

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	<div> <div> PHA Name: Stanislaus Regional Housing Authority PHA Code:CA026 </div> <div> PHA Type: <input checked="" type="checkbox"/> High Performer </div> <div> PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024 </div> <div> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) </div> <div> Number of Public Housing (PH) Units: 647 Number of Housing Choice Vouchers (HCVs): 4,960 </div> <div> Total Combined: 5,607 </div> <div> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </div> </div> <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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <div> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </div> <table border="1"> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:</p> <p>DECONCENTRATION POLICY</p> <p>STANISLAUS REGIONAL HOUSING AUTHORITY will achieve deconcentration of poverty and income-mixing in CA026-3, Modesto (the only “affected complex”) by either bringing higher or lower income families into the complex whenever the average rent for CA026-3 deviates 15% or more from the current average rent determined for all other STANISLAUS REGIONAL HOUSING AUTHORITY complexes. The designation of “Lower Income” will apply when the average rent for this complex falls below 85% of the average rent for all other Housing Authority complexes. The designation of “Higher Income” will occur when the average rent exceeds 115% of the average rent for all other STANISLAUS REGIONAL HOUSING AUTHORITY complexes.</p> <p>STANISLAUS REGIONAL HOUSING AUTHORITY, in implementing its deconcentration efforts, will not impose or require any specific income or racial quota for any of its complexes. To implement the Deconcentration Policy STANISLAUS REGIONAL HOUSING AUTHORITY may, at some point in time, skip families on the waiting list to reach other families with an applicable lower or higher income. The skipping of families will be accomplished in a uniform and non-discriminating manner.</p> <p>DECONCENTRATION INCENTIVES</p> <p>The Housing Authority will offer the following incentives to families, either higher or lower income to encourage them to accept housing in the development when it has been designated either “Higher or Lower Income” and only when the family’s income would help meet deconcentration or income targeting requirements for the development.</p> <p>Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. Incentives include, but are not limited to:</p> <ul style="list-style-type: none"> • The offer of a larger sized unit than the family would normally qualify for (maximum of one additional bedroom). • The reduction of the “one year residency requirement” in the PHA’s transfer policy to a six-month period. • Preference under any Transfer Policy categories that the family may later qualify for. • The option to credit two hours weekly to meeting community service requirements for lawn maintenance performed by the family that is required in their own yard areas. • Preference in any PHA-sponsored Family Self-Sufficiency Program that the family may qualify for, including IDA and home-ownerships opportunities. <p>The Incentives referred to above will be made available by STANISLAUS REGIONAL HOUSING AUTHORITY only in a manner that allows for each eligible family to have the sole discretion in determining whether to accept the incentive. STANISLAUS REGIONAL HOUSING AUTHORITY shall not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of an offered complex. The skipping of a family on a waiting list to reach another family to implement the policy under this section shall not be considered an adverse action and shall not be contestable.</p>

<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Mixed Finance – 1612 Apartments has applied for and been approved for Tax Credit funding. 144 units expected late 2025 Demolitions/Disposition – Currently exploring potential demolition and disposition with consultants Conversion of PH to tenant based/project based – Currently exploring potential conversion of PH units with consultants Project-based Vouchers – Continue to project base vouchers in opportunity zones to assist with deconcentration efforts as opportunities come available Modernization – Currently exploring potential units for approved vacancies for modernization Capital Grant Programs – Capital Grants approved and planned</p> <p>Project-Based Vouchers The Stanislaus Regional Housing Authority will non-competitively award two Section 8 project-based voucher ("PBV") HAP contracts to the Riverbank Housing Authority's 90-unit public housing property once it converts to Section 8 under the RAD/Section 18 Small PHA Blend. The RAD PBV HAP contract will be for 18 units and the Section 18 PBV HAP contract will be for 72 units.</p> <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> <p>Project-Basing vouchers is consistent with Stanislaus's long-term goal of expanding affordable housing opportunities for low-income residents.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attachment B.3</p>
<p>B.4.</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>CA026 2023-2027 5 YAP in EPIC approved 6/15/2023</p>

B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<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.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>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.</p>

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Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **HOPE VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([Notice PIH 2011-47](#))

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further

fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment B.3. Progress Report

PHA GOAL:

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.

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.

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.

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.

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.

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.

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.

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:

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:

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:

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:

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.

Public Housing – Maintain the additional public housing site-based waiting lists established to improve marketability.

Progress: COMPLETE

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.

Other:

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

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.

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.

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

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.

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.

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	4
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	3
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