

STANISLAUS COUNTY CDBG URBAN COUNTY

NEIGHBORHOOD STABILIZATION PROGRAM 1 NSP 1

THIS IS A SUBSTANTIAL AMENDMENT TO:
FISCAL Year 2008-2009 Annual Action Plan
Amendment

NSP1

August 28, 2012

This amendment addresses the need for disposition or development of a previously acquired NSP property in the City of Oakdale. Proposed changes will be reflected as Chapter 5 of Amendment to the Fiscal Year 2007-2012 Consolidated Plan and the Fiscal Year 2008-2009 Annual Action Plan.

Reference Program Amendment to the FY 2007-2012 Consolidated Plan
& FY 2008-2009 Annual Action Plan at:

<http://www.stancounty.com/planning/cdbg/cdbg.shtm>

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Section 5.1

A. OAKDALE PROPERTY

The Stanislaus County Consortium NSP1 program acquired (May 2011) a foreclosed and vacant single family home located at 636 Pederson Road in the City of Oakdale. The single family unit was purchased on a 1.14 acre lot. The bank that owned the property conditioned that the lot would only be sold with an adjacent 2.09 acre parcel (1135 J Street). Both properties are zoned for residential use. The City of Oakdale loan committee agreed (along with the support of program staff) that the acquisition was necessary due to the blighted condition of the housing unit at 636 Pederson Road. The 2.09 acre parcel was planned to be developed by the City of Oakdale with Redevelopment Agency Housing Set-Aside fund balance and would develop once a development plan was approved by the Redevelopment Agency. The 1.14 acre lot would be subdivided into 7 parcels and single family homes would be constructed with infrastructure installed by the Redevelopment Agency.

Tragically, the State of California dissolved all redevelopment agencies effective February 1, 2012. This left the Stanislaus County Urban County with inadequate funding to develop the 2.09 acre parcel. The Urban County and the City of Oakdale are pursuing four alternative options for developing the property as follows:

1. Selling both properties at market rate through a competitive process to a developer that would construct affordable housing on the lots.
2. Selling the 2.09 acre parcel through a competitive process to a developer that would construct affordable housing on the property and proceeding with the plan to subdivide the 1.14 acre lot into seven parcels to construct single family homes for purchase by first time homebuyers. This option would necessitate NSP funds be used to install the infrastructure needed to complete the build out of the seven homes.
3. Partnering with an affordable housing developer and developing an affordable multi-family housing project on the two lots. NSP would contribute the land to the project.
4. Partnering with an affordable housing developer and developing an affordable multi-family housing project on the 2.09 acre lot and proceed with the plan to subdivide the 1.14 acre lot into seven parcels to construct single family homes for purchase by first time homebuyers. This option would require that NSP funds be used to install the infrastructure needed to build the seven homes.

NSP and City of Oakdale staff will continue to explore the four options (vetted by community input). The final course of action will be decided within the next fiscal year cycle.

Section 5.2

A. MAP OF SUBJECT PROPERTY

