

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
---	---	--

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.
A.1	<p>PHA Name: Stanislaus Regional Housing Authority PHA Code: CA026</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024 The Five-Year Period of the Plan (i.e. 2019-2023): 2024-2029 PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><u>Available at:</u></p> <p>Main Administrative Office – 1612 Sisk Rd, Modesto California 95350</p> <p>Westley/Patterson Office - 456 Eureka Street Patterson, CA 95363</p> <p>PHA Website – www.stanregionalha.org</p>

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p><u>Mission Statement:</u></p> <p>Stanislaus Regional Housing Authority is a non-profit, public corporation committed to addressing the unmet needs of the residents and communities of Stanislaus County, Alpine County, Calaveras County, Inyo County, Mariposa County, Mono County and Tuolumne County. The Authority is governed by a Housing Commission appointed by the Board of Supervisors.</p> <p>MISSION</p> <p>Stan Regional is committed to providing a high quality of service in carrying out its mission by:</p> <ol style="list-style-type: none"> 1. Being sensitive to our client’s needs and treating them with dignity and respect. 2. Utilizing the talents and skills of our staff. 3. Fostering partnerships. 4. Utilizing resources in the most efficient and effective manner. <p>HOUSING</p> <p>Provide decent, safe and affordable rental housing and home ownership opportunities.</p> <p>ECONOMIC DEVELOPMENT</p> <p>Provide and promote service opportunities that encourage and support individuals and families toward achieving greater independence and self-sufficiency.</p> <p>COMMUNITY DEVELOPMENT</p> <p>Provide opportunities for conserving and upgrading affordable housing stock, improving infrastructure, and stabilizing and creating desirable neighborhoods.</p>

B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>PHA GOAL:</p> <p>Depending on the availability of federal and state funding, increase the inventory of affordable rental housing within the jurisdiction of the Stanislaus Regional Housing Authority for extremely low to moderate income households.</p> <ul style="list-style-type: none"> • Housing Choice Voucher Program – Apply for additional rental subsidy/vouchers: If federal funding becomes available, expand the inventory of rental subsidy/vouchers by 5% over the next 5 years. • Development – Leverage private or other public funds (as available) to create additional housing opportunities and develop or acquire 500 affordable housing units over the next five years. • Development – Collaborate with local partners to create affordable housing. <p>PHA Goal:</p> <p>Increase assisted housing choices.</p> <ul style="list-style-type: none"> • Housing Choice Voucher Program – Continue to maintain the 2-tiered Payment Standard to ensure families have the ability to locate affordable housing in less poverty concentrated neighborhoods. Increase Payment Standards as allowed by regulations to assist households in attaining private market rental units. • Housing Choice Voucher Program – Continue to expand upon existing marketing and outreach efforts to attract new landlord participants to the Housing Choice Voucher Program. • Expand the Section 8 Project Based Voucher Program by providing PBV HAPs to private landlords including owners of previously assisted public housing units that have converted to Section 8 via a HUD repositioning tool. This includes a noncompetitive PBV award to the new owner of Riverbank Housing once it converts to Section 8 via the RAD/Section 18 Small PHA Blend. <p>The Stanislaus Regional Housing Authority (Stan Regional) will be disposing of 90 units/60 buildings under the Section 18 Disposition Program for Scattered Site Units in accordance with Notice PIH 2024-40. The units/properties will be sold to Great Valley Housing, a nonprofit affiliate of Stan Regional. Stan Regional will receive Tenant Protection Voucher funding and will project-base the funding back on the Scattered Site properties under a Section 8 Project-Based Voucher HAP Contract. Minor repairs are being completed in connection with the conversion from public housing to Section 8. A list of all properties/units can be found in Attachment A.</p> <p>Stan Regional plans to develop 72 units of affordable housing under the Public Housing Mixed Finance Program on the 1500 Block of Robertson Road, Modesto, CA. Thirty-five units will be Restore Rebuild units – Faircloth authority converted to RAD Section 8 PBVs.</p> <ul style="list-style-type: none"> • Public Housing – Continue efforts of Stan Regional’s Lease to Purchase Homeownership Program for low-income households in Stanislaus County.
-----	---

	<p>PHA Goal:</p> <p>Optimize resources to improve efficiencies in programs, systems, and communications with stakeholders.</p> <ul style="list-style-type: none"> • PH and HCV Program – Leverage software products to provide applicants, participants and landlords with user accounts to apply on waitlists, view account information, and other communications. • PH and HCV Program – Maintain High Performer Status in both PH and HCV program and continue efforts for SEMAP and PHAS high scores. • Administration – Periodically review internal systems to identify gaps in systems to facilitate cost-effectiveness and operational efficiency
--	---

B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><u>PHA GOAL:</u></p> <p>Depending on the availability of federal and state funding, increase the inventory of affordable rental housing within the jurisdiction of the Stanislaus Regional Housing Authority for extremely low to moderate income households.</p> <p>HCV Program – Apply for additional rental vouchers: If federal funding becomes available, expand the inventory of rental housing vouchers by 5% over the next 5 years. Progress: The Housing Authority has increased the voucher program size from 4838 to 4960 since 2019, which represents a 2.5% increase. Further, Stan Regional applied for and received an additional 55 HUD Veteran’s Affairs Supportive Housing Vouchers through the collaborative efforts of the Stan Regional and the local VAMC’s. Stan Regional was also the recipient of 200 EHV and 114 Mainstream Vouchers.</p> <p>Public Housing Program – Reduce public housing vacancies: Achieve and maintain an average 99% lease-up rate in the Public Housing Program over the following five-year period. Progress: Stan Regional has maintained an average 98% lease up for the period 2019-May 2024. The Housing Authority’s goal is to continue its efforts to achieve and maintain an average 99% lease up rate over the following 5-year 2025-2030.</p> <p>Public Housing Program – Analyze existing Public Housing inventory and reposition Public Housing with potential disposition for a minimum of 400 Public Housing Units. Progress: The Housing Authority has contracted the services of a repositioning consultant and is currently reviewing potential repositioning options.</p> <p>Public Housing Program – Continue to be a key partner in local and regional efforts to end homelessness. Progress: Stan Regional has maintained its membership in the local CSOC (Community System of Care) committee and is active in the local HMIS/COC efforts in Stanislaus County. The Authority has added 163 units of Permanent Supportive Housing to its affordable housing stock and works with Stanislaus County Behavioral Health & Recovery Services, Stanislaus County Community Services Agency, and Veterans Affairs Supportive Housing (VASH) to house formerly homeless clients.</p> <p>Development – Leverage private or other public funds to create additional housing opportunities. Progress: The Housing Authority has utilized, State of California No Place Like Home (NPLH), HOME, Community Development Block Grant (CDBG), Permanent Local Housing Allocation (PLHA), Mental Health Services Act (MHSA), Homeless and Housing Incentive Program (HHIP), Bank financing, Bond financing, as well as State and Federal Low Income Tax Credit (LIHT) funding sources.</p> <p>Development – Subject to the availability of funding, develop or acquire 500 affordable rental housing units over the next five years. Progress: The Housing Authority has developed or acquired the following units: Glendale Annex 6 units; Tuolumne Hills 10 units; Kansas House 103 units; Kestrel Ridge 8 units; Edwards Estates 2 units; Park St. 1 unit; and Central Valley Homes 38 units (estimated completion Summer 2024). Total units 168 units.</p>
-----	--

Other:

1. HCV Program – Achieve and sustain a program utilization rate of 99%.

Progress: The Housing Choice Voucher (HCV) program is currently exceeding this goal with a 100% utilization of annual budget authority.

2. HCV Program – Expand marketing efforts to attract new landlords.

Progress: Stan Regional has encouraged landlords to use direct deposit, email/text communication, and online forms to appeal to landlords who prefer digital communications.

3. Public Housing Program – Reduce Public Housing vacancies; achieve and maintain an average 99% lease up rate in the PH units.

Progress: Stan Regional has maintained an average 98% lease up for the period 2019-May 2024. The Housing Authority's goal is to continue its efforts to achieve and maintain an average 99% lease up rate over the following 5-year 2025-2030.

4. Public Housing Program – Expand a Lease to Purchase Homeownership Program.

Progress: Stan Regional continues corresponding with HUD and other Housing Finance Agencies to develop a Lease to Purchase Homeownership Program for Public Housing Residents in Stanislaus County.

PHA GOAL:

Conserve and upgrade the Affordable Housing Inventory in Stanislaus County.

Public Housing Program – Improve public housing management: (PHAS Score) Maintain High Performer status in the Public Housing Program. Increase PHAS inspection scores to an average of 90.

Progress: Stan Regional continues to maintain High Performer Status in the Public Housing Program

Housing Choice Voucher Program – Improve voucher management: (SEMAP Score) Maintain High Performer status.

Progress: Stan Regional maintained High Performer status in the Housing Choice Voucher Program

Increase customer satisfaction:

1. Public Housing / Housing Choice Voucher Program – Improve communications with Residents and program participants through the use of newsletters and Resident meetings and soliciting resident feedback.

Progress: COMPLETE

2. Public Housing Program – Increase staff accountability for professional and timely service delivery.

Progress: Staff have participated and will continue to receive trainings on customer service

3. All Departments – Continue to provide staff training opportunities which support improvements in the quality of the Authority's housing programs.

Progress: Stan Regional has offered a wide array of training sessions for its personnel, covering various aspects of housing, including specialized certification programs such as PHM Certification. In doing so, the agency has strengthened its foundation across all departments, and aims to continue building upon said foundation by offering additional training sessions for both its staff and consortium members in the future.

Housing Choice Voucher Program – Concentrate on efforts to improve specific management functions.

1. Housing Choice Voucher Program – Conduct bi-annual Housing Choice Voucher program inspections.
Progress: COMPLETE. Stan Regional has contracted with an inspection company to conduct its bi-annual inspections.
2. Housing Choice Voucher Program – Conduct quality control audits of annual eligibility determinations for not less than 2% of Housing Choice Voucher and Public Housing program files.
Progress: HCV department now has a Compliance Manager who oversees the regular QC functions. QC audits are conducted quarterly for no less than 2% of the HCV and PH programs
3. Housing Choice Voucher Program – Conduct initial unit inspections for the Housing Choice Voucher program within a 7 to 10-day time period.
Progress: The average inspection time for new units is 7 business days. Additionally, the Housing Authority is considering a software add-on to assist in more timely processing of initial unit inspections.
4. Housing Choice Voucher Program – Reestablish a landlord e-mail address to improve response time to inquiries.
Progress: Stan Regional has acquired software that allows landlords to access their own account information in order to receive more timely information and make requests.
5. Housing Choice Voucher Program – Reduce Administrative costs through processing of annual reexams through the mail or online.
Progress: Stan Regional currently conducts 100% of annual reexams through the mail or email.
6. Housing Choice Voucher Program – Reduce Administrative costs for processing wait list openings through online portals.
Progress: Stan Regional has utilized software to accept online applications. Next phase will include an online applicant portal. The online portal will give applicants the ability to access their account and make updates to contact and household information.
7. Public Housing – Capital Improvements: Renovate or modernize public housing units. Complete Public Housing Modernization Activities in a timely manner.
Progress: Work on modernization has progressed as expected, some delays were a result of supply chain issues or other factors out of Stan Regional's control

Public Housing Program – Encourage client stability through community building and engagement.

Progress: The Housing Authority replaced roofs, Repainted, repaired dry rot, replaced windows, repaired/replaced fencing, replaced flooring in community centers

Public Housing – Operate vibrant community centers to serve as catalysts of change within each community.

Progress: Although interrupted by the shutdowns and office closures associated with the COVID 19 pandemic, Stan Regional has since re-opened its community centers and engaged the services of local agencies and community organizations such as Golden Valley Health Clinic, Stanislaus County Parent Resource Center, Second Harvest Food Bank, and the Salvation Army to bring educational workshops and commodities distributions to residents.

Public Housing – Implement Asset-Based Community Development (ABCD) initiatives to engage and unite residents, associations and institutions from within each community for more sustainable communities and economic development.

Progress: Stan Regional continues to plan and build developments with community agency partners, including community centers, outdoor community gathering spaces, and community gardens. Resident led workshops and associations are encouraged and have included topics such as home economics, crafting,

and gardening. Neighborhood Watch programs and participation in annual National Night Out events is encouraged and supported by the Housing Authority.

Other:

Administration – Partner with county and/or city in efforts to improve housing stock and create stable, viable neighborhoods.

Progress: The Housing Authority partnered with the City of Modesto, City of Hughson, City of Turlock, Stanislaus County and the State of California for the development of additional affordable Housing units.

Administration – Plan and coordinate Authority’s housing stock modernization efforts with county and/or city infrastructure improvement efforts.

Progress: The Housing Authority partnered with the City of Modesto to improve city streets in conjunction with the Vine St. NPLH affordable housing development.

Public Housing – The Authority shall reduce the level of crime in its high vacancy complexes.

Progress: Stan Regional continues to actively enroll in and participate its complexes in local Neighborhood Watch and Crime Free Housing programs and works closely with local law enforcement agencies to monitor crime trends and statistics. The agency has installed privacy fencing and gates and cameras, and has upgraded exterior lighting at many of its sites, an ongoing project for the agency.

Development/Capital Fund Grant – The Authority shall improve the curb appeal of its complexes through completion of modernization activities.

Progress: The Housing Authority has pruned trees, removed dead trees, installed new double pane windows, installed new gutters and did exterior painting.

PHA Goal:

Increase assisted housing choices.

Housing Choice Voucher Program – Provide voucher mobility counseling at initial family briefings and during annual reexaminations.

Progress: COMPLETE

Housing Choice Voucher Program – Continue to maintain the 2-tiered Benefit Payment Standard (BPS) to ensure families have the ability to locate affordable housing in less poverty concentrated neighborhoods.

Progress: COMPLETE

Housing Choice Voucher Program - Continue to seek funding for the Individual Development & Empowerment Accounts (IDEA) and Workforce Initiative Subsidy for Homeownership (WISH) programs for graduating Family Self-Sufficiency (FSS) Program Participants.

Progress: COMPLETE

Public Housing – Implement public housing security improvements.

Progress: The agency has installed privacy fencing and gates and cameras, and has upgraded exterior lighting at many of its sites, an ongoing project for the agency.

	<p>Public Housing – Maintain the additional public housing site-based waiting lists established to improve marketability. Progress: COMPLETE</p> <p>Public Housing – Expand public housing or other home ownership program by October 1, 2021. Progress: Stan Regional completed the construction and sale of 2 homeownership units in 2020, an additional 33 units are now in the development process, with construction estimated to start in late 2024/early 2025.</p> <p>Other:</p> <p>Housing Choice Voucher Program – Maintain the number of Housing Choice Voucher Program FSS program participants at 80- 100% of mandatory FSS slots. Progress: As of September 2020, the Family Self- Sufficiency (FSS) program no longer had mandatory program size. There are currently 137 program participants, and 39% has an established escrow</p> <p>Public Housing – Maintain 25 families in a Self-Sufficiency program in the Public Housing Program. Progress: There are currently 7 Public Housing Families participating in the Family Self-Sufficiency (FSS) program. The Family Self-Sufficiency coordinators are continuously recruiting and working on obtaining more Public Housing families into the program.</p> <p>Public Housing – Expand and enter into new partnerships which will provide Self- Sufficiency Services in the Authority’s Community Centers. Progress: ROSS Coordinator along with the FSS coordinators collaborated with various agencies and are providing the following services at various community centers; health and wellness, family classes, financial education and homeownership courses. The team continues to work on securing other services, including afterschool program and other Job readiness workshops.</p> <p>Public Housing – Continue individual development account program for Public Housing residents. Progress: The program currently has 7 households accumulating monthly FSS escrow with balances ranging from \$0.00-\$6.000</p> <p>Housing Choice Voucher Program – Apply for IDEA and WISH program funds as application opportunities become available, which will allow up to \$10,000 in down payment assistance for graduating FSS families. Progress: The process no longer requires the PHA to apply directly for IDEA/WIHS funds. Staff works directly with the applicant bank, farmer & Merchants, to refer clients for homeownership funds.</p> <p>Development – Increase the housing stock for the FSS homeownership program for FSS participants. Progress: The Housing Authority completed 2 new homes for the FSS Homeownership program and has 33 new units scheduled for completion in the next 2 years.</p>
--	---

B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Stanislaus Regional Housing Authority is acting in full accordance with the Violence Against Women Act (VAWA). Stan Regional has drafted and implemented a Violence Against Women Act (VAWA): Notification, Documentation and Confidentiality policy in both the Admissions for Continued Occupancy Plan (Public Housing); and the Administrative Plan (HCV) and is committed to ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by Stan Regional</p> <p>In addition, all participants are provided a physical copy of the VAWA policy at program entry, at all annual re-examinations, and when any adverse action is taken. The information is also posted in the main office, site lobbies and community centers as well as being available on the Agency website. www.stanregionalha.org</p> <p>Stan Regional will provide and maintain housing opportunities for these types of victims and collaborate with law enforcement authorities, victim service providers to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence and stalking. As outlined in the VAWA policy, Stan Regional will not deny assistance to victims due to verifiable domestic violence, dating violence and/or stalking as defined in the VAWA policy.</p> <p>Stan Regional also includes information about VAWA in notices of denial of assistance or termination of assistance. The VAWA information provided to applicants and participants consists of Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking (HUD 5382).</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Stan Regional considers a “substantial deviation” or “significant amendment or modification” as a discretionary change in the plan or policy of the housing authority that fundamentally alters the mission, goals, objectives or plans of the agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:</p> <ul style="list-style-type: none"> • A material change in the policies regarding the manner in which tenant rent is calculated • A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list • Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities not previously identified in the agency plan <p>An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirement; such changes will not be considered a substantial deviation or significant amendment or modification to either the five-year or annual plans.</p>

C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Stanislaus Regional Housing Authority is not obligated to complete the chart and has selected not to participate with the question.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Stanislaus Regional Housing Authority is not obligated to complete the chart and has selected not to participate with the question.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Stanislaus Regional Housing Authority is not obligated to complete the chart and has selected not to participate with the question.

Attachment A:

	Unit #	Address	City	APN	Year Built	Unit Type	BR Size
1	00002	1930 Pleasant Ave	Ceres	127-029-036-000	1961	SFH	4
2	00723	2032 Pleasant Ave	Ceres	127-029-042-000	1961	SFH	3
3	00712	3052 6th Street	Ceres	127-019-007-000	1961	SFH	3
4	00713A	2455 Park Street	Ceres	127-019-007-000	1967	Duplex	3
5	00713B	2459 Park Street	Ceres	127-019-007-000	1967	Duplex	3
6	00708A	2559 Park Street	Ceres	127-019-040-000	1967	Duplex	3
7	00708B	2555 Park Street	Ceres	127-019-040-000	1967	Duplex	3
8	00709	3044 8th Street	Ceres	127-019-037-000	1961	SFH	3
9	00710	3045 9th Street	Ceres	127-019-037-000	1961	SFH	4
10	00715	3221 6th Street	Ceres	127-020-003-000	1961	SFH	4
11	00714	3229 6th Street	Ceres	127-020-003-000	1961	SFH	3
15	00717	3237 8th Street	Ceres	127-020-024-000	1961	SFH	3
16	00716	2535 Roeding Road	Ceres	127-020-024-000	1961	SFH	3
17	00711	3423 9th Street	Ceres	127-025-003-000	1961	SFH	3
18	00722	2034 Hackett Road	Ceres	127-029-014-000	1961	SFH	3
19	00721	2040 Hackett Road	Ceres	127-029-014-000	1961	SFH	4
20	01001A	2018 Tully Road	Hughson	059-035-029-000	1976	Duplex	3
21	01001B	2020 Tully Road	Hughson	059-035-029-000	1976	Duplex	3
28	01010A	2060 2nd Street	Hughson	018-032-055-000	1976	Duplex	4
29	01010B	2062 2nd Street	Hughson	018-032-055-000	1976	Duplex	4
30	01011A	2066 2nd Street	Hughson	018-032-056-000	1976	Duplex	4
31	01011B	2068 2nd Street	Hughson	018-032-056-000	1976	Duplex	4
32	01012A	2119 3rd Street	Hughson	018-034-019-000	1976	Duplex	2
33	01012B	2121 3rd Street	Hughson	018-034-019-000	1976	Duplex	2
34	01013	2206 3rd Street	Hughson	018-036-034-000	1976	SFH	2
35	01014	2218 3rd Street	Hughson	018-036-032-000	1976	SFH	2
36	01015	2055 4th Street	Hughson	018-033-015-000	1976	SFH	3
37	01016	2061 4th Street	Hughson	018-033-014-000	1976	SFH	3
38	01017	2067 4th Street	Hughson	018-033-013-000	1976	SFH	3
39	01618	2118 4th Street	Hughson	018-035-021-000	1976	SFH	4
40	01022	2607 5th Street	Hughson	018-051-015-000	1976	SFH	4
41	01023	2625 5th Street	Hughson	018-051-012-000	1976	SFH	4
42	01024	2000 6th Street	Hughson	018-033-079-000	1976	SFH	3
43	01025	2006 6th Street	Hughson	018-033-079-000	1976	SFH	3
44	01026	2012 6th Street	Hughson	018-033-079-000	1976	SFH	3
45	01027	2061 7th Street	Hughson	018-033-066-000	1976	SFH	4
46	01028	2067 7th Street	Hughson	018-033-065-000	1976	SFH	3
47	01734A	2312 Conant Ave Apt A	Modesto	005-055-054-000	1982	Duplex	3
48	01734B	2312 Conant Ave Apt B	Modesto	005-055-054-000	1982	Duplex	3

49	01735A	2312 Conant Ave Apt C	Modesto	005-055-054-000	1982	Duplex	2
50	01735B	2312 Conant Ave Apt D	Modesto	005-055-054-000	1982	Duplex	2
51	02610A	1719 Randazzo Avenue	Modesto	060-040-026-000	1979	Duplex	3
52	02609B	1717 Randazzo Avenue	Modesto	060-040-026-000	1979	Duplex	3
53	02608A	1711 Randazzo Avenue	Modesto	060-040-028-000	1979	Duplex	3
54	02607B	1709 Randazzo Avenue	Modesto	060-040-028-000	1979	Duplex	3
55	02606A	1703 Randazzo Avenue	Modesto	060-040-030-000	1979	Duplex	3
56	02605B	1701 Randazzo Avenue	Modesto	060-040-030-000	1979	Duplex	3
57	02604A	1622 Randazzo Avenue	Modesto	060-040-006-000	1979	Duplex	3
58	02603B	1620 Randazzo Avenue	Modesto	060-040-006-000	1979	Duplex	3
59	02602	1614 Randazzo Avenue	Modesto	060-040-004-000	1979	Duplex	3
60	02601	1612 Randazzo Avenue	Modesto	060-040-004-000	1979	Duplex	3
61	02621	235 Melrose Avenue	Modesto	111-008-004-000	1985	Duplex	3
62	02620	233 Melrose Avenue	Modesto	111-008-004-000	1985	Duplex	3
63	02625	703 Brighton Avenue	Modesto	032-012-018-000	1990	Duplex	3
64	02624	701 Brighton Avenue	Modesto	032-012-018-000	1990	Duplex	3
65	02623	528 Toro Road	Modesto	030-012-018-000	1991	Duplex	3
66	02622	900 Marshall Avenue	Modesto	030-012-018-000	1991	Duplex	3
67	02701B	2408 Temescal Drive	Modesto	077-019-004-000	1988	Duplex	3
68	02701A	2800 Windsong Avenue	Modesto	077-019-004-000	1988	Duplex	3
69	02702A	1504 Lynne Renee Court	Modesto	056-064-022-000	1988	Duplex	3
70	02702B	1506 Lynne Renee Court	Modesto	056-064-022-000	1988	Duplex	3
71	02704A	600 California Avenue	Modesto	030-012-040-000	1991	Duplex	3
72	02704B	801 Marshall Avenue	Modesto	030-012-040-000	1991	Duplex	3
73	02703B	532 California Avenue	Modesto	030-012-012-000	1991	Duplex	3
74	02703A	800 Marshall Avenue	Modesto	030-012-012-000	1991	Duplex	3
75	02705B	600 Stratton Avenue	Modesto	030-012-029-000	1991	Duplex	3
76	02705A	909 Marshall Avenue	Modesto	030-012-029-000	1991	Duplex	3
77	02706A	700 Marni Way	Modesto	030-008-045-000	1987	Duplex	3
78	02706B	701 Spencer Avenue	Modesto	030-008-045-000	1987	Duplex	3
79	02707B	2512 Tully Road	Modesto	059-009-003-000	1977	Duplex	3
80	02707A	2510 Tully Road	Modesto	059-009-003-000	1977	Duplex	3
81	02708	713 Mamilane	Modesto	037-059-046-000	1991	SFH	3
82	02709B	3502 Penridge Court	Modesto	054-033-048-000	1979	Duplex	3
83	02709A	3500 Penridge Court	Modesto	054-033-048-000	1979	Duplex	3
84	02720	1428 Fara Biundo Drive	Modesto	070-004-066-000	1988	SFH	3
85	02714	4108 Goldust Drive	Modesto	070-004-075-000	1988	SFH	3
86	02716	4113 Nugget Drive	Modesto	070-004-057-000	1988	SFH	3
87	02715	4112 Nugget Drive	Modesto	070-003-048-000	1988	SFH	3
88	02718	4132 Nugget Drive	Modesto	070-003-053-000	1988	SFH	3
89	02719	4136 Nugget Drive	Modesto	070-003-054-000	1988	SFH	3
90	02713	4124 Fara Biundo Drive	Modesto	070-002-066-000	1988	SFH	3

