

Redevelopment Agency of the City of Modesto Affordable Housing Units & Outstanding Loan Activity

	Aff. After Payoff	Proj. Area	Proj. Type	Tnr	Total Units	RDA Units	Target Pop	% AMI	Location	Developer	<===City Funds===>		<=====Other Financing=====>					Total Funds	
											HOME	RDA	Other	Type	Other	Type	Other		Type
UNDER DEVELOPMENT																			
416 Downey Ave		In	NC	Rent	20	20	Senior	50&80	416 Downey Ave	N/A	?	\$525,000	?	?	?	?	?	\$525,000	
Archway Commons		In	NC	Rent	150	150	Family	50-120	N. 9th Street	EAH, Inc	\$1,000,000	\$6,749,000	\$200,000	Stan. County RDA	?	9 % Tax Credit	?	Fee Wvr	\$7,949,000
17th & G Streets		In	NC	Rent	80	80	Senior	50&80	17th & G Street	N/A	?	\$780,000	?	?	?	?	?	\$780,000	
Subtotal					250	250					\$1,000,000	\$8,054,000	\$200,000					\$9,254,000	
UNDER CONSTRUCTION																			
Subtotal					0	0					0	0	0	0	0	0	0	0	
COMPLETED PROJECTS																			
Wyldeewood Swt Eqty* (9/03)	No	Out	NC	Own	6	6	Family	55	Woodland Av.	Habitat	\$0	\$130,000	\$38,478	Fee Wvr	\$0	\$431,522	In-Kind/Sweat Eqty	\$600,000	
Ricardo (6/97)	No	Out	A	Rent	1	1	Trans	50	1216 Ricardo Wy	STANCO	\$0	\$35,000	\$0	Equity	\$0	Bank loan	\$35,000	HUD Hsng Grt	\$70,000
Gateway Village (5/97)	No	Out	NC	Rent	48	8	Senior	50	Paradise Rd.	Self-Help Ent.	\$750,000	\$70,000	\$179,799	Fee Wvr	\$1,185,500	Bank loan	\$2,770,773	LIHTC/AHP Grt	\$4,956,072
Ashwood Village (12/98)	No	Out	NC	Rent	120	18	Family	50-60	Rumble/Lou Anr	Ashwood Prtn	\$765,000	\$235,000	\$196,000	Fee Wvr	\$5,040,000	CHFA Loan	\$2,467,815	LIHTC/AHP/Equity	\$8,703,815
Woodstone Apts. (7/01)	Yes	Out	NC	Rent	56	9	Family	50-120	4221 Tully Road	Housing Auth	\$1,102,500	\$466,000	\$0		\$0		\$0	\$1,568,500	
Palm Valley Apts. (8/08)	Yes	Out	A	Rent	40	40	Family	50-120	201 E Coolidge Ave	Housing Auth	\$1,000,000	\$825,000	\$0		\$0		\$0	\$1,825,000	
Village One (6/08)	Yes	Out	NC	Rent	20	20	Family	50-120	Belharbour & Roselle	Housing Auth	\$2,749,698	\$450,000	\$2,639,626	Housing Auth. Loan	\$1,464,489	Bank loan	\$0		\$7,303,813
MONITORING NOT REQUIRED																			
Vicksburg Swt Eqty* (1990)	No	Out	NC	Own	10	10	Family	80	Vicksburg	Self-Help Ent.	\$150,000	\$50,000	\$64,130	Fee Wvr	\$417,870	Bank/other loan	\$100,000	Sweat/Other Eqty	\$782,000
Stanislaus Apts (8/96) Paid Off 2003	No	Out	R	Rent	4	2	Family	50-80	622 15th St	Matthews	\$0	\$95,000	\$0		\$0		\$0	\$95,000	
Subtotal					305	114					\$6,517,198	\$2,356,000	\$3,118,033		\$8,107,859		\$5,805,110	\$25,904,200	
Report Total					555	364					\$7,517,198	\$10,410,000	\$3,318,033		\$8,107,859		\$5,805,110	\$35,158,200	

Project Type: NC (New Construction); AR (Acquisition Rehabilitation); A (Acquisition); R (Rehabilitation)

Trans (Transitional Housing); LIHTC (Low-Income Housing Tax Credits)

AHP (Affordable Housing Program grant)

COMPLETED PROJECTS: Completion date in parenthesis

*Vicksburg St., and Wyldeewood are self-help, sweat-equity home ownership projects (single-family homes).

ALL MONITORING WILL BE DONE CONCURRENTLY WITH ALL HOME FUNDED PROJECTS, WYLDEWOOD AND RICARDO WILL BE MONITORED ANNUALLY EVERY APRIL IF DEEMED NECESSARY.