

STANISLAUS COUNTY CDBG URBAN COUNTY

NEIGHBORHOOD STABILIZATION PROGRAM 3 NSP 3

THIS IS A SUBSTANTIAL AMENDMENT TO:
FISCAL YEAR 2007-2012 CONSOLIDATED PLAN
AMENDMENT
FISCAL Year 2010-2011 Annual Action Plan
Amendment

NSP3

August 28, 2012

This amendment addresses the need to incorporate three additional target areas to the Neighborhood Stabilization Program 3 plan. The three target areas are located in the City of Ceres, City of Oakdale and City of Waterford. Information regarding the proposed changes will be reflected as Appendix D of Amendment to the Fiscal Year 2007-2012 Consolidated Plan and the Fiscal Year 2010-2011 Annual Action Plan.

Reference Program Amendment FY 2007-2012 Consolidated Plan
& FY 2010-2011 Annual Action Plan at:

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

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Appendix D

D.1 ADDITIONAL TARGET AREAS

Additional Areas

Area Name	Census Tract	NSP3 Index Score	Estimated # of Properties	% Fall In Home Value	Unemployment Rate
X. San Juan/San Pedro	0025.02	20	2	54.7	21.3%
Y. E. J St. Oakdale	0002.03	00	0	N/A	N/A
Z. F St. Waterford	0028.01	00	0	N/A	N/A

D.2 ADDITIONAL TARGET AREA DESCRIPTIONS

Area X: San Juan/San Pedro

Area X, the area designated as the “San Juan/San Pedro” area, is in the City of Ceres. The specific area of focus is generally bounded by Brown Avenue to the west, San Pedro Ave. to the north, Morgan Rd. to the east, and Tranquil Lane to the south. NSP set aside funds will be utilized within Area X to assist a minimum of 2 units.

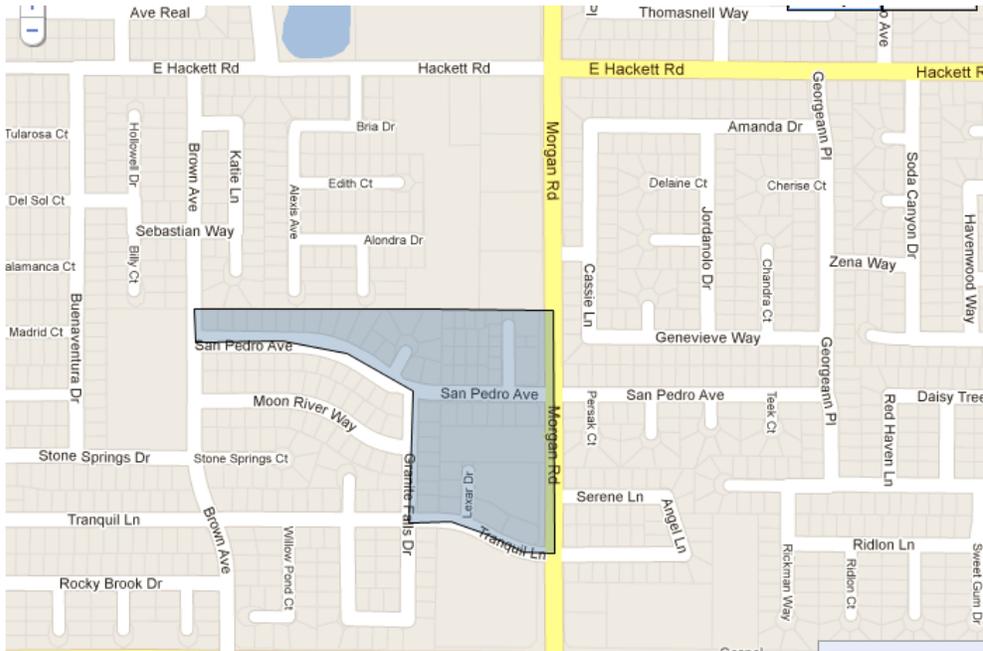
Area Y: E. J St. Oakdale

Area Y, E. J St. Oakdale is in the City of Oakdale. The area is generally bounded by S. 6th Ave. to the west, Greenhaven Dr. to the north, Ventanas Ave. to the east, and E. J St. to the south. Area Y is being added to give the Urban County the option of utilizing NSP funds within Area Y.

Area Z: F St. Waterford

Area Z, F St. Waterford is in the City of Waterford. The area is generally bounded by F St. to the west, Dorsey St. to the north, E St. to the east, and Main St. to the south. Area Z is being added to give the Urban County the option of utilizing NSP funds within Area Z.

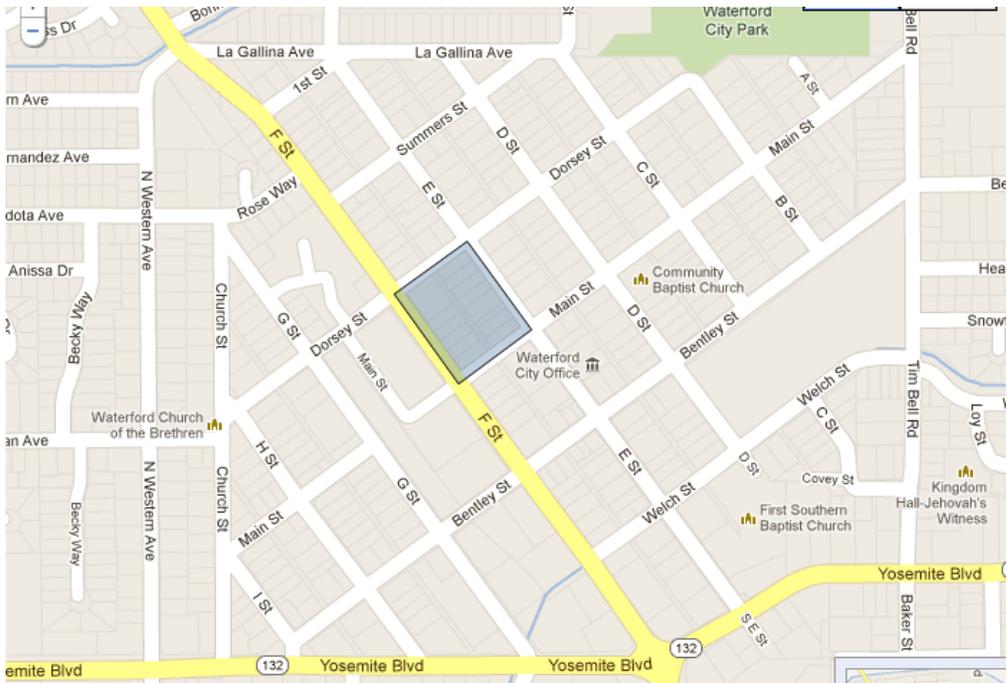
D.3 AMENDMENT AREA MAPS



San Juan/San Pedro



E. J St. Oakdale



F St. Waterford*

D.4 NSP 3 PLANNING DATA SHEETS

Neighborhood ID: 3530426

NSP3 Planning Data

Grantee ID: 0609900C

Grantee State: CA

Grantee Name: STANISLAUS COUNTY

Grantee Address: 101010 10th Street, Suite 3400 Modesto CA 95354

Grantee Email: diazm@stancounty.com

Neighborhood Name: **San Pedro/San Juan, Ceres, CA**

Date: 2012-08-02 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 148

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 56.3

Percent Persons Less than 80% AMI: 26.6

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 148
Residential Addresses Vacant 90 or more days (USPS, March 2010): 4
Residential Addresses NoStat (USPS, March 2010): 4

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 112
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 24.9
Percent of Housing Units 90 or more days delinquent or in foreclosure: 21.2
Number of Foreclosure Starts in past year: 11
Number of Housing Units Real Estate Owned July 2009 to June 2010: 7

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 2

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -54.7

Place (if place over 20,000) or county unemployment rate June 2005*: 10.6

Place (if place over 20,000) or county unemployment rate June 2010*: 21.3

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-120.976993 37.584675 -120.975287 37.584658 -120.975276 37.581666 -
120.975727 37.581683
-120.976317 37.581904 -120.976843 37.582057 -120.977497 37.582040 -
120.977443 37.583672
-120.978431 37.584131 -120.979439 37.584284 -120.980769 37.584267 -
120.980780 37.584675

Blocks Comprising Target Neighborhood

060990025022013, 060990025022012,
Neighborhood ID: 6036956

NSP3 Planning Data

Grantee ID: 0609900C

Grantee State: CA

Grantee Name: STANISLAUS COUNTY

Grantee Address: 101010 10th Street, Suite 3400 Modesto CA 95354

Grantee Email: diazm@stancounty.com

Neighborhood Name: **E. J St. Oakdale**

Date: 2012-08-02 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 0

State Minimum Threshold NSP3 Score: 0

Total Housing Units in Neighborhood: 0

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 0

Percent Persons Less than 80% AMI: 0

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

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USPS Residential Addresses in Neighborhood: 0
Residential Addresses Vacant 90 or more days (USPS, March 2010): 0
Residential Addresses NoStat (USPS, March 2010): 0

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 0
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 0
Percent of Housing Units 90 or more days delinquent or in foreclosure: 0
Number of Foreclosure Starts in past year: 0
Number of Housing Units Real Estate Owned July 2009 to June 2010: 0

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 0

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): 0

Place (if place over 20,000) or county unemployment rate June 2005*: 0
Place (if place over 20,000) or county unemployment rate June 2010*: 0
*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
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Latitude and Longitude of corner points

-120.835565 37.763065 -120.837024 37.763065 -120.837035 37.763836 -
120.840275 37.763065
-120.840265 37.763540 -120.838816 37.764167 -120.839556 37.765304 -
120.838462 37.765355
-120.838430 37.765906 -120.836563 37.765923 -120.836574 37.766254 -
120.834289 37.766288
-120.834235 37.763667 -120.835576 37.763658

Blocks Comprising Target Neighborhood

060990002032001,

*No Planning Data was returned by HUD for the **F St. Waterford** project area due to the size of the target area.