

Grantee: San Joaquin County, CA

Grant: B-08-UN-06-0005

July 1, 2022 thru September 30, 2022 Performance

Grant Number: B-08-UN-06-0005	Obligation Date:	Award Date:
Grantee Name: San Joaquin County, CA	Contract End Date:	Review by HUD: Submitted - Await for Review
Grant Award Amount: \$9,030,385.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$9,030,385.00	Estimated PI/RL Funds: \$16,000,000.00	
Total Budget: \$25,030,385.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

San Joaquin County is located in the central valley region of California, an area that experienced a considerable amount of residential growth and property value appreciation in the late 1990's through 2005. Because of this, the Stockton/San Joaquin County area has been significantly impacted by the current foreclosure crisis. Available data indicates that the San Joaquin County area has the highest rate nationally of foreclosures per housing unit. In determining areas of greatest need, HUD requires that the San Joaquin County Urban County entitlement jurisdictions (unincorporated San Joaquin County and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon and Tracy) identify areas with a high percentage of subprime or high cost mortgages, high rate of foreclosures, and at risk of further decline through foreclosures or abandonment. San Joaquin County has been tracking and mapping foreclosures in the county since January 2007. This data along with HUD provided estimates of foreclosure risk data, and loan origination data was used to determine the areas of greatest need for Neighborhood Stabilization Program (NSP) funding within San Joaquin County. The following census tract block groups have been identified by the County and Urban County jurisdictions, as the priority areas of the greatest need. A map of these identified Areas of Greatest Need is attached as Exhibit A. The County will initially start utilizing NSP funding in these census tract block groups, then move into other areas identified with a high percentage of home foreclosures, if funding is available. JURISDICTION CENSUS TRACT AND BLOCK GROUP(S) DISTRICT RISK INDEX UNINCORPORATED COUNTY Garden Acres CT: 27.01 BG: 1-4 2 8 CT: 27.02 BG: 1-3 2 9 Gianone Park CT: 17.00 BG: 1-3 1 9 Country Club CT: 10.00 BG: 1 3 9 CT: 11.02 BG: 1, 3, 4 1 10 Boggs Tract CT: 8.00 BG: 1 1 10 CITY OF ESCALON CT: 49.01 BG: 2 4 8 CITY OF LATHROP CT: 51.27 BG: 1-2 3 8 CITY OF LODI CT: 42.03 BG: 2-3 4 9 CT: 44.02 BG: 1-2 4 9 CT: 45.00 BG: 1-4 4 9 CITY OF MANTECA CT: 51.08 BG: 1-3 3 9 CT: 51.09 BG: 1-4 3 8 CITY OF RIPON CT: 50.01 BG: 2 5 7 CITY OF TRACY CT: 53.02 BG: 2 5 8 CT: 53.03 BG: 1-5 5 10 CT: 53.05 BG: 1-2 5 9 CT: 54.04 BG: 1-4 5 9 The County will target all of the NSP activities in these high priority areas. However, activities may occur outside these high-priority areas if an opportunity arises or the implementation schedule dictates expanding the program to other areas with a concentration of foreclosures.

Distribution and and Uses of Funds:

San Joaquin County will prioritize the use of NSP funding by targeting its activities in the areas identified as high priority areas. However, activities may occur outside these high-priority areas if an opportunity arises or the implementation schedule dictates expanding the program to other areas with a concentration of foreclosures. NSP funding has been allocated to each participating jurisdiction based primarily on the proportion of overall foreclosures in San Joaquin County, by jurisdiction. NSP funding allocation is proposed as follows: 1. Acquisition/Rehabilitation/Resale of Foreclosed Residential Properties (\$5,669,751). The Urban County will focus it's acquisition, rehabilitation, and resale on housing units in the census tract block groups identified as priority areas with the greatest need. The design of this activity is to provide income eligible households at or above 51% to 120% of Area Median Income. Initial acquisition of properties will average at least 15% below a current appraised value. The sales price will be no greater than the total investment by the Urban County jurisdictions (including acquisition, rehabilitation and associated program delivery costs). The property will have deed restrictions recorded against it throughout the 30-year affordability period. Shared appreciation shall be included in loan repayment, if before 30 years. Shared appreciation is a percentage of the difference between the original purchase price of the real property and the price at which it is sold. The shared appreciation percentage is calculated by dividing the amount of the home loan by the original purchase price of the real property. In cases where transfer of the real property to another party by means other than sale (with exception of a creditor taking title or interest therein), the appreciation is the difference between the original purchase price and the appraised value of the real property at the time of transfer. 2. Acquisition/Rehabilitation/Rental of Foreclosed Residential Properties. San Joaquin County will set-aside at least \$2,257,597 (25% of the County's NSP allocation) available for purchase, redevelopment of foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50% of the areas median income. Programs to meet this goal may include single family rental housing, multi-family rental housing or congregate housing for special needs populations. 3. Acquisition/Demolition of Blighted Structures/Redevelopment (\$200,000). This activity is for



acquisition/demolition/redevelopment of vacant, foreclosed single family properties that would require more funds to rehabilitate than to demolish and rebuild. If the properties are determined to be demolished, they will then be made available to a non-profit housing provider to plan the redevelopment of the property as soon as feasible. Redevelopment may include sale of the property at current fair market value, or below current fair market value, or partnership with the non-profit agency. 4. Administration (\$903,038). A maximum of 10% 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. The remainder will be transferred to other NSP activities. NSP Allocation \$2,257,596 ≤50% AMI Set-Aside UC Total: \$5,869,750 Net Allocation Escalon 66 1.12% \$65,762 Escalon Lathrop 648 11.00% \$645,663 Lathrop Lodi 580 9.85% \$577,908 Lodi Manteca 1121 19.03% \$1,116,956 Manteca Ripon 120 2.04% \$119,567 Ripon Tracy 1895 32.17% \$1,888,164 Tracy Uninc. County (inc \$1,455,730 Uninc. County 100.00% \$5,869,750 Total Net Allocation. On September 7, 2010 The San Joaquin County Board of Supervisors authorized the reallocation of \$1,029,157 of program income, generated from the sale of purchased foreclosed properties, to the rehabilitation of the Las Palmas Apartments (now called Sienna Terrace). Proje

Definitions and Descriptions:

null

Low Income Targeting:

null

Acquisition and Relocation:

null

Public Comment:

null

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$18,681,885.42
Total Budget	\$0.00	\$18,681,885.42
Total Obligated	\$0.00	\$18,681,885.42
Total Funds Drawdown	\$0.00	\$18,681,885.42
Program Funds Drawdown	\$0.00	\$9,030,385.00
Program Income Drawdown	\$0.00	\$9,651,500.42
Program Income Received	\$956.00	\$11,146,112.54
Total Funds Expended	\$0.00	\$18,681,885.42
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
San Joaquin County Community Development Department	\$ 0.00	\$ 1,438,299.64
San Joaquin County Community Development Dept.	\$ 0.00	\$ 17,243,585.78

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$24,152,515.44	\$.00	\$.00
Limit on Public Services	\$1,354,557.75	\$.00	\$.00
Limit on Admin/Planning	\$903,038.50	\$875,454.07	\$875,454.07
Limit on Admin	\$.00	\$875,454.07	\$875,454.07



Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$6,257,596.25		\$4,772,355.85

Overall Progress Narrative:

No activity for this reporting period. Program Income received and receipted.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-1, Acquisition/Rehabilitation/Resale	\$0.00	\$13,623,719.19	\$6,138,563.00
NSP-2, Acquisition/Rehabilitation/Rental	\$0.00	\$4,083,702.16	\$2,301,412.22
NSP-3, Acquisition/Demolition/Redevelopment	\$0.00	\$99,010.00	\$99,010.00
NSP-4, Administration	\$0.00	\$875,454.07	\$491,399.78

Activities

Project # / NSP-1 / Acquisition/Rehabilitation/Resale



Grantee Activity Number: NSP-09-01

Activity Title: STAND Activities

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-1

Projected Start Date:

03/11/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

09/10/2011

Completed Activity Actual End Date:

Responsible Organization:

San Joaquin County Community Development Dept.

Overall	Jul 1 thru Sep 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$7,173,665.37
Total Budget	\$0.00	\$7,173,665.37
Total Obligated	\$0.00	\$7,173,665.37
Total Funds Drawdown	\$0.00	\$7,173,665.37
Program Funds Drawdown	\$0.00	\$2,913,603.80
Program Income Drawdown	\$0.00	\$4,260,061.57
Program Income Received	\$956.00	\$6,128,519.44
Total Funds Expended	\$0.00	\$7,173,665.37
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Purchase, rehabilitate and re-sell foreclosed single family residential units to qualified homebuyers.

Location Description:

Identified target areas in the cities of Stockton, Manteca, Escalon and Ripon.

Activity Progress Narrative:

No activity for this period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	44/35

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	44/35
# of Singlefamily Units	0	44/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	26/28	14/7	44/35	90.91
# Owner	0	0	0	26/28	14/7	44/35	90.91

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: NSP-09-02
Activity Title: Visionary Homebuilders Activities

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP-1
Projected Start Date:
 03/11/2009
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Acquisition/Rehabilitation/Resale
Projected End Date:
 09/10/2011
Completed Activity Actual End Date:

Responsible Organization:
 San Joaquin County Community Development Dept.

Overall	Jul 1 thru Sep 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$4,298,399.89
Total Budget	\$0.00	\$4,298,399.89
Total Obligated	\$0.00	\$4,298,399.89
Total Funds Drawdown	\$0.00	\$4,298,399.89
Program Funds Drawdown	\$0.00	\$2,188,931.80
Program Income Drawdown	\$0.00	\$2,109,468.09
Program Income Received	\$0.00	\$3,291,788.51
Total Funds Expended	\$0.00	\$4,298,399.89
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Purchase, rehabilitate and resell foreclosed single family residential units to qualified homebuyers.

Location Description:

Identified target areas in the unincorporated San Joaquin County and the cities of Tracy and Manteca.

Activity Progress Narrative:

No activity for this period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	25/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	25/30
# of Singlefamily Units	0	25/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/24	14/6	25/30	84.00
# Owner	0	0	0	7/24	14/6	25/30	84.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: NSP-09-03

Activity Title: Service First Activities

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-1

Projected Start Date:

03/11/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

09/10/2011

Completed Activity Actual End Date:

Responsible Organization:

San Joaquin County Community Development Dept.

Overall	Jul 1 thru Sep 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$1,463,000.24
Total Budget	\$0.00	\$1,463,000.24
Total Obligated	\$0.00	\$1,463,000.24
Total Funds Drawdown	\$0.00	\$1,463,000.24
Program Funds Drawdown	\$0.00	\$1,016,012.40
Program Income Drawdown	\$0.00	\$446,987.84
Program Income Received	\$0.00	\$1,067,736.05
Total Funds Expended	\$0.00	\$1,463,000.24
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Purchase, rehabilitate and resell single family units to qualified homebuyers.

Location Description:

Identified target areas in the unincorporated San Joaquin County and the cities of Lathrop and Lodi.

Activity Progress Narrative:

No activity for this period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/10

	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	3/8	4/2	8/10	87.50
# Owner	0	0	0	3/8	4/2	8/10	87.50

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: NSP-09-07

Activity Title: STAND Activities LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-1

Projected Start Date:

11/04/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

07/27/2012

Completed Activity Actual End Date:

Responsible Organization:

San Joaquin County Community Development

Overall	Jul 1 thru Sep 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$361,289.69
Total Budget	\$0.00	\$361,289.69
Total Obligated	\$0.00	\$361,289.69
Total Funds Drawdown	\$0.00	\$361,289.69
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$361,289.69
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$361,289.69
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

STAND acquired four single family properties to rehabilitate and sell to four very low income households.

Location Description:

Projects were located in the unincorporated areas of Stockton, CA.

Activity Progress Narrative:

No activity for this period.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: NSP-09-08

Activity Title: Visionary Homebuilders Activities LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-1

Projected Start Date:

11/04/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

07/27/2012

Completed Activity Actual End Date:**Responsible Organization:**

San Joaquin County Community Development

Overall	Jul 1 thru Sep 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$196,849.00
Total Budget	\$0.00	\$196,849.00
Total Obligated	\$0.00	\$196,849.00
Total Funds Drawdown	\$0.00	\$196,849.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$196,849.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$196,849.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Visionary Homebuilders purchased one single family residence to rehabilitate and sell to a very low income homebuyer.

Location Description:

Project is located in the unincorporated area of Stockton, CA.

Activity Progress Narrative:

No activity for this period.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: NSP-09-09
Activity Title: Service First Activities LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP-1
Projected Start Date:
 11/04/2010
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Under Way
Project Title:
 Acquisition/Rehabilitation/Resale
Projected End Date:
 07/27/2012
Completed Activity Actual End Date:

Responsible Organization:
 San Joaquin County Community Development

Overall	Jul 1 thru Sep 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$130,515.00
Total Budget	\$0.00	\$130,515.00
Total Obligated	\$0.00	\$130,515.00
Total Funds Drawdown	\$0.00	\$130,515.00
Program Funds Drawdown	\$0.00	\$20,015.00
Program Income Drawdown	\$0.00	\$110,500.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$130,515.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Service First purchased one single family residence to rehabilitate and sell to a very low income homebuyer.

Location Description:

Property is located in the unincorporated area of Stockton, CA.

Activity Progress Narrative:

No activity for this period.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / NSP-2 / Acquisition/Rehabilitation/Rental



Grantee Activity Number: NSP-09-06 El Dorado Activity Title: Acq/Rehab Multifamily LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-2

Projected Start Date:

02/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Rental

Projected End Date:

09/30/2014

Completed Activity Actual End Date:

Responsible Organization:

San Joaquin County Community Development

Overall	Jul 1 thru Sep 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$749,645.95
Total Budget	\$0.00	\$749,645.95
Total Obligated	\$0.00	\$749,645.95
Total Funds Drawdown	\$0.00	\$749,645.95
Program Funds Drawdown	\$0.00	\$156,530.35
Program Income Drawdown	\$0.00	\$593,115.60
Program Income Received	\$0.00	\$617,000.00
Total Funds Expended	\$0.00	\$749,645.95
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition of a multi-family housing complex with at least 25 units to be rehabilitated and then rented to very low-income household.

Location Description:

1700 South El Dorado Street in Stockton, CA.

Activity Progress Narrative:

No activity for this period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	35/25
# of Multifamily Units	0	35/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	35/35	0/0	35/35	100.00
# Renter	0	0	0	35/35	0/0	35/35	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: NSP09-05

Activity Title: Low Income Rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-2

Projected Start Date:

03/17/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Rental

Projected End Date:

03/17/2012

Completed Activity Actual End Date:

Responsible Organization:

San Joaquin County Community Development Dept.

Overall	Jul 1 thru Sep 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$3,334,056.21
Total Budget	\$0.00	\$3,334,056.21
Total Obligated	\$0.00	\$3,334,056.21
Total Funds Drawdown	\$0.00	\$3,334,056.21
Program Funds Drawdown	\$0.00	\$2,144,881.87
Program Income Drawdown	\$0.00	\$1,189,174.34
Program Income Received	\$0.00	\$5,065.47
Total Funds Expended	\$0.00	\$3,334,056.21
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The original set-aside value of \$2,257,596 was used to acquire the property and to pay for miscellaneous acquisition, predevelopment and tenant relocation costs. On September 7, 2010, the County Board of Supervisors at a public hearing authorized the reallocation of \$1,029,157 of NSP1 program income to rehabilitate the apartment complex. Once completed, Las Palmas will provide affordable housing to households whose incomes are at or below 50% of the County's Area Median Income. The Rehabilitation work should be completed in March 2011 and units will be available for occupancy incrementally throughout the rehabilitation.

Location Description:

In July 2010 the County acquired the Las Palmas Apartments at 4215 N. Pershing Ave., Stockton. Las Palmas is a 43 unit multifamily complex comprised of a mix of studio, 1 bedroom and 2 bedroom units.

Activity Progress Narrative:

No activity for this period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Light fixtures (outdoors)	0	35/20

#Light Fixtures (indoors)	0	100/75
#Low flow showerheads	0	41/25
#Low flow toilets	0	41/25
# of Properties	0	1/1
#Replaced thermostats	0	41/25
#Units with bus/rail access	0	41/25

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	41/25
# of Multifamily Units	0	41/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	41/25	0/0	41/25	100.00
# Renter	0	0	0	41/25	0/0	41/25	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / NSP-3 / Acquisition/Demolition/Redevelopment



Grantee Activity Number: NSP-09-04
Activity Title: Service First Demolition

Activity Type:
 Clearance and Demolition
Project Number:
 NSP-3
Projected Start Date:
 03/11/2009
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Completed
Project Title:
 Acquisition/Demolition/Redevelopment
Projected End Date:
 09/10/2011
Completed Activity Actual End Date:

Responsible Organization:
 San Joaquin County Community Development Dept.

Overall	Jul 1 thru Sep 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$99,010.00
Total Budget	\$0.00	\$99,010.00
Total Obligated	\$0.00	\$99,010.00
Total Funds Drawdown	\$0.00	\$99,010.00
Program Funds Drawdown	\$0.00	\$99,010.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$99,010.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Purchase substandard, vacant, foreclosed residential unit, demolish unit and build two residential structures to be sold to qualified households.

Location Description:

Identified target areas in the City of Lodi.

Activity Progress Narrative:

No activity for this period.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources

	Amount
Neighborhood Stabilization Program	\$99,010.00
Total Other Funding Sources	\$0.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / NSP-4 / Administration



Grantee Activity Number: NSP-09-099

Activity Title: NSP Administration

Activity Type:

Administration

Project Number:

NSP-4

Projected Start Date:

03/11/2009

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/10/2011

Completed Activity Actual End Date:**Responsible Organization:**

San Joaquin County Community Development Dept.

Overall	Jul 1 thru Sep 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$875,454.07
Total Budget	\$0.00	\$875,454.07
Total Obligated	\$0.00	\$875,454.07
Total Funds Drawdown	\$0.00	\$875,454.07
Program Funds Drawdown	\$0.00	\$491,399.78
Program Income Drawdown	\$0.00	\$384,054.29
Program Income Received	\$0.00	\$36,003.07
Total Funds Expended	\$0.00	\$875,454.07
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Administer and manage the San Joaquin County Neighborhood Stabilization Program

Location Description:

1810 E. Hazelton Ave., Stockton, CA 95205

Activity Progress Narrative:

No activity for this period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

