: 78
3. Total single-family rental: 0
4. Down payment assistance only: 1
5. Total multi-family units: 91
6. Multi-family units completed and occupied: 16

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Downpayment Assistance	\$0.00	\$266,699.00	\$200,000.00
0002, Acquisition, Rehabilitation, Resale	\$0.00	\$13,058,484.68	\$6,758,535.11
0003, Acquisition, Rehabilitation, Rent	\$0.00	\$6,638,575.95	\$1,577,363.18
0005, Administration	\$0.00	\$2,218,195.52	\$294,370.87



Activities

Project # / Title: 0001 / Downpayment Assistance

Grantee Activity Number: 063-8526 - NDP NRS

Activity Title: NDP - Downpayment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

0001

Projected Start Date:

04/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Downpayment Assistance

Projected End Date:

09/16/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Stockton Housing

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$266,699.00
Total Budget	\$0.00	\$266,699.00
Total Obligated	\$0.00	\$266,699.00
Total Funds Drawdown	\$0.00	\$266,699.00
Program Funds Drawdown	\$0.00	\$200,000.00
Program Income Drawdown	\$0.00	\$66,699.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$266,699.00
City of Stockton Housing	\$0.00	\$266,699.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Downpayment Assistance for homes acquired through the Acquisition, Rehab, Resale activities or which meet the NSP guidelines.

Location Description:

City wide

Activity Progress Narrative:

No activity to report this quarter. No expenditures to report this quarter. Total expenditures through 12/31/2014 are \$266,699.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		8/10	
# of Singlefamily Units	0		8/10	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/10	0/0	8/10	12.50
# Owner Households	0	0	0	1/10	0/0	8/10	12.50

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 / Acquisition, Rehabilitation, Resale

Grantee Activity Number: 063-8526 - NDP

Activity Title: ARS - Downpayment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

0002

Projected Start Date:

10/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Stockton Housing

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$154,081.63



Total Budget	\$0.00	\$154,081.63
Total Obligated	\$0.00	\$154,081.63
Total Funds Drawdown	\$0.00	\$154,081.63
Program Funds Drawdown	\$0.00	\$80,967.63
Program Income Drawdown	\$0.00	\$73,114.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$154,081.63
City of Stockton Housing	\$0.00	\$154,081.63
Match Contributed	\$0.00	\$0.00

Activity Description:

Downpayment Assistance for homes acquired through Acquisition, Rehab, Resale activity

Location Description:

City Wide

Activity Progress Narrative:

No activity to report this quarter. No expenditures to report this quarter. Total expenditures through 12/31/2014 are \$154,081.63

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/40
# of Singlefamily Units	0	21/40

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 063-8526 - NRS - Neighborworks

Activity Title: Acq Rehab Sale - Neighborworks

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

07/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

NeighborWorks

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$466,785.63
Total Budget	\$125,655.26	\$466,785.63
Total Obligated	\$125,655.26	\$466,785.63
Total Funds Drawdown	\$17,383.68	\$466,785.63
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$17,383.68	\$466,785.63
Program Income Received	\$0.00	\$390,312.33
Total Funds Expended	\$0.00	\$466,785.63
NeighborWorks	\$0.00	\$466,785.63
Match Contributed	\$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 95206, 95210, and 95212; however, any foreclosed home within the City of Stockton may qualify.

Activity Progress Narrative:

No new activity to report. No new expenditures to report this quarter. Total expenditures through 12/31/2014 are \$466,785.63.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/3
# of Singlefamily Units	0	2/3



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	0/0	2/3	100.00
# Owner Households	0	0	0	2/0	0/0	2/3	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: 063-8526 NRS - New Genesis

Activity Title: NRS - New Genesis

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

07/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

New Genesis Housing Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$219,330.20
Total Budget	\$0.00	\$219,330.20
Total Obligated	\$0.00	\$219,330.20
Total Funds Drawdown	\$0.00	\$219,330.20
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$219,330.20
Program Income Received	\$0.00	\$172,095.23
Total Funds Expended	\$0.00	\$219,330.20
New Genesis Housing Development	\$0.00	\$219,330.20
Match Contributed	\$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:

No new expenditures to report this quarter. Total expenditures through 12/31/2014 are \$219,330.20.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

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

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Stocktonians Taking Action to Neutralize Drugs

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$5,914,157.60
Total Budget	\$4,344.74	\$5,914,157.60
Total Obligated	\$4,344.74	\$5,914,157.60
Total Funds Drawdown	\$3,053.48	\$5,912,866.34
Program Funds Drawdown	\$0.00	\$4,124,686.71
Program Income Drawdown	\$3,053.48	\$1,788,179.63
Program Income Received	\$138,829.16	\$4,916,468.06
Total Funds Expended	\$347,666.73	\$6,260,532.97
Stocktonians Taking Action to Neutralize Drugs	\$347,666.73	\$6,260,532.97
Match Contributed	\$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:

No new activity to report this quarter. Total funds expended this quarter are \$347,666.73. Total expenditures through 12/31/2014 are \$6,260,532.97

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	35/8



of Singlefamily Units

0

35/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	11/0	25/0	36/8	100.00
# Owner Households	0	0	0	11/0	25/0	36/8	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: 063-8526 NRS-Svc1st
Activity Title: Acq Rehab Sale - Service First of Northern CA

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 0002
Projected Start Date:
 05/01/2009
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Acquisition, Rehabilitation, Resale
Projected End Date:
 03/16/2013
Completed Activity Actual End Date:

Responsible Organization:
 Service First of Northern California

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$3,595,138.40
Total Budget	\$0.00	\$3,595,138.40
Total Obligated	\$0.00	\$3,595,138.40
Total Funds Drawdown	\$0.00	\$3,403,129.82
Program Funds Drawdown	\$0.00	\$800,000.00
Program Income Drawdown	\$0.00	\$2,603,129.82
Program Income Received	\$379,548.54	\$2,432,129.94
Total Funds Expended	\$18,863.38	\$3,421,993.20
Service First of Northern California	\$18,863.38	\$3,421,993.20
Match Contributed	\$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:

No new activity to report. Total funds expended this quarter are \$18,863.38. Total expenditures through 12/31/2014 are \$3,421,993.20

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/4
# of Singlefamily Units	0	17/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	9/0	8/0	17/4	100.00
# Owner Households	0	0	0	9/0	8/0	17/4	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:	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

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition, Rehabilitation, Resale

Projected End Date:
03/16/2013

Completed Activity Actual End Date:

Responsible Organization:
Visionary Homebuilders of California Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,499,074.91
Total Budget	\$0.00	\$2,499,074.91
Total Obligated	\$0.00	\$2,499,074.91
Total Funds Drawdown	\$0.00	\$2,499,074.91
Program Funds Drawdown	\$0.00	\$1,600,000.00
Program Income Drawdown	\$0.00	\$899,074.91
Program Income Received	\$18,379.16	\$2,177,277.38
Total Funds Expended	\$73,114.00	\$2,572,188.91
Visionary Homebuilders of California Inc.	\$73,114.00	\$2,572,188.91
Match Contributed	\$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:

No new activity to report. Total funds expended this quarter are \$73,114. Total expenditures through 12/31/2014 are \$2,572,188.91

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/8



of Singlefamily Units

0

15/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/0	10/0	16/8	100.00
# Owner Households	0	0	0	6/0	10/0	16/8	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: 063-8526 NRS-VillaReal
Activity Title: Acq Rehab Sale - Villa Real

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

09/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Resale

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Stockton Housing

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$209,916.31
Total Budget	\$0.00	\$209,916.31
Total Obligated	\$0.00	\$209,916.31
Total Funds Drawdown	\$0.00	\$209,916.31
Program Funds Drawdown	\$0.00	\$152,880.77
Program Income Drawdown	\$0.00	\$57,035.54
Program Income Received	\$0.00	\$109,391.07
Total Funds Expended	\$0.00	\$209,916.31
City of Stockton Housing	\$0.00	\$209,916.31
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No new activity to report. No new expenditures to report this quarter. Total expenditures as of 12/31/2014 are \$209,916.31

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/0	2/1	100.00
# Owner Households	0	0	0	0/0	2/0	2/1	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	

Project # / Title: 0003 / Acquisition, Rehabilitation, Rent

Grantee Activity Number:	063-8526 LRA380
Activity Title:	A/R/Rent - 4825 Kentfield - Coventry - Service 1st

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

08/20/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition, Rehabilitation, Rent

Projected End Date:

06/30/2015

Completed Activity Actual End Date:

Responsible Organization:

Service First of Northern California

Overall

	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,554,240.00
Total Budget	\$0.00	\$2,554,240.00
Total Obligated	\$0.00	\$2,554,240.00
Total Funds Drawdown	\$196,693.20	\$1,012,756.05
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$196,693.20	\$1,012,756.05
Program Income Received	\$0.00	\$0.00



Total Funds Expended	\$429,783.09	\$1,442,539.14
Service First of Northern California	\$429,783.09	\$1,442,539.14
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% AMI.

Location Description:

4825 Kentfield Road, Stockton, CA

Activity Progress Narrative:

Rehab is currently underway. Expenditures this quarter were \$429,783.09. Total expenditures through 12/31/2014 are \$1,442,539.14

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	



Grantee Activity Number:	063-8526 NRS045
Activity Title:	A/R/Rent - Bradford - Visionary HB

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
0003

Projected Start Date:
02/03/2010

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Under Way

Project Title:
Acquisition, Rehabilitation, Rent

Projected End Date:
12/31/2014

Completed Activity Actual End Date:

Responsible Organization:
Visionary Homebuilders of California Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,695,260.00
Total Budget	\$0.00	\$2,695,260.00
Total Obligated	\$0.00	\$2,695,260.00
Total Funds Drawdown	\$402,894.69	\$2,116,694.69
Program Funds Drawdown	\$0.00	\$1,577,363.18
Program Income Drawdown	\$402,894.69	\$539,331.51
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$578,565.31	\$2,695,260.00
Visionary Homebuilders of California Inc.	\$578,565.31	\$2,695,260.00
Match Contributed	\$0.00	\$0.00

Activity Description:
This activity will allow for the acquisition, rehabilitation, and rental of a foreclosed apartment complex in Stockton. Once rehabilitated, the units will be available to low income households earning 50-percent or less of area median income (AMI).

Location Description:
1020 Rosemarie Lane, Stockton, CA, 95207

Activity Progress Narrative:
Rehab is currently underway. Expenditures this quarter were \$578,565.31 for this project. Total expenditures through 12/31/2014 are \$2,695,260.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	38/29
# of Multifamily Units	0	38/29

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: 063-8526 NRS046
Activity Title: A/R/Rent - 610 San Joaquin - Service 1st

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 0003
Projected Start Date:
 06/08/2010
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Completed
Project Title:
 Acquisition, Rehabilitation, Rent
Projected End Date:
 09/30/2012
Completed Activity Actual End Date:

Responsible Organization:
 Service First of Northern California

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$481,060.00
Total Budget	\$0.00	\$481,060.00
Total Obligated	\$0.00	\$481,060.00
Total Funds Drawdown	\$0.00	\$479,446.16
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$479,446.16
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$479,446.16
Service First of Northern California	\$0.00	\$479,446.16
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

610 North San Joaquin Street, Stockton, CA

Activity Progress Narrative:

No new activity to report. No expenditures to report this quarter. Total expenditures through 12/31/2014 are \$479,446.16

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/1



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		16/15	
# of Multifamily Units	0		16/15	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	16	0	16	16/15	0/0	16/15	100.00
# Renter Households	16	0	16	16/15	0/0	16/15	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: 0005 / Administration

Grantee Activity Number:	Admin 063-8120
Activity Title:	Administration

Activity Category:

Administration

Project Number:

0005

Projected Start Date:

10/01/2008

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/15/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Stockton Housing

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$2,218,195.52



Total Budget	\$0.00	\$2,218,195.52
Total Obligated	\$0.00	\$2,218,195.52
Total Funds Drawdown	\$88,360.19	\$1,665,899.23
Program Funds Drawdown	\$0.00	\$294,370.87
Program Income Drawdown	\$88,360.19	\$1,371,528.36
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$19,597.18	\$1,685,496.41
City of Stockton Housing	\$19,597.18	\$1,685,496.41
Match Contributed	\$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:

Total funds expended this quarter are \$19,597.18. Total expenditures through 12/31/2014 are \$1,685,496.41

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

