

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # 9:15 A.M.

Urgent  Routine

AGENDA DATE September 25, 2007

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Public Hearing to Consider Adoption of the 2006-2007 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant Program.

STAFF RECOMMENDATIONS:

1. Conduct the required public hearing; and,
2. Adopt the 2006-2007 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant Program.

FISCAL IMPACT:

General Administration costs for the preparation and distribution of the Consolidated Annual Performance Evaluation Report (CAPER) are paid for by the Community Development Block Grant Budget.

BOARD ACTION AS FOLLOWS:

No. 2007-780

On motion of Supervisor Grover, Seconded by Supervisor DeMartini

and approved by the following vote,

Ayes: Supervisors: Mayfield, Grover, Monteith, DeMartini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:



ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk

File No.

**DISCUSSION:**

The CAPER was presented to the Board of Supervisors on August 28, 2007. That report is attached in its entirety and identified as Attachment One. Following its presentation, the Board released the draft CAPER for a required fifteen (15) day public review. That period ended on September 25, 2007, and no comments were received. The final requirement is to conduct a public hearing. This public hearing is held to further solicit comments relative to the implementation performance of the jurisdiction's Consolidated Plan and Annual Action Plans. Following adoption, the CAPER will be submitted to the Department of Housing and Urban Development (HUD). The CAPER is Attachment Two.

**POLICY ISSUES:**

Stanislaus County adheres to guidelines established for the successful implementation of the activities and programs listed in the Consolidated Plan. The CAPER, the fifteen (15) day review period, the public meetings, and the subsequent public hearing are consistent with established policy. Further, the Community Development Block Grant Program is consistent with the Board priorities of Promoting Safe and Healthy Communities and Multi-Jurisdictional Cooperation, the Housing Element of the General Plan and the Implementation Plan of the Redevelopment Agency.

**STAFFING IMPACT:**

The implementation of the federal Community Development Block Grant Program is utilizing existing staff. However the three (3) additional jurisdictions, the cities of Ceres, Newman and Waterford that joined the Entitlement Consortium for Fiscal Year 2005-2006 increased the time necessary to maintain the same level of service that includes administrative monitoring, environmental review, labor relations, and oversight of contracts to ensure timely and accurate implementation.

Staff has monitored an increase in the administrative time devoted to these additional jurisdictions. The impact warrants the current level of staff. All costs associated with this program are HUD eligible activities and do not impact the Stanislaus County General Fund.

**ATTACHMENTS:**

1. August 28, 2007 Board Report to Release for Public Review the 2006-2007 Draft Consolidated Annual Performance Evaluation Report (CAPER).
2. 2006-2007 Consolidated Annual Performance Evaluation Report (CAPER)

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY *nb*

DEPT: Planning and Community Development

BOARD AGENDA # \*D-1

Urgent

Routine

AGENDA DATE August 28, 2007

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Authorization to Release the 2006-2007 Draft Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant Program for a Public Review to End on September 25, 2007, and Request to Set a Public Hearing on September 25, 2007 at 9:15 A.M. to  
(Continued on Page 2)

STAFF RECOMMENDATIONS:

1. Authorize the release of the 2006-2007 Draft Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant Program for a public review to end on September 25, 2007.
2. Set a public hearing on September 25, 2007 at 9:15 A.M. to consider adoption of the Community Development Block Grant FY 2006-2007 Consolidated Annual Performance Evaluation (CAPER).

FISCAL IMPACT:

General Administration costs for the preparation and distribution of the Consolidated Annual Performance Evaluation Report (CAPER) are paid for by the Community Development Block Grant Budget.

BOARD ACTION AS FOLLOWS:

No. 2007-677

On motion of Supervisor Mayfield, Seconded by Supervisor Grover  
and approved by the following vote,

Ayes: Supervisors: Mayfield, Grover, Monteith, DeMartini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

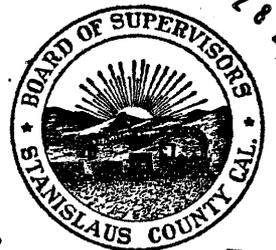
MOTION:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered In the Minutes of the Board of Supervisors.

CHRISTINE FERRARO TALLMAN

Clerk of the Board of Supervisors of the County of Stanislaus, State of California

By *Guy Gibert*



ATTEST: *Christine Ferraro*  
CHRISTINE FERRARO TALLMAN, Clerk

Authorization to Release the 2006-2007 Draft Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant Program for a Public Review to End on September 25, 2007, and Request to Set a Public Hearing on September 25, 2007 at 9:15 A.M. to Consider Adoption of the Community Development Block Grant FY 2006-2007 Consolidated Annual Performance Evaluation Report (CAPER).

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**SUBJECT: (Continued)**

Consider Adoption of the Community Development Block Grant FY 2006-2007 Consolidated Annual Performance Evaluation Report (CAPER).

**DISCUSSION:**

Whenever a jurisdiction participates in the Community Development Block Grant (CDBG) Entitlement Program, a Consolidated Annual Performance Evaluation Report (CAPER), Attachment One, must be prepared, made available for a fifteen-day public review period and submitted to the U.S. Department of Housing and Urban Development (HUD). This regulation also requires a public hearing. The public hearing will be held to solicit comments relative to the implementation and performance of the jurisdiction's Consolidated Plan and Annual Action Plans.

The CAPER consists of a number of discussion points which describe the outcomes of the Block Grant Program for the previous fiscal year. The first part concerns the accomplishments of the jurisdictions participating in the Stanislaus County Community Development Block Grant Program Consortium for FY 2006-2007, as well as a summary of accomplishments for the non-profit agencies that were awarded public services grants from both the CDBG and Emergency Shelter Grant (ESG) grant programs. The second part of the narrative is the assessment of the five-year objectives of the Stanislaus County 2005-2008 Consolidated Plan and the activities for FY 2006-2007. The third part of the narrative consists of general HUD reporting requirements.

Briefly, the Stanislaus County Consortium consisting of the cities of Oakdale, Patterson, Newman, Ceres, Waterford, and the County, received a \$2.5 million allocation in FY2006-2007 for CDBG activities and \$108,684 for ESG activities. The chart below indicates the distribution of that allocation. Any remaining funds will be carried forward to FY 2007-2008 to be budgeted for the same or similar activity.

Jurisdiction	Distribution
Stanislaus County	\$692,028
City of Oakdale	\$290,663
City of Patterson	\$291,901
City of Newman	\$310,823
City of Waterford	\$295,104
City of Ceres	\$338,764
CDBG Public Service Grants	\$324,365
ESG Public Service Grants	\$108,840
TOTAL	\$2,652,488

Authorization to Release the 2006-2007 Draft Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant Program for a Public Review to End on September 25, 2007, and Request to Set a Public Hearing on September 25, 2007 at 9:15 A.M. to Consider Adoption of the Community Development Block Grant FY 2006-2007 Consolidated Annual Performance Evaluation Report (CAPER).

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The CAPER assesses the progress of each consortium member in their implementation of projects and programs listed and described in the Consolidated Plan.

### **Stanislaus County**

The major project undertaken and completed by Stanislaus County was the construction of sewer infrastructure in the Robertson Road Neighborhood. This project enables households to connect their dwellings to the sanitary sewer system during the coming fiscal year.

### **Oakdale and Patterson**

The City of Patterson concluded construction of the first phase of its 3<sup>rd</sup> Street project, and the City of Oakdale completed the construction of their California Avenue infrastructure project. The City of Oakdale continued planning its surface infrastructure projects to conform with the Americans with Disabilities Act (ADA). These projects consist of curb cuts and sidewalks.

### **Ceres, Newman, and Waterford**

During the initial year the three new consortia members conducted planning activities related to implementation of upcoming eligible Infrastructure construction projects. During this year construction on all of these projects began. The City of Ceres completed the first phase of their Richard/Richland Infrastructure project, which included sidewalk improvements. The City of Newman began construction of sidewalks on its Yolo Street Infrastructure project and began installation of playground equipment as part of their Pioneer Park project. Finally, the City of Waterford began construction of its N. Western Infrastructure project that focuses on installation of storm drainage.

### **Public Service Agencies**

During 2006-2007 Seventeen (17) public service agencies, including fair housing, were funded to assist in reaching additional persons and households. Those agencies were:

- **Center for Human Services** - community counseling, and access to recreational activities for youth in the Patterson and Westside areas of our community.
- **Children's Crisis Center** - meal program for resident abused and neglected children in the city of Oakdale and eligible surrounding areas.
- **DRAIL** -Assistive Technology equipment to persons with disabilities to enable them to become more independent.
- **EI Concilio** - Financial Education classes for first time home buyers.
- **Habitat for Humanity** - Windows of Hope Program assisted households in need of replacement of old & broken windows with energy efficient windows.
- **Haven Women's Center** - shelter for abused women and children
- **Healthy Aging** - senior exercise program and fall prevention education.
- **Parent Resource Center** - childcare and parenting classes

Authorization to Release the 2006-2007 Draft Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant Program for a Public Review to End on September 25, 2007, and Request to Set a Public Hearing on September 25, 2007 at 9:15 A.M. to Consider Adoption of the Community Development Block Grant FY 2006-2007 Consolidated Annual Performance Evaluation Report (CAPER).

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- **Project Sentinel** - fair housing program
- **Salida Union School District** - after school educational support program for students and families - Los Arcos
- **Second Harvest Food Bank** - food program
- **United Way of Stanislaus County** - information & referral program
- **Vision Impaired Persons Support (VIPS)** - Braille and computer instruction.
- **We Care** - homeless shelter
- **Westside Food Pantry** - emergency food program

#### ESG Programs

- **Children's Crisis Center** - children's shelter program
- **Community Housing & Shelter Program** - shelter program- homeless prevention
- **Inter-Faith Ministries Redwood Family Center**- shelter program
- **Inter-Faith Ministries Santa Fe Project**- transitional housing and winter homeless shelter

#### Partnerships

The Consolidated Plan addresses the need for jurisdictions and other agencies to form partnerships to achieve its objectives. Homelessness, work force development and neighborhood revitalization strategies are issues that have been identified in the Consolidated Plan. The CAPER discusses the progress of the programs and partnerships that have been formed to respond to those issues which are presented below:

- The cities of Modesto, Turlock, the United Samaritan Foundation, the faith-based (including Inter-Faith Ministries) and business communities, the Salvation Army, and the County participate in programs that address the housing needs of the homeless.
- A task force that includes agencies and jurisdictions who are members of the Housing and Support Services Collaborative have been cooperating with seven (7) non-profits entering data into the Homeless Management Information System (HMIS). This system provides a central location, accessible by service agencies, for individual data of homeless persons to more completely provide for their needs. This system requires technical assistance for expansion and maintenance provided by the Housing Authority of Stanislaus County on behalf of the Stanislaus Community Housing and Support Services Collaborative (SCHSSC). The Stanislaus County Housing Authority is the lead support agency and receives support from County staff to maintain data provided by participating ESG agencies.
- The City of Modesto, Stanislaus County, Habitat for Humanity, Modesto Junior College and the West Modesto King Kennedy Neighborhood Collaborative continue to offer vocational educational opportunity in residential construction.

Authorization to Release the 2006-2007 Draft Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant Program for a Public Review to End on September 25, 2007, and Request to Set a Public Hearing on September 25, 2007 at 9:15 A.M. to Consider Adoption of the Community Development Block Grant FY 2006-2007 Consolidated Annual Performance Evaluation Report (CAPER).

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- Workforce Development also expanded to offer computer training that offered skill acquisition necessary for individuals to be in the position to qualify for skilled jobs within the county.
- The City of Modesto, Stanislaus County, the faith-based community, residents and businesses are participating in the development of a Weed and Seed program sponsored by the Federal Department of Justice to establish a Neighborhood Strategy to respond to the social, economic and infrastructure needs of West Modesto. This neighborhood is a combination of both city and county territory.

Finally, the CAPER provides an overview of activities that are sponsored by Stanislaus County, as well as by others. The overview includes:

- Affordable Housing
- Fair Housing
- Lead-based paint hazard reduction
- Supportive services
- Public Housing

During the public review of the Draft CAPER, which is required to be a minimum of fifteen days, staff will conduct seven (7) public meetings during the month of August in Modesto, Oakdale, Patterson, Ceres, Newman, and Waterford, to solicit input from the public regarding implemented activities and projects.

Once the public review period has elapsed, any comments received will be incorporated as part of the document, and the CAPER will be presented to the Board of Supervisors during a public hearing for subsequent approval. Once approved, the CAPER will be submitted to the Federal Housing and Urban Development Department (HUD).

### **New Partners**

Since July 2005, three additional cities have elected to participate in the CDBG, ESG and HOME programs. They are Ceres, Newman and Waterford.

### **POLICY ISSUES:**

Stanislaus County adheres to guidelines established for the successful implementation of the activities and programs listed in the Consolidated Plan. The Draft CAPER, the fifteen day review period, the public meetings, and the subsequent public hearing are consistent with established policy. Further, the Community Development Block Grant Program is consistent with the Board priorities of Promoting Safe and Healthy Communities and Multi-Jurisdictional Cooperation, the

Authorization to Release the 2006-2007 Draft Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant Program for a Public Review to End on September 25, 2007, and Request to Set a Public Hearing on September 25, 2007 at 9:15 A.M. to Consider Adoption of the Community Development Block Grant FY 2006-2007 Consolidated Annual Performance Evaluation Report (CAPER).

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Housing Element of the General Plan and the Implementation Plan of the Redevelopment Agency.

### **STAFFING IMPACT:**

The implementation of the federal Community Development Block Grant Program is utilizing existing staff. However the three (3) additional jurisdictions, the cities of Ceres, Newman and Waterford that joined the Entitlement Consortium for Fiscal Year 2005-2006 increased the time necessary to maintain the same level of service that includes administrative monitoring, environmental review, labor relations, and oversight of contracts to ensure timely and accurate implementation.

Staff has monitored an increase in the administrative time devoted to these additional jurisdictions. The impact warrants the current level of staff. All costs associated with this program are HUD eligible activities and do not impact the Stanislaus County General Fund.

### **ATTACHMENTS:**

- 1: 2006-2007 Draft Consolidated Annual Performance Evaluation Report (CAPER)  
**(Available from the Clerk)**

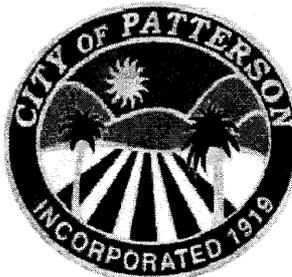
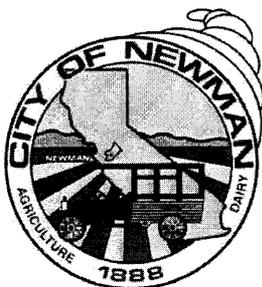
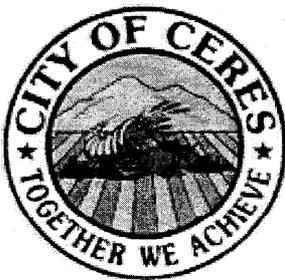


# Stanislaus County Community Development Block Grant Consortium



## Consolidated Annual Performance Evaluation Report Fiscal Year 2006-2007

Prepared by the Stanislaus County  
Planning and Community  
Development Department 1010 10<sup>th</sup>  
Street, Suite 3400  
Modesto CA. 95354



August 2007

**STANISLAUS COUNTY**  
**BOARD OF SUPERVISORS**

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District 4	Dick Monteith
District 5	Jim DeMartini

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Vice Mayor	Rob Phipps
Councilmember	Chris Vierra
Councilmember	Ken Lane
Councilmember	Guillermo Ochoa

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Councilmember	Michael Brennan
Councilmember	Tom Dunlop
Councilmember	Toni Hanson

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Councilmember	Mike Crinklaw
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Councilmember	Jim Weaver
Councilmember	Jose Aldaco

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT  
 FY 2006-2007  
 STANISLAUS COUNTY  
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM CONSORTIUM**

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## **I. INTRODUCTION**

Stanislaus County annually receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). In 2002, Stanislaus County formed the Stanislaus County Community Development Block Grant Program Consortium, which now includes the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford. HUD requires Stanislaus County to prepare and submit either a three or five-year Consolidated Plan and Annual Action Plans as applications for these funds. The County also prepares this Consolidated Annual Performance and Evaluation Report (CAPER) annually to present the progress made in accomplishing goals set forth in the Consolidated Plan and Action Plan for the Community Development Block Grant (CDBG) Program, and the Emergency Shelter Grant (ESG) Program. This report is for the Fiscal Year beginning July 1, 2006, and ending June 30, 2007.

The CAPER consists of a narrative and a number of statistical references. The narrative is divided into four parts. The first part relates to the accomplishments of the jurisdictions in the Stanislaus County Community Development Block Grant Program Consortium for the FY 2006-07. The second part consists of a summary of accomplishments for the non-profit agencies that were awarded a grant under the Stanislaus County Public Service Grant program during FY 2006-07. The third part of the narrative is the assessment of the five-year objectives of the Updated Stanislaus County Consolidated Plan 2005-2008 and the activities for FY 2006-07. The fourth part of the narrative consists of general reporting requirements, which includes a CDBG and ESG Financial Summary.

Stanislaus County is a partner in the City of Turlock/Stanislaus County HOME Consortium, which includes the Cities of Oakdale, Patterson, Ceres, and Newman. As the lead agency the City of Turlock administers the HOME program for the County and reports the partnering jurisdiction's activities in the HOME Consortium's CAPER.

### **A. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Stanislaus County completed its fifth year as a U.S. Department of Housing and Urban Development (HUD) entitlement community in FY 2006-07. The County is classified as an Urban County jurisdiction and is comprised of the unincorporated County and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford. However, only the County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford are currently participating in the Community Development Block Grant Program (CDBG) and Emergency Shelter Grant (ESG) Program entitlement funding. Each year the Urban County jurisdictions receive a formula-based allocation of HUD program resources. These resources are then internally allocated to each of the participating Urban County jurisdictions to use within their communities to address community development needs identified in the Consortium's Consolidated Plan.

Title I of the National Affordable Housing ACT (NAHA) of 1990 established the requirement that states and local governments that apply for direct assistance under certain HUD programs have a Consolidated Plan that has been approved by HUD. The federal requirements call for a three to five-year Consolidated Plan with annual updates. Pursuant to these requirements, the County of Stanislaus adopted a Consolidated Plan for program years 2005-2008.

During the preparation of the Five-Year Consolidated Plan, the County and its participating jurisdictions identified local housing and community development needs. These needs were then prioritized with the intention that programs would be designed and funded to address these identified needs.

**Available Resources/Use of Funds**

During FY 2006-07 the County administered its CDBG entitlement grant of \$2,543,648.00. The total expenditure of the CDBG program for FY 2006-07 program, including carryover from previous years, was \$3,424,645.55 (See Table 1, below). The total expenditure for the CDBG and ESG program is in the last section of the CAPER.

CDBG funds for the FY 2006-07 that were not expended will be carried over into the next fiscal year and remain within their respective project. Unexpended funds from the County Public Service Grant program and the Program Administration will be re-allocated into the existing Empire Infrastructure Project, for FY 2007-08. The City of Ceres, Newman, Oakdale, Patterson, and Waterford will also re-allocate any program administration funds into their respective CDBG Infrastructure projects for the next fiscal year.

**CDBG & ESG Allocations**

The FY 2006-07 annual allocations and carry-over amounts per jurisdiction are as follows:

**Table 1- HUD Entitlement Allocations**

<b>Jurisdiction</b>	<b>CDBG</b>	<b>Carry-Over*</b>	<b>Funds Expended</b>	<b>Total Balance**</b>
Stanislaus County	\$762,028.00	\$879,911.79	-\$1,403,913.97	\$238,025.82
City of Oakdale	\$290,663.00	\$1,195,261.42	-\$425,389.02	\$1,060,535.40
City of Patterson	\$291,901.00	\$331,964.63	-\$216,398.92	\$407,466.71
City of Ceres	\$338,764.00	\$377,307.00	-\$381,062.29	\$335,008.71
City of Newman	\$310,823.00	\$377,307.00	-\$396,748.36	\$291,381.64
City of Waterford	\$295,104.00	\$245,903.00	-\$132,426.27	\$408,580.73
<b>Special Programs</b>	<b>Allocation</b>	<b>Carry-Over*</b>	<b>Funds Expended</b>	<b>Total Balance**</b>
CDBG Public Services	\$254,365.00	\$0.00	-\$254,365.00	\$0.00
ESG Public Services	\$108,840.00	\$4,961.48	-\$107,170.86	\$6,630.62
<b>TOTAL</b>	<b>\$2,652,488.00</b>	<b>\$3,412,616.32</b>	<b>-\$3,424,645.55</b>	<b>\$2,747,629.63</b>

\*Carry over from previous years

\*\* Carry over for FY 2007-2008

The carry-over for the HOME program is determined by the Integrated Disbursement Information System (IDIS) reports that are generated by the City of Turlock, which is the County's HOME Consortium lead agency.

The third column indicates the carry over from FY 2006-07 that was re-allocated into the 2007-08 fiscal year. Funds expended by all jurisdictions and the public services grant program during the FY 2006-07 are noted in the fourth column. The fifth column presents the balance for the CDBG and ESG programs that will be carried over into FY 2007-08.

Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford programmed their CDBG funds according to the priorities, needs, goals and objectives of the Consolidated Plan. The City of Patterson has made considerable progress in their senior affordable housing project during this fiscal year and has completed the first phase consisting of 24 units. Various infrastructure projects and a housing rehabilitation program have contributed to the revitalization of low-income neighborhoods. Stanislaus County has had another successful year with its Public Service Grant program, and the Fair Housing program with Project Sentinel.

## **B. HOME INVESTMENT PARTNERSHIP PROGRAM**

Stanislaus County is also part of a Home Investment Partnership (HOME) Consortium with the City of Turlock. It is through this HOME consortium that the County receives HOME funds, and the City of Turlock also disburses allocations to the cities of Ceres, Newman, Oakdale, and Patterson. As sub-recipients, the cities of Ceres, Newman, Oakdale, Patterson, and the County report their HOME projects and activities to the City of Turlock.

### **Available Resources/Use of Funds**

Stanislaus County received \$453,303.00 from the HOME Consortium during FY 2006-07. The County set aside funds from the FY 2006-07 fiscal year allocation to assist the County with its Down Payment Assistance program, Housing Acquisition program, and Housing Rehabilitation Programs. The County processed nine (9) Down Payment Assistance loans during FY 2006-07 totaling \$67,900 HOME PI, \$231,580 in HOME funds, and \$88,020 in Redevelopment Housing Set-Aside funds and \$287,500 in CalHFA HELP funds. A map illustrating all nine DPA loans, by respective communities, is attached to this report (p. 43).

### **C. EMERGENCY SHELTER GRANT PROGRAM**

The Emergency Shelter Grants (ESG) program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living. The Emergency Shelter Grants program was originally established by the Homeless Housing Act of 1986, in response to the growing issue of homelessness among men, women, and children in the United States. In 1987, the ESG program was incorporated into subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371-11378).

ESG is a formula-funded program that uses the CDBG formula as the basis for allocating funds to eligible jurisdictions, including States, territories, and qualified metropolitan cities and urban counties for:

- Rehabilitation/Renovation/Conversion
- Essential Services
- Operational Costs
- Homeless Prevention Activities
- Administrative Costs

The Emergency Shelter Grant (ESG) Program is to supplement State, local and private efforts to improve the quality and number of emergency shelters and transitional facilities for homeless people. The purpose of ESG funds is to help operate these facilities, to provide essential support services to residents, and to help prevent at-risk families or individuals from becoming homeless.

Stanislaus County became eligible for Emergency Shelter Grant (ESG) funds for the first time during the 2004-05 fiscal year. Funds were set aside for this program to allow non-profits and service providers to apply through a competitive process for an Emergency Shelter Grant. The maximum amount that an eligible agency may apply for is outlined in Section III.

#### **Available Resources/Use of Funds**

During the 2006-07 fiscal year the County received \$108,840 in ESG funds. A total of \$6,630.62 will be carried into the upcoming fiscal year. This money was not expended due to a lower than anticipated heater retrofit costs for the Santa Fe Project in Empire, CA. The carry-over amount will be re-allocated into the category from which it originated and be expended during FY 2007-08. A total of four homeless service providers received funds during the fiscal year that provided services throughout the County. During the 2006-07 fiscal year homeless service providers used over \$653,153 in matching funds from other public and private sources to ensure successful programs. A summary of the accomplishments for the ESG program is in Section III of the CAPER.

#### **D. CITIZEN PARTICIPATION PROCESS**

The Stanislaus County Planning and Community Development Department has the lead role in the preparation of the Stanislaus County Community Development Block Grant Program Consortium's Consolidated Annual Performance Evaluation Report (CAPER) 2006-07. The Department consulted with private and public agencies, non-profit organizations and citizens to solicit their input in the preparation of the CAPER.

In order to elicit public participation in the preparation of the CAPER, public notices were published and letters were mailed to housing and supportive service organizations notifying them of the public meetings and how they could participate. A series of public meetings were scheduled throughout the month of August 2007 to discuss the accomplishments of the partnering jurisdictions and the public service grantees. Staff presented to various community groups and organizations regarding the CDBG, ESG, and HOME program in English and Spanish.

The CAPER will be released for public review and comment for the period beginning August 28<sup>th</sup>, 2007 through September 25<sup>th</sup>, 2007. A notice of the availability of the CAPER for public review and comment was made through publication in The Modesto Bee (general circulation newspaper), Vida en el Valle, The Oakdale Leader, The Waterford News, West Side Index, Ceres Courier, and the Patterson Irrigator.

Copies of the CAPER are available for review at the Stanislaus County Planning and Community Development Department, the Planning Departments of Ceres, Newman, Oakdale, Patterson, and Waterford, the Stanislaus County Main Library, Branch libraries of Ceres, Newman, Oakdale, Patterson, and Waterford and at other appropriate public agencies throughout the County. The CAPER will be taken to the Ceres, Newman, Oakdale, Patterson, and Waterford City councils for adoption during the months of August and September 2007 and a public hearing will be held September 25<sup>th</sup>, 2007 before the County Board of Supervisors for final approval.

## II. SUMMARY OF CDBG PROGRAM ACCOMPLISHMENTS

A summary of the accomplishments per jurisdiction for the Community Development Block Grant Consortium is contained in this section of the CAPER. All projects included in the 2006-07 Annual Plan were scheduled for implementation during that fiscal year. However, there were some projects (e.g. extensive infrastructure) that require funding from multiple years in order for completion. Preliminary work was begun in the year that the projects were initially funded.

### A. STANISLAUS COUNTY

#### Fair Housing Program

**\$50,000.00 Funds Budgeted**

**Project # SC-06-02**

**\$47,714.32 Funds Expended**

Stanislaus County contracted with Project Sentinel to provide fair housing services that enabled and empowered members of the community to have open and informed housing opportunities and to overcome housing discrimination. This is accomplished by in-depth conciliation/mediation, and when necessary, litigation. The main objective of the agency is to raise the level of awareness of fair housing rights and responsibilities among home seekers, owners, managers, and the general public.

During the fiscal year, Project Sentinel provided information and referral services to 225 individuals. The agency provided fair housing investigation services to 24 documented, valid housing complaints/audits. These services included testing, canvassing, statistical analysis, witness interviews and counseling. Of the 24 cases that were opened, twelve were handicap/disability; three were national origin; two were race; two were familial status; one was age; one was sexual harassment; one was gender; one was source of income; and one was arbitrary.

During the fiscal year, Project Sentinel provided consultation and education to 83 landlord/tenant dispute cases. In addition, 36 Fair Housing presentations were conducted to client groups or other agencies. Tester training and recruitment was conducted throughout the year as needed. Also, throughout the year, the agency attended and participated in numerous community activities, meetings, and presentations where 6,510 educational materials, fair housing literature, agency flyers, or business cards were distributed to the attendees or left at sites for public display.

#### Planning and Project Administration

**\$254,365.00 Funds Budgeted**

**Project # SC-06-01**

**\$229,622.25 Funds Expended**

CDBG funds were used to pay for administration costs for staff involved with the program. Time that is devoted to the implementation or project planning by the jurisdictions and public agencies on behalf of the CDBG program are eligible for reimbursement. The remaining funds will be used for the pre-development of Empire's Infrastructure project.

**Empire Infrastructure Project**

**\$437,663.00 Funds Budgeted**

**Project # SC-06-03**

**\$293,471.73 Funds Expended**

Design phase for Empire Infrastructure (Storm Drainage) generally bounded by "A" Street to the West, McCoy Avenue to the North, North & South Avenue to the East, and South Avenue to the South.

**Stanislaus County Workforce Development Program**

**\$20,000.00 Funds Budgeted**

**Project # SC-06-04**

**\$17,713.31 Funds Expended**

This program provided job and career development opportunities to the under-served in the community. The Targeted Technology Training Program (T3) conducted training sessions 2-3 times weekly throughout the low-income areas of the community, such as the Santa Fe and Redwood Family Center low-income project areas. The program exceeded its goal of serving 60 individuals, and instead was able to serve 277 individuals through the program.

**B. CITY OF OAKDALE**

**Gilbert Infrastructure Project**

**\$223,018.83 Funds Budgeted**

**Project # OA-06-02**

**\$1,104.00 Funds Expended**

The CDBG funds for this project will be used for infrastructure improvements in low and moderate-income neighborhoods of Oakdale. The 2006-07 allocation will be carried over and used to help fund the replacement of sewer and water lines, replace curb and gutter, and repave streets on South 1<sup>st</sup> Avenue, South 2<sup>nd</sup> Avenue, and Grove Avenue. City staffing shortages have caused delays in project progression. In FY 2007-2008 County Staff will directly assist the city to expedite project progression and completion.

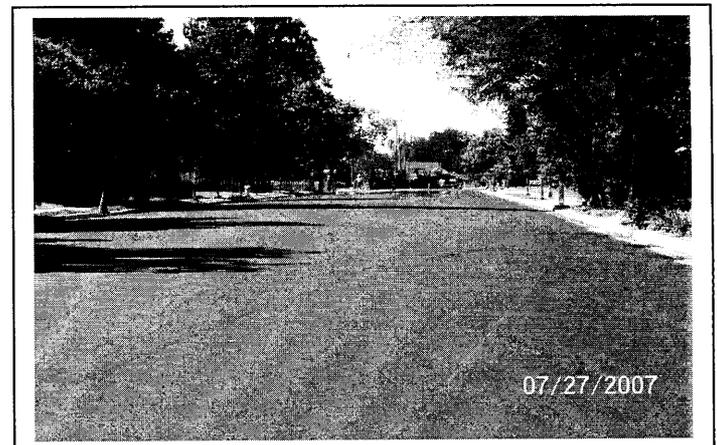
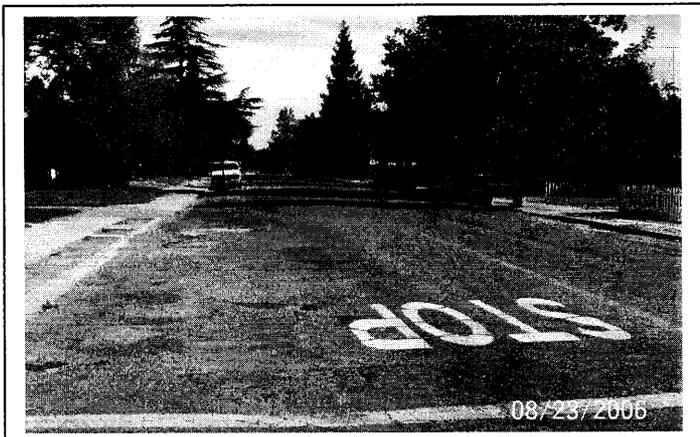
**California/3<sup>rd</sup> St. Infrastructure Project**

**\$119,576.00 Funds Budgeted**

**Project # OA-05-02**

**\$119,576.00 Funds Expended**

Funds were used to repair and replace sewer and water lines in low and moderate-income areas of the City of Oakdale (including California Street and North 3<sup>rd</sup> Avenue). This project was delayed due to shortage of staff; this project will be complete during the 1<sup>st</sup> quarter of FY 2007-2008.



**Project Administration**

**\$43,559.00 Funds Budgeted**

**Project # OA-06-01**

**\$36,157.58 Funds Expended**

City staff tracks the time spent for project administration. The City maintains records of time spent by staff in the implementation of its identified projects and programs. The staff involved is the Community Development Director, Assistant Planner, Planning Assistant and Administrative Clerk.

**C. CITY OF PATTERSON**

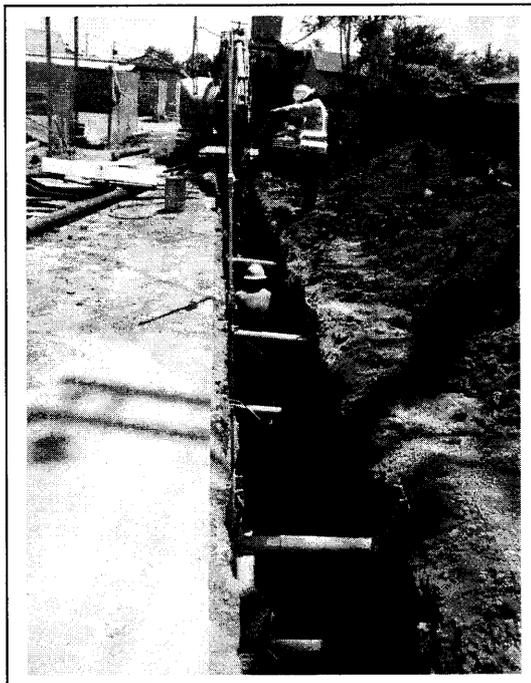
**Third Street Infrastructure Project**

**Project # PA-06-02**

**\$206,325.84 Funds Budgeted**

**\$197,484.54 Funds Expended**

The City undertook construction of the first phase of the infrastructure project, which consists of the replacement of approximately 1,500 linear feet of 6 and 8-inch sewer lines in a low-income area. This project will be conducted in several phases. Phase one has been completed.



**Center for Human Services – Teen Center**

**Project # PA-06-04**

**\$25,000.00 Funds Budgeted**

**\$20,123.91 Funds Expended**

The City of Patterson funded Center for Human Services' Teen Center Program, which is a "Drop-in" site for youth ages 12-18. The Teen Center provides strength-based programming to build skills, provide safe and fun after-school alternatives and develop positive assets in youth participants. After school activities include tutoring, homework assistance, leadership training, youth employment training, and community service activities. In FY 2006-07 the Teen Center was able to serve a total of 235 teens from the Patterson community.

**Project Administration**

**\$29,190.00 Funds Budgeted**

**\$17,794.04 Funds Expended**

**Project # PA-06-01**

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG and HOME program. City staff track the time spent for project administration. Remaining funds will be rolled over into Patterson's FY 2007-2008 Infrastructure project.

**D. CITY OF CERES**

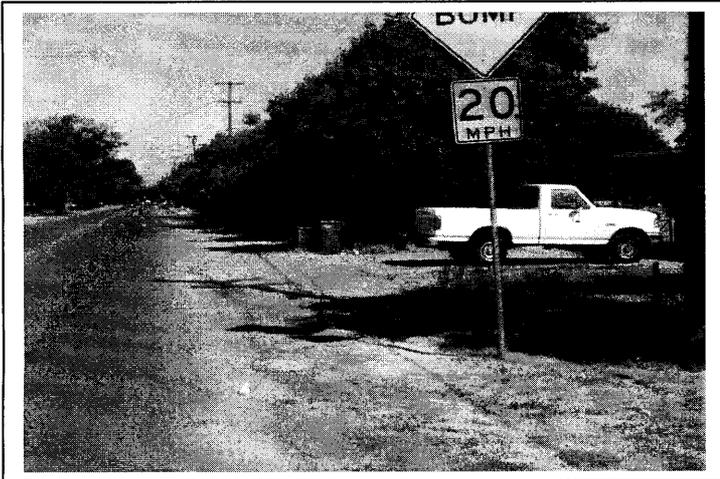
**Richland/Richard Infrastructure Project**

**\$304,888.00 Funds Budgeted**

**\$50,861.75 Funds Expended**

**Project # CE-06-02**

The CDBG funds were used for infrastructure improvements in the eligible area of Richland Avenue and Richard Way, which included work on the sidewalk and ADA ramps in the low-moderate income eligible area. In FY 2007-2008 County Staff will directly assist the city to expedite project progression and completion.



**Project Administration**

**\$33,876.00 Funds Budgeted**

**\$624.54 Funds Expended**

**Project # CE-06-01**

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG and HOME program. City staff track the time spent for project administration. Remaining funds will be rolled over into Ceres' FY 2007-2008 Infrastructure project.

**E. CITY OF NEWMAN**

**Yolo Street Infrastructure Project**

**\$279,741.00 Funds Budgeted**

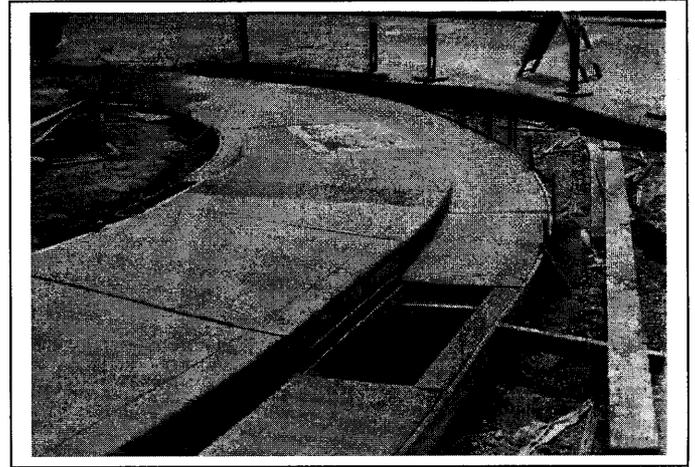
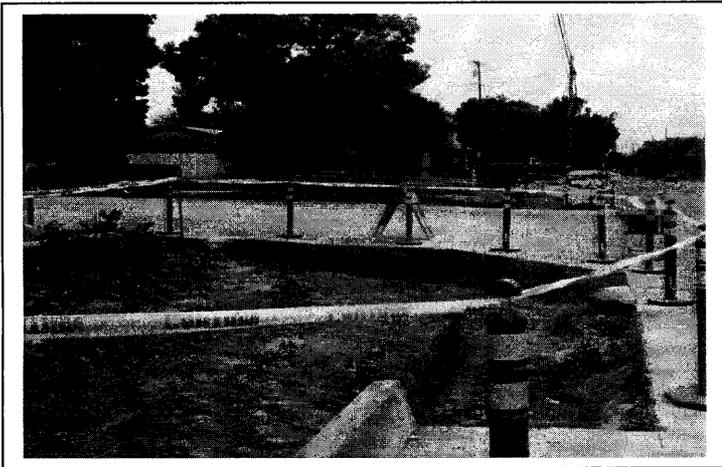
**\$64,859.10 Funds Expended**

**Project # NE-06-02**

The Yolo Infrastructure project will provide a safe route to and from school for students to both Hunt Elementary and Orestimba High Schools. In addition to that population, each household abutting that side of the street will have gained ADA compliant access and frontage. Yolo Street is a main arterial in Newman and the improvements gained

through this project will benefit all residents that utilize that route in a pedestrian and vehicular fashion.

Accomplishments to date include: relocation of 2 drain inlets, installation of 84 linear feet of 12" storm drain line, adjusted valve box to grade, removal of 265 linear feet of concrete (curb & gutter), removal of 700 square feet of concrete (driveways), removal of 1780 feet of concrete (sidewalk), clearing and grubbing, installation of two curb ramps, and other minor concrete work.



**Project Administration**

***\$31,082.00 Funds Budgeted***

***\$11,988.37 Funds Expended***

***Project # NE-06-01***

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG and HOME program. City staff track the time spent for project administration. Remaining funds will be rolled over into Newman's FY 2007-2008 Infrastructure project.

**F. CITY OF WATERFORD**

**Project Administration**

***\$29,510.00 Funds Budgeted***

***\$13,075.03 Funds Expended***

***Project # WA-06-01***

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG and HOME program. City staff track the time spent for project administration. Remaining funds will be rolled over into Waterford's FY 2007-2008 Infrastructure project.

**Waterford Infrastructure Project**

***\$265,594.00 Funds Budgeted***

***\$ 0.00 Funds Expended***

***Project # WA-06-02***

Construction of infrastructure in the residential areas generally bounded by Yosemite Avenue, Tim Bell Avenue, Bonnie Brae Avenue, Oden Drive, Summers Street, Rose Way, Kadota Avenue, and North Western Avenue. This work will include storm drainage work within the project area. Since, according to the State of California, the City of Waterford no longer has any complete census tracts that contain enough

low/moderate individuals to automatically qualify for CDBG funded projects, the City has contracted with a consultant firm to perform income and housing surveys to document City areas that will qualify for this assistance. A survey by Stanislaus County earlier documented the area in the vicinity of Western Avenue for this funding and improvements consisting of Storm Drainage, utility relocation, curb, gutter, and sidewalk installation is in process. Once further surveys are completed, it is anticipated that other infrastructure projects will be planned in the Redevelopment Area as well as the Western Avenue and Skyline areas.



#### **G. PUBLIC SERVICE GRANTEES**

The Consortium agreed to set-aside \$254,365 (10%) of the CDBG Entitlement funds for a Public Service Grant program. During 2006-07, Stanislaus County provided funding to fifteen (15) non-profit service providers. CDBG funding allowed non-profits and service providers to apply through a competitive process for a public service grant. The maximum grant amount is \$20,000. The public service grant is for an agency to provide a new or expanded service to eligible Stanislaus County residents. The activities funded must meet a CDBG national objective. The objectives are: the activity benefits the Target Income Group; or, the activity responds to the elimination of blighting conditions; or, the activity responds to economic distress and dislocation. Applications were released on February 10, 2006 and were due to County staff on February 24, 2006. Submitted applications were received, reviewed and scored by an evaluation committee consisting of representatives from the County Chief Executive Office, Planning division (non-CDBG staff), Behavioral Health and Recovery Services, Area Agency on Aging and Veteran Services and the Cities of Oakdale and Patterson. The top scoring applications were then presented to the Board of Supervisors for final approval.

***Center for Human Services (CHS)-  
Community Counseling Services- Westside***  
***\$20,000.00 Funds Budgeted***  
***\$18,302.54 Funds Expended***

***Project # PSG 06-12***

With the assistance of CDBG funds, CHS provided outpatient mental health and substance abuse counseling services to income eligible residents of the City of Patterson. The program served low-income youth and families residing in the western part of the county including the communities of Grayson and Westley. Service included individual, group, and family counseling, comprehensive assessments, abuse prevention; education; support groups; and referrals to other needed resources. CHS made it a priority to place bilingual staff at the site and increased the hours of operation of the counseling services

section of the resource center. During the past fiscal year the agency served 62 individuals and provided 488 hours of counseling services.

***Center for Human Services (CHS)-***

**Westside Resource Center-Recreational Program**

**Project # PSG-06-09**

***\$20,000.00 Funds Budgeted***

***\$18,615.21 Funds Expended***

In partnership with the Westside Community Alliance (WCA) and Patterson Parks and Recreation, CHS provided a new service in the City of Patterson for very low and low-income youth. CHS expanded access to recreational sports programs such as basketball, baseball, soccer, volleyball, and tae kwon do via scholarships and health education programs for low-income youth of Patterson and the surrounding communities. A total of 140 individuals were able to participate in recreational activities. CHS also provided Spanish translation services at community and school based education/public safety informational meetings, and presentations to schools and businesses regarding WCA programs and services.

***Children's Crisis Center of Stanislaus County-***

**Guardian House Meal Program**

**Project # PSG-06-01**

***\$20,000.00 Funds Budgeted***

***\$20,000.00 Funds Expended***

The Children's Crisis Center is a private, non-profit organization that provides childcare and shelter services to abused and at risk children. The meal program at Guardian House is an important component of the Respite Childcare services. The population served consisted of low-income or homeless children from family circumstances, which placed them at risk and did not afford them regular and nutritious meals. These children were from families in Oakdale and east Stanislaus County (unincorporated areas). CDBG funding was used for the expansion of the Guardian Meal Program for the Oakdale Facility of the Children's Crisis Center. In compliance with the terms of the County CDBG agreement, the Children's Crisis Center has provided nutritional meals to 505 low income and homeless children.

***Disability Resource Agency for Independent Living (DRAIL)-***

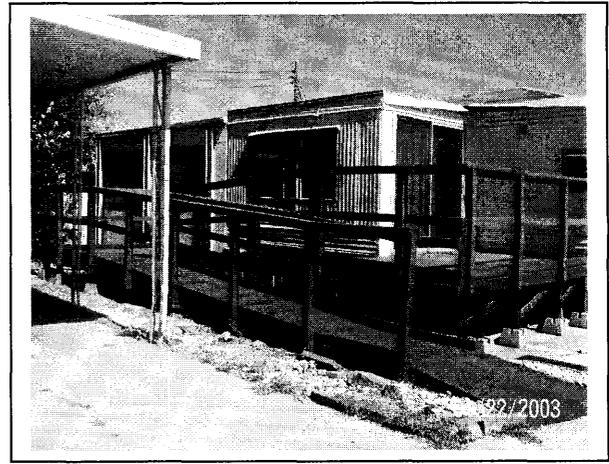
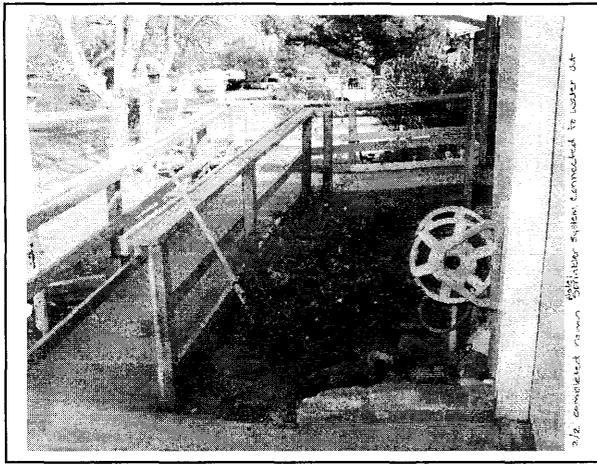
**Assistive Technology Program**

**Project # PSG-06-03**

***\$20,000.00 Funds Budgeted***

***\$20,000.00 Funds Expended***

DRAIL is a non-profit corporation that is community based. DRAIL is a grassroots agency that serves any person with any kind of disability, regardless of age or income level, and offers services that are designed to increase the independence of people with disabilities by empowering them to improve their quality of life. During this fiscal year, DRAIL was able to assist seven individuals (total of 14 individuals, including family members of those consumers) with disabilities by providing equipment that enabled them to become more independent. Four individuals obtained wheelchair ramps, one obtained an extended handrail, one obtained a wheelchair carrier, and one obtained a gas pedal for left leg use. After obtaining this equipment, these individuals have been able to live more independent lives, therefore improving their quality of life.



***El Concilio***

***Financial Literacy Program***

***\$19,113.00 Funds Budgeted***

***\$17,178.46 Funds Expended***

***Project # PSG-06-06***

El Concilio Community Center provided a first time home buyer/financial literacy program, which assisted a total of 237 families in the communities of Oakdale, Ceres, Modesto, Salida, Empire, Grayson, Patterson, and Westley. The workshops/classes consisted of topics ranging from identity theft, credit report and improvement, lines of credit vs. loans, managing checking and savings bank accounts, managing credit cards, and the importance of the Individual Taxpayer Identification Number (I.T.I.N.). Families that have received this education are now more aware of how to establish credit, manage credit, prevent identity theft, and first-time homebuyers.

***Habitat for Humanity***

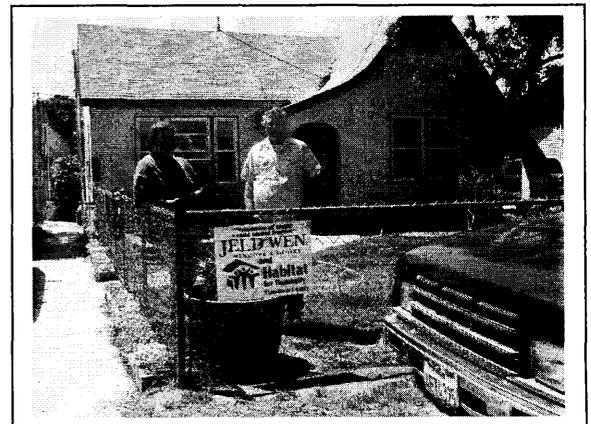
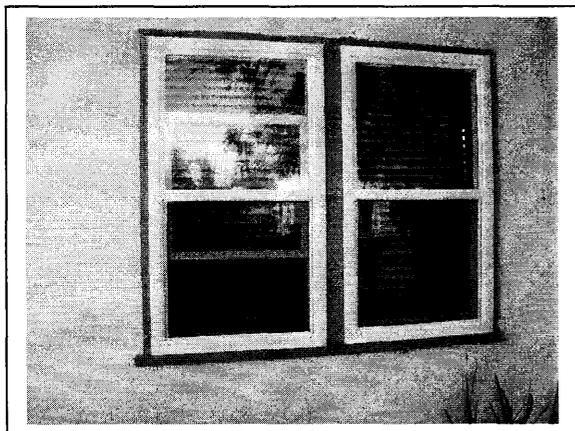
***Windows of Hope Program***

***\$18,975.00 Funds Budgeted***

***\$18,975.00 Funds Expended***

***Project # PSG-06-10***

The Windows of Hope Program was designed to replace existing low-efficiency windows with energy efficient windows in the unincorporated areas of Stanislaus County as well as the Consortia Cities. Habitat for Humanity distributed a total of 144 windows to 27 income eligible households, for a total of 113 individuals. The objective was to assist families in improving their household energy efficiency. Families that have been assisted have reported savings of up to \$100.00 on utility bills each month. These families have also reported they are experiencing less dust, noise, and a greater sense of security.



***Haven's Women Center of Stanislaus County  
Oakdale Satellite Services***

***Project # PSG06-11***

***\$20,000.00 Funds Budgeted***

***\$10,504.05 Funds Expended***

The Haven's Women Center of Stanislaus County is a catalyst for individual empowerment and societal change. It promotes safety and healing for women and children impacted by domestic or sexual violence. Haven provides advocacy, education, and supportive services to women and children who are victims of domestic or sexual violence. Through the Oakdale Satellite Services Program, Haven expanded much needed crisis intervention and supportive services to Oakdale residents that are survivors of domestic violence or sexual assault. Services provided include the following: Kids Count Program/Teens Count Program, Viva Life Skills Classes for Women, Women's Issues Support Group, Case Management, Crisis Intervention, and Temporary Restraining Orders. Throughout the 2006-07 fiscal year, Haven served 24 extremely low-income individuals.

***Healthy Aging Association***

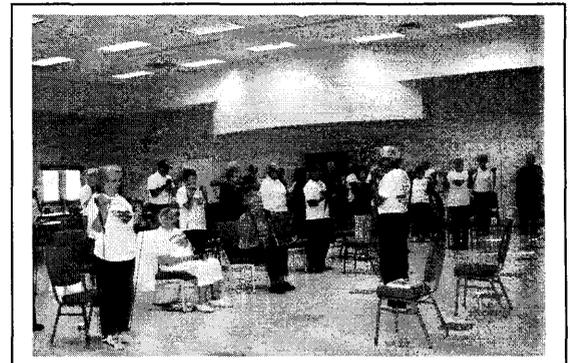
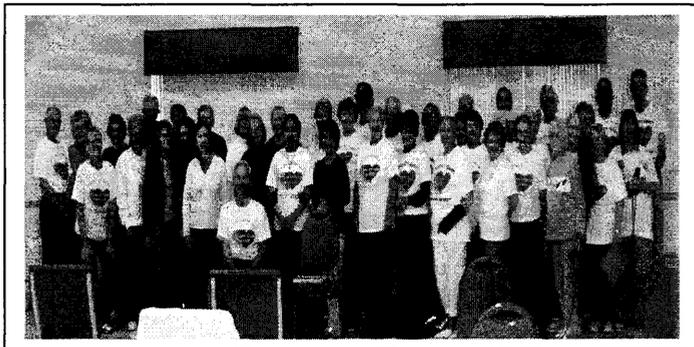
***Young at Heart Program***

***Project # PSG-06-13***

***\$20,000.00 Funds Budgeted***

***\$19,986.82 Funds Expended***

The mission of the Healthy Aging Association is "to help older Americans live longer, healthier, more independent lives by promoting increased physical activity and sound health and nutrition practices." Young at Heart classes helps older adults manage diseases such as diabetes, osteoporosis, arthritis, depression, heart disease, and helps to minimize the effects of strokes. The agency provided Strength Training classes to income eligible persons in the cities of Oakdale, Patterson, Westley/Grayson, and Newman. This year, a new class was initiated in the City of Waterford. The program site at the United Communities Center in Grayson continues with bilingual staff and volunteers. This year, the Young at Heart Program served a total of 182 seniors. Of all participants, 78% reported improved muscle strength/endurance, improved balance, and improved cardiovascular. Seniors now live healthier lives with reduced risk of falls.

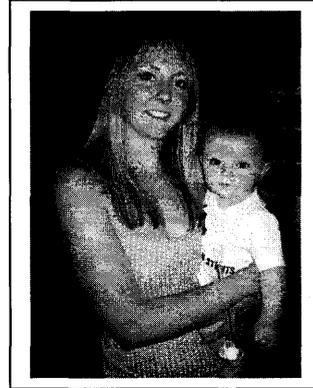
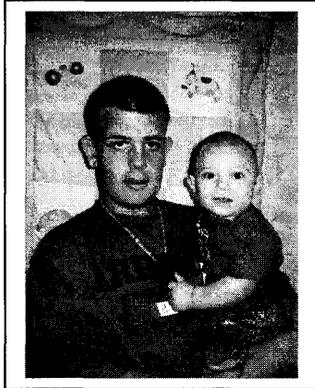


***Parent Resource Center  
Oakdale Young Mothers'***

***\$19,548.00 Funds Budgeted  
\$19,548.00 Funds Expended***

***Project # PSG-06-08***

The Parent Resource Center provides on-site parenting education classes along with support services such as childcare and transportation for families, who are at risk of child abuse and neglect and who are at 80% median income level or below. The agency served 36 women and 24 children (60 individuals total). With the assistance of CDBG funds the agency was able to extend their services to City of Oakdale and surrounding unincorporated area residents.

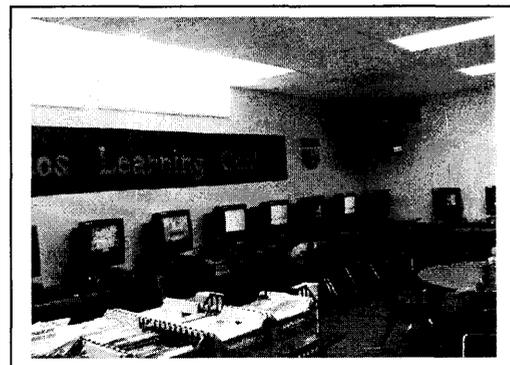
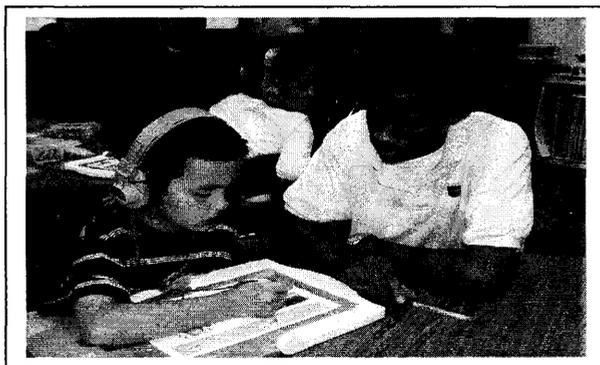


***Salida Union School District  
Los Arcos Learning Center***

***\$6,253.00 Funds Budgeted  
\$6253.00 Funds Expended***

***Project # PSG-06-14***

Funds were used for the Los Arcos Learning Center, an after-school learning center that provided educational support to families in and around the town of Salida. The Center provided development activities for income eligible school-age English language learners and their parents in the afternoon and early evening. Academic programs for children focused on specific supplemental instruction in reading, mathematics and English language development. The Center is located at the center of the town of Salida, near Salida Middle School. During the 2006-07 fiscal year, the program was able to provide educational support to 170 children.



***Second Harvest Food Bank-***

***Food Assistance Program***

***Project # PSG-06-07***

***\$20,000.00 Funds Budgeted***

***\$20,000.00 Funds Expended***

To break the cycle of hunger, Second Harvest Food Bank is committed to providing an efficient, cost effective centralized system for collecting and distributing food that reduces waste and alleviates hunger in the valley. CDBG funds were used to expand the distribution efforts of the agency's Food Assistance Program. Through this program, this agency is able to collect, store, and distribute a large quantity and diversity of food product, and in turn make these groceries available to local non-profit charities. By centralizing the collection, storage, and distribution of product this agency plans to serve more families and individuals in need of food assistance in Stanislaus County. The value of the food distributed during the program year to the qualifying areas was \$444,715.50. During FY 2006-07 the agency delivered 329,801 pounds of supplemental groceries to food pantries, and served approximately 27,452 very low and low-income individuals throughout the cities of Oakdale and Patterson and the unincorporated areas of the County.

***United Way of Stanislaus County***

***Information & Referral Program***

***Project # PSG-06-04***

***\$19,517.00 Funds Budgeted***

***\$18,624.23 Funds Expended***

The mission of the United Way Information & Referral (UWIR) Program is to link people in need with the appropriate agency or service designed to eliminate or alleviate that need and to assist in the long-range community planning process by discovering gaps, overlaps and duplication services. Throughout the 2006-07 fiscal year, the United Way assisted 490 extremely low, very low, and low-income unduplicated individuals with a total of 938 referrals. UWIR also provided direct health care enrollment assistance to families needing health insurance for their children, assisting 326 individuals/families in the 2006-07 year. After having referred individuals, the United Way maintained a follow-up process of all calls received to determine the overall effect of needs being met by those requesting assistance.

***Vision Impaired Persons Support (VIPS)-***

***Kids are VIPS and Senior Daily Living Skills Development***

***Project # PSG-06-02***

***\$20,000.00 Funds Budgeted***

***\$8,645.77 Funds Expended***

VIPS strives to provide a place of education, personal growth, compassion, and understanding for visually impaired persons. The Kids are VIPS and Senior DLSD programs provide instruction in the areas of Braille Literacy, adaptive technology, computer skills, and alternative techniques to daily living and self-advocacy. Further, youth are assisted with job development skills, socialization through support groups, and career exploration. VIPS served 158 visually impaired individuals.

***United Samaritans Foundation***

***We Care Emergency Cold Weather Shelter***

***Project # PSG-06-05***

***\$20,000.00 Funds Budgeted***

***\$20,000.00 Funds Expended***

The purpose of the We Care Cold Weather Emergency Shelter is to serve a segment of the homeless population that would otherwise not be eligible for assistance from any

social service agency. It is a program designed to shelter between 55-65 homeless individuals during the most inclement part of the winter. The shelter operates between the months of December and March. The agency provided assistance to individuals that are single men and women 18 years of age or older. Arrangements were made for daily meals to be served to program participants by local churches in the area. Program participants receive information and referral services and case management in the areas of counseling, housing and employment. The hours of operation of the shelter were from 6pm to 9am, seven days a week for four months. The agency served 266 individuals during the program period.



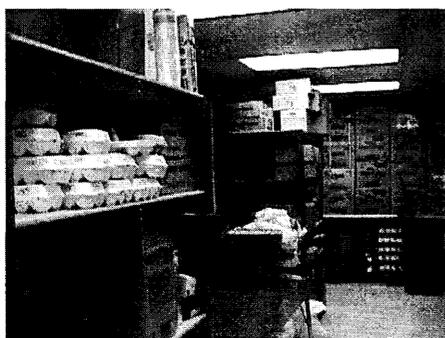
***Westside Food Pantry-  
Emergency Food Assistance Program***

***Project # PSG-06-15***

***\$10,000.00 Funds Budgeted***

***\$10,000.00 Funds Expended***

The Westside Food Pantry is a community-based organization that works to provide emergency food assistance and referrals to social service agencies for individuals and families. CDBG funds were used to provide emergency food assistance to very low, low and moderate-income families in the City of Patterson and the unincorporated communities on the west side of Stanislaus County. The agency provided assistance to families, single mothers, and senior citizens stretching budgets to make ends meet. Additionally, all families with children under the age of thirteen (13) requesting assistance received an age-appropriate reading book. During the 2006-07 fiscal year the agency served 3,798 individuals within the eligible communities.



### **III. SUMMARY OF EMERGENCY SHELTER GRANT (ESG) PROGRAM ACCOMPLISHMENTS**

#### **A. PROGRAM OVERVIEW**

##### **Emergency Shelter Grant (ESG) Program**

Stanislaus County became eligible for Emergency Shelter Grant (ESG) funds for the third time during the 2006-07 fiscal year. Funds were set aside for this program to allow non-profits and service providers to apply through a competitive process for an ESG program grant. The maximum amount that an eligible agency may apply for is outlined in this section. The public service grant is to provide a service to eligible Stanislaus County Consortia residents. The activities funded must meet the regulations outlined in this section. Applications were released February 10, 2006 and were due for submittal February 24, 2006. Applications were then received by the County Planning and Community Development Department and reviewed and scored by a review team, consisting of a representative from the County Planning & Community Development Department (non-CDBG division), the cities of Ceres, Newman, Oakdale, Patterson, the County Chief Executive Office, and a representative from the Housing and Supportive Services Collaborative of Stanislaus County. The top scoring applications were then presented to the County Board of Supervisors for final approval.

The purpose of ESG funds is to assist agencies operate homeless facilities, to provide essential support services to residents, and to help prevent families or individuals who are immediately at-risk of becoming homeless. HUD has established a list of eligible activities, and allows the local grantee to select activities in accordance with its own community development objectives.

Designed as a first step in a Continuum of Care plan of assistance, the ESG program strives to address the immediate needs of persons residing on the street and needing emergency shelter and transitional housing, as well as assisting their movement to independent living through permanent housing and permanent supportive housing.

While flexible in terms of serving all homeless subpopulations and preventing persons from becoming homeless, the ESG program legislation and implementing regulations do limit the types of activities and amounts of funds that can be spent on different activities.

The following are the five categories of eligible activities and their regulations:

- Renovation, Rehabilitation, Conversion
- Essential Services
- Operational Costs
- Homeless Prevention Activities
- Administrative Costs

**B. ESG PUBLIC SERVICE GRANTEES**

The following are the ESG grantees and a project summary for the 2006-07 fiscal year for Stanislaus County:

**ESG Administration**

**\$5,442.00 Funds Budgeted**

**Project # ESG-06-01**

**\$5,442.00 Funds Expended**

ESG funds were used to pay for administration costs for staff involved with the program. This includes, but is not limited to time that is devoted to the coordination and administration of the ESG program and HMIS system. Funds will be expended within the 24-month perimeters established for the ESG program.

**Children's Crisis Center-**

**Respite Childcare Shelter**

**Project # ESG-06-05**

**\$10,957.00 Funds Budgeted**

**\$10,957.00 Funds Expended**

Guardian House offers homeless, low-income children relief from potentially neglectful or abusive circumstances and furnish them with the opportunities to benefit their growth and development from within a nurturing environment rich with comfort stability and affection. During FY 2006-07, the program served a total of 169 children.



**Community Housing & Shelter Services-**

**Rental Assistance Program**

**Project # ESG-06-04**

**\$20,564.00 Funds Budgeted**

**\$20,547.50 Funds Expended**

The Rental Assistance Program provided a first month for move-in rent or a current month of rent to avoid eviction ultimately helping to prevent homelessness. This program successfully assisted 25 families/households.

For households that had a verifiable financial emergency which left the household unable to pay the current month of rent/mortgage, Community Housing and Shelter Services paid the rent/mortgage so that the household could remain in their housing, thus preventing them from being evicted or foreclosed upon and becoming homeless.

Most landlords/property managers require a first and last month rent or deposit to move into an apartment, house or duplex. Most low-income households are able to pay monthly rent, which typically takes up to 80% of their income; however, they are unable to save the money to pay both first and last or deposit. The Rental Assistance Program provided the funding for Community Housing and Shelter Services to pay the first month

of rent, to assist the households with moving into their new home and preventing the household from becoming homeless.

***Inter-Faith Ministries-***

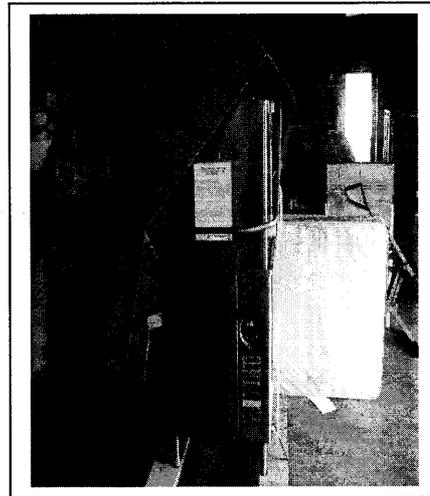
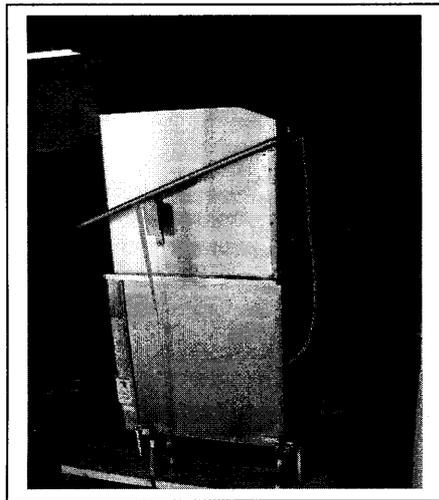
***Redwood Family Center***

***Project # ESG-06-02***

***\$13,100.00 Funds Budgeted***

***\$11,784.74 Funds Expended***

The Redwood Family Center serves as a transitional shelter for women with children. Most women enter the RFC coming out of jail or a treatment program and do not have custody of their children. At RFC, while the women are working on their clean and sober issues, they are also working on reuniting with their children. Some of the women are given custody of their children because they move into Redwood, which is a clean, sober, and safe environment. ESG funding was used for the purchase of an institutional type dishwasher to install in the kitchen. This equipment was a priority due to the importance of sanitation and cleanliness necessary in a multi-family residency program. A total of 309 women and children were served in FY2006-07.



***Inter-Faith Ministries-***

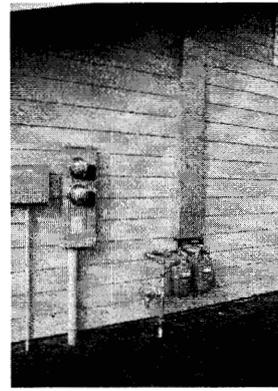
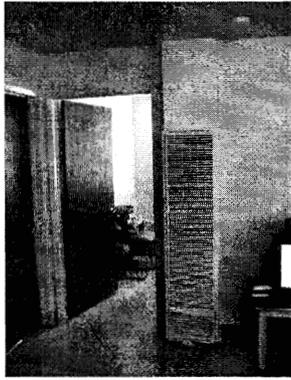
***Santa Fe Project***

***Project # ESG-06-03***

***\$48,362.00 Funds Budgeted***

***\$43,063.14 Funds Expended***

This program is designed to assist individuals with children that are recovering from substance abuse. The facility provides a clean and sober living environment and operates during the months of December through March. During the 2006-07 fiscal year, this agency used ESG funds to retrofit one unit at their Santa Fe facility that serves as a winter shelter/transitional housing program with a gas heater. Funds were also used for the operation of the program, essential services, and homeless prevention. The retrofitting of this unit expanded the available number of units to twenty-one (21). A total of 128 individuals were provided with shelter emergency winter shelter. Of the total families staying at the shelter, 68% found permanent housing.



***United Samaritans Foundation***  
***We Care Emergency Cold Shelter***  
***\$10,415.00 Funds Budgeted***  
***\$10,415.00 Funds Expended***

***Project # ESG-06-06***

The purpose of the We Care Cold Weather Emergency Shelter is to serve a segment of the homeless population that would otherwise not be eligible for assistance from any social service agency. It is a program designed to shelter between 55-65 homeless individuals during the most inclement part of the winter. The shelter operates between the months of December and March. The agency provided assistance to individuals that are single men and women 18 years of age or older. Arrangements were made for daily meals to be served to program participants by local churches in the area. Program participants receive information and referral services and case management in the areas of counseling, housing and employment. The hours of operation of the shelter were from 6pm to 9am, seven days a week for four months. The agency served 266 individuals during the program period.

#### **IV. ASSESSMENTS**

The Stanislaus County Consolidated Plan was adopted by the Board of Supervisors, in March 2005. As part of the Consolidated Plan there were several goals and housing objectives outlined for the period 2005-2008 by the Stanislaus County Community Development Block Grant Consortium. The following are the objectives and assessments of accomplishments:

##### **A. CONSOLIDATED PLAN FIVE YEAR OBJECTIVES**

###### **Stanislaus County**

**Affordable Housing:** To increase and maintain the supply of affordable housing.

###### **Analysis and Actions**

Stanislaus County funds a Down Payment Assistance program for first time homebuyers. The program provides up to \$75,000 to qualifying low-income households that purchase a home in the unincorporated area of the County. The County also funds a Minor Home Repair Program through the Housing Authority. Both housing rehabilitation programs require the families to be income eligible and the homes must be in the unincorporated area of the County. The County also partners with the Cities in housing projects by deferring the collection of its Public Facilities Fees.

One of the County's most valuable partners in affordable housing is the Housing Authority, the largest property manager in the Stanislaus County. This fiscal year 2006-07 they have begun a partnership the City of Patterson (Consortia member) and have completed the first phase of the project that includes 24 affordable senior housing units, that combines over \$87,070 in County deferred Public Facility Fees.

During the last fiscal year, the County also partnered with Habitat for Humanity in property acquisition for the construction of three (3) single-family housing units.

Despite the rising costs of homes in the area, the County has been able to continue their Down Payment Assistance (DPA) program and provide assistance to nine (9) families during FY 2006-07. The County has established \$75,000 as the maximum assistance amount in the DPA program.

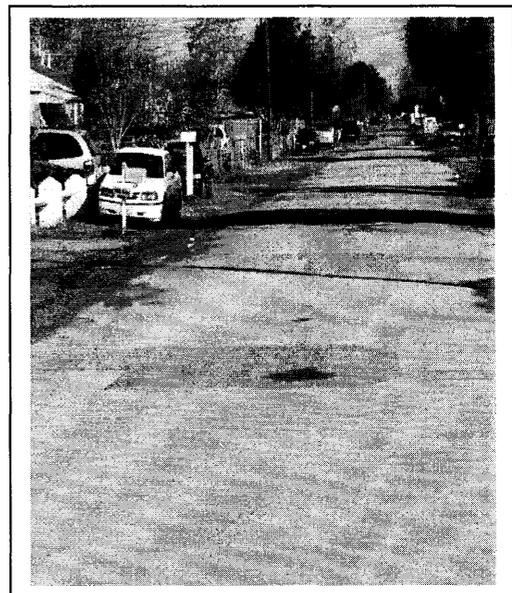
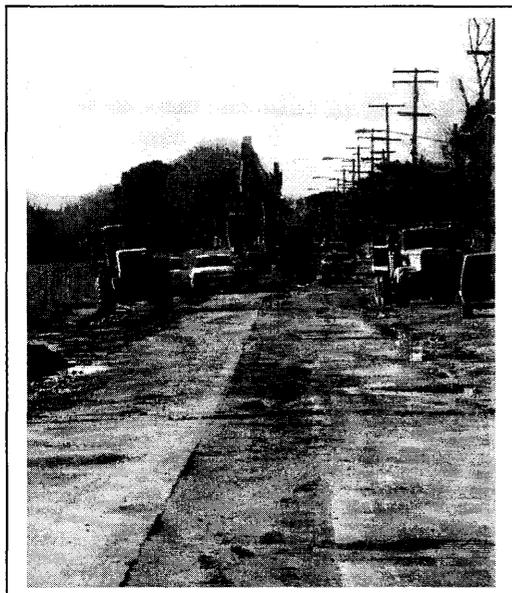
Rising housing costs also affect housing rehabilitation programs. Increases will necessitate fewer units to be assisted on an annual basis, but instead of the revised goal of five (5) units, we plan to increase that by two units to a total of seven (7) for this coming fiscal year.

The rising costs of land, new construction and rehabilitation have slowed the County's progress towards their objectives outlined in the Consolidated Plan but has not deterred the County altogether from completing projects. The County has remained determined to continue working with housing developers, non-profits, service providers and community groups interested in partnering in projects.

**Infrastructure:** To retrofit communities and neighborhoods with public infrastructure.

### **Analysis and Actions**

*Robertson Road Infrastructure Project:* One of the County's major infrastructure projects, Robertson Road completed its development (design) phase during the 2003-2004 fiscal year. Although it had originally been scheduled to start in 2003, the project has had delays, but is now completed. The lateral connection program is now underway and under contract with our local Housing Authority.



*Shackelford Sewer Connection Program:* The County has completed the construction of sewer, storm drain, curb, gutter, and sidewalk infrastructure to serve approximately 400 low and moderate-income households in the Shackelford Neighborhood as well as completing the first year of a lateral connection program assisting a total of 64 families.

*Empire Infrastructure Program:* As one of the County's major infrastructure projects, Empire Infrastructure Project is due to be completed its development (design) phase during the 2007-2008 fiscal year. The construction phase of the project will be underway in FY 2008-2009.

**Senior Programs:** To provide activities, essential social services, including informational and referral services to low-income seniors.

#### **Analysis and Actions**

Stanislaus County has been able to achieve progress through the CDBG Public Service Grant program. Several grants were awarded throughout the last four fiscal years to service providers such the Healthy Aging Association that offer services countywide.

**Youth Programs:** To provide essential social services, such as a day care and recreational opportunities to low-income persons and families.

#### **Analysis and Actions**

Stanislaus County has been able to achieve progress through the CDBG Public Service Grant program. Several grants were awarded throughout since 2002, to youth programs such as: the Children's Crisis Center for temporary shelter and supportive services, Los Arcos Learning Center, and the Center for Human Services at their Patterson Teen Center (Westside Resource Center).

**Economic Development/Workforce Development:** To encourage economic development activities to create and retain jobs.

#### **Analysis and Actions**

*Workforce Development Opportunity Center Project* -The County has developed a Community program for service providers that target specific income areas to improve economic conditions.

*Workforce Development Program-* Since 2002, Stanislaus County has provided technical and monetary support to the Workforce Development Program. Redevelopment funds were used for land acquisition by Habitat for Humanity, which is the agency that provides on-site, pre- construction experience for program participants. This program is a collaborative effort between Stanislaus County, Habitat for Humanity, Modesto Junior College, American G.I. Forum and the City of Modesto. Program participants in the pre-construction training course are low income and receive vocational training in the construction trades associated with residential construction. They also are provided courses in academic and personal improvement courses needed to progress in the construction field, including Construction Math, English as a Second Language, and GED preparation. The County will continue to support this valuable program through Redevelopment and HOME funds, as well as with CDBG funds in the upcoming years. The County has identified workforce development as one of its main priorities in the Consolidated Plan and will continue offering assistance to the program.

In 2005, the County continued to use CDBG funds to expand the existing program. This program offers work experience opportunities to very low and low-income residents and the opportunity to connect to future employment opportunities through the County's department of Employment and Training (DET).

In 2006, the County used CDBG funds to expand into the technology field, offering a program to very low and low-income residents to receive training from Computer Tutor to gain a command of programs such as Excel and Microsoft Word. These skills enable participants to the qualifications to enter the workforce within the community.

*Crows Landing Air Facility Project-* The goal of this project is to create a regional job center that provides good paying job opportunities for Stanislaus County residents and for the region. The project consists of approximately 1,500 acres with an estimated 8,000-10,000 potential jobs. Within the upcoming fiscal year this project will be considered as a potential new Redevelopment Project Area. The project is at the feasibility study phase and will take several years to reach the completion of the project's plan.

*Neighborhood Clean up Campaigns-* The County conducts periodic clean up campaigns in designated areas throughout the unincorporated areas according to the community need and funding availability. The County uses redevelopment funds for this activity. This is an on-going program that the County offers and is tied to other neighborhood revitalization efforts.

**Special Needs/Supportive Services:** To provide support services and facilities for the homeless and increase the supply of transitional housing.

### **Analysis and Actions**

During FY 2006-07 Stanislaus County partnered with WE CARE and the City of Turlock to expand an overnight emergency winter shelter for the months of November-April 2007. The Shelter provided a safe and clean environment. Area churches provided meals, and referrals for social services were also available. Stanislaus County still partners with the Salvation Army and the City of Modesto on the development of a day facility, permanent shelter, and the development of twenty-two (22) units of transitional housing for the homeless. The County assisted the WE CARE shelter in Turlock through the CDBG program to serve residents of the unincorporated area of the County.

In December 2006, the County partnered with the City of Turlock for a fourth year to establish a temporary shelter for the homeless for the winter months. It was opened in December 2004 at a new location in downtown Turlock (where they hope to establish a permanent shelter and Day Facility combined with permanent supportive services), and operated for five months. By partnering with different organizations, the shelter was able to expand its months of operation from the prior year and offer more services. Several individuals were able to find other types of shelter and employment after having stayed at the shelter. With an expansion, the facility was able to serve approximately sixty (60) people per night at the homeless shelter. An interest to create a permanent shelter for the homeless in the City of Turlock has been on-going and will be one of the goals of the County. There are efforts currently underway by the Turlock Community Collaborative to establish a homeless shelter for that community utilizing Redevelopment, HOME, CDBG, and ESG funds.

Through the Public Service Grant and Emergency Shelter Grant program, the County was able to fund a transitional housing program and a winter homeless shelter through Inter-Faith Ministries. The Santa Fe Project, a homeless shelter that operates during the winter was able to assist twenty-one (21) housing units to date and served 126 individuals during FY2006-07. Another program, "Redwood Family Center", shelters homeless women and children, assists them with rehabilitation and permanent housing and assisted 309 individuals. This project will receive some ESG funds to rehabilitate a portion of the facility in the coming fiscal year.

Through the Emergency Shelter Grant (ESG) Program (FY 2006-07) the County was able to assist over 128 individuals and retrofit one unit with a wall-mounted heater allowing homeless families to have a warm place to live during the winter months. Of those, 68% found permanent housing by the end of their stay.

Both the City of Modesto and the City of Turlock in collaboration with the County of Stanislaus, plan to have a permanent Homeless Day Facility and Shelter within their communities. Currently both are still considered temporary in status, but Salvation Army now has ownership of their facility and has a permanent day facility in place.

*Homeless Strategic Plan/HMIS Project:* The project will enter its third year of operation. In its initial year the Collaborative used ServicePoint Software on a regional basis with both Fresno and Madera Counties and collected data from all County ESG participants along with the Housing Authority's Shelter Plus Care program. Due to increased software agreement costs the Stanislaus County Housing and Support Services Collaborative applied for assistance through the SuperNOFA-SHP funds and was awarded a two-year contract. Data input began during the 2005-2006 fiscal year for all County ESG Grantees, and Housing Authority Homeless Related Programs (SPC). During the coming fiscal year City of Modesto ESG participants plan to participate in making it a more comprehensive homeless data collection system in is in final contract language negotiations.

*10 Year Plan to End Homeless- Stanislaus Housing & Supportive Services Collaborative:* The Collaborative has approved the final draft of the 10 Year Plan to End Long-Term Homelessness and it was also presented to the Turlock Collaborative during FY 2005-2006 for review and approval. The review committee made final changes and has taken the document to the Stanislaus County Board of Supervisors, the City Council of Modesto, and all participating Consortia City Councils within the County's CDBG Consortium (Ceres, Newman, Oakdale, Patterson, and Waterford), where it received unanimous approval. The 10 Year Plan to end homelessness would reach completion by fiscal year 2014-2015.

## **City of Oakdale**

**Infrastructure:** To retrofit communities and neighborhoods with public infrastructure.

### **Analysis and Actions**

For the 2006-07 Annual Action Plan, the City of Oakdale identified one project for infrastructure for the target area of the city. Funds were expended during the 2006-07 fiscal year to complete construction on the California/3<sup>rd</sup> Street project.

**Affordable Housing:** To increase and maintain the supply of affordable housing.

### **Analysis and Actions**

*Down Payment Assistance Program:* The City of Oakdale established a Down Payment Assistance Program with HOME funds. The program provides a maximum of \$50,000 to first time homebuyers. The City has been able to provide homeownership opportunities to one family during FY 2006-07 due to home prices leveling out they hope to assist two (2) families in the coming FY.

*Oakdale Housing Rehabilitation Program:* During FY 2003-2004, the City of Oakdale began a Housing Rehabilitation program in partnership with Self-Help Enterprises. The program had some activity this fiscal year. The program was designed for income eligible homeowners within the city limits of Oakdale. Marketing was done throughout the city for the program, but they were only able to assist two families. The City stopped funding this program for FY 2007-2008, but will continue to actively promote the program. During FY 2005-2006 the City Council increased the rehabilitation limits. Subsequently, a request for proposal was distributed to solicit a new program consultant. The Housing Authority of Stanislaus County was ultimately awarded the bid and is aggressively marketing the program in the community.

## **City of Patterson**

*During FY 2006-2007, the City of Patterson completed the first phase of their Heartland Ranch Housing Project that meets an objective outlined in the Consolidated Plan.*

**Affordable Housing:** To increase and maintain the supply of affordable housing.

### **Analysis and Actions**

*Heartland Ranch Project-* In 2002 the City of Patterson began the design and other pre-development activities for the Heartland Ranch project. This project consists of 48 multi-family affordable housing units for seniors. This project has required multi-years of funding from both the CDBG and HOME programs and the first phase of the project has now become occupied.

## **B. FISCAL YEAR 2006-2007**

During the Stanislaus County Community Development Block Grant Consortium's fifth year of funding, the majority of the projects in the 2006-07 Annual Action Plan were completed except for major infrastructure projects that require multi-year funding. The Robertson Road Infrastructure Project (Phase II) is now complete. A complete summary of the activities and the accomplishments for the CDBG and ESG programs are in Section II and III of the CAPER.

During 2006-07 fiscal year Stanislaus County provided funding to fifteen (15) non-profit service providers through the County Public Service Grant program. CDBG funding allowed non-profits and service providers to apply through a competitive process for a public service grant. The maximum amount that an eligible agency may apply for is \$20,000. The public service grant is for an agency to provide a new or expanded service to eligible Stanislaus County residents. The activities funded must meet a CDBG national objective. The County will continue to address the long term and short term needs of residents living in poverty by partnering with local non-profit service providers. Overall, the County's Public Service Grant program had a successful fifth year in serving qualified under served low-income residents.

Income Group	Activity	Funding Source	Estimated Units	FY 02 03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	TOTAL
Very Low Income	Public Facilities Fee Waiver Program defers the entire PFF fee for very low-income households.	Not Applicable	30	3	8	5	24	5	45 150% of goal
Very Low Income	Down Payment Assistance Programs- provides assistance to very low income first time home buyers with up to \$50,000-\$80,000 in down payment assistance to help cover their closing costs, escrow, etc. The assistance is in the form of a low-interest deferred loan.	HOME, CDBG, CalHOME, RDA, CalHFA	25	17	12	8	10	9	56 224% of goal
Very Low Income/Lo w Income	Rehabilitation Program- provides assistance to very low-income families with up to \$45,000-\$100,000 for major home rehabilitation with a deferred low interest loan.	HOME, RDA, Program Income	10	2	2	0	2	12	18 180% of goal
Very Low Income	Partnering with Habitat for Humanity in the development of self-help single-family homes within the county.	RDA	15	4	3	0	5	5	17 113% of goal
Very Low Income	Partnering with ACLC, Inc. in the development of single-family homes in Keyes.	CDBG, RDA	25	The project	area Community	ended Services	Up being District	Outside c Boundary	our
Very Low Income	Partnering with the Workforce Development Program Collaborative's Affordable Housing component in utilizing program participants to build affordable homes in the county	CDBG, Program Income	3	1	2	0	0	?	3 100% of goal
Very Low Income	Partnering with Housing Authority of Stanislaus County in rehabilitating Migrant Housing Units.	RDA	86	45	41	0	0	49	135 157% of goal
Low Income	Partnering with STANCO in the development of single-family homes in the county.	HOME, RDA	15	Non-profit housing	redirected	attention within	to multi-city limits	residential	housing
Low Income	Public Facilities Fee Waiver Program defers the entire PFF fee for low-income households, until the home is sold.	Not Applicable	30	29	72	40	0	5	146 487% of goal
Low Income	Partnering with the Workforce Development Program Collaborative's Affordable Housing component in utilizing program participants to build affordable homes in the county	CDBG, Program Income	3	0	0	0	0	?	0
Moderate Income	Partnering with STANCO in the development single-family homes in the unincorporated area of the county.	RDA	2	Non-profit housing	redirected	attention within	to multi-city limits	residential	housing
Moderate Income	Public Facilities Fee Waiver Program (PFF) can defer up to 50% of the PFF fee. The fee is deferred until the home is sold.	Not Applicable	30	N/A	N/A	N/A	N/A	N/A	N/A

**2002-2006 Housing Objectives Assessment, Stanislaus County CDBG Consortium  
2002-2007 Housing Objectives by Income Groups**

## C. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

An Analysis of Impediments (AI) to Fair Housing is a review of private and public practices and policies, which may impact the ability of people to choose housing in an environment free from discrimination. All Community Development Block Grant Entitlements are required by the U.S. Department of Housing and Community Development to conduct the necessary review to produce an AI report. Stanislaus County became an Entitlement Jurisdiction in 2002 and produced the first AI report in March 2002. An update to that was accomplished in 2005 and is due for a subsequent update during FY 2008-2009.

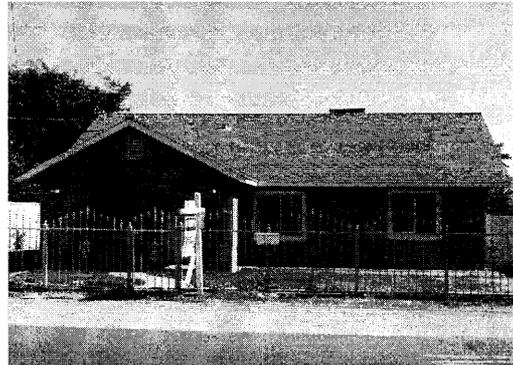
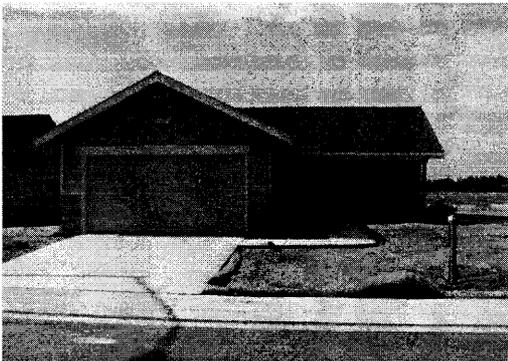
Demographic data shows continuing migration from high housing process in the San Francisco Bay Area to the historically more affordable housing in Stanislaus County and other regions within the northern San Joaquin Valley. County residents working in the Central Valley are at a distinct disadvantage in securing affordable housing due to incomes that are generally lower than those of the commuting worker-resident. While the costs of homes continue to increase and to move beyond the reach of many local residents, these homes remain among the more affordable within the region and State. The aging housing stock of the Stanislaus County Planning Area has been identified as a major challenge. The substandard conditions of older, deteriorating housing victimize lower-income minority residents, families with children and those with disabilities.

## V. GENERAL REPORTING REQUIREMENTS

### A. Affordable Housing

#### *Available Resources/Use of Funds*

Stanislaus County identified actions to overcoming constraints and barriers to affordable housing in the Consolidated Plan. The following is a summary of the coordinated efforts by Stanislaus County and the Cities of Ceres, Oakdale and Patterson to further affordable housing.



**Home purchases that have been assisted with the County Down Payment Assistance Program.**

The following are the actions taken during FY 2006-07 in the area of affordable housing:

1. Stanislaus County provides a Down Payment Assistance Program for first time homebuyers during the last fiscal year, the program increased its amount of assistance from \$50,000 to \$75,000. The County utilized HOME, CalHFA, HELP, and Redevelopment Agency Housing Set-Aside funds for the program and assists an average of 10-12 families a year. During the 2006-07 fiscal year a total of nine (9) down payment assistance loans were funded to qualifying households. The program is for very low and low-income households that purchase a home in the unincorporated areas of the County.
2. During 2006 the County completed using a CalHFA loan in the amount of \$562,500. This funding was awarded and became available in May 2005 and was incorporated into the existing Down Payment Assistance Program. The loans accrue 3% simple interest. As loan funds are distributed, the repayment of principal and interest over time will be made by the program participants.
3. The County funds a Minor Home Repair program through the Housing Authority. This program is available to homeowners that need assistance with the costs of repairing emergency health and safety issues in to their homes. This program only assists owner-occupied homes and the maximum available through this program is \$10,000. The program is available for residents of the unincorporated areas of the County and assists approximately seven (7) households per fiscal year.
4. Through the Major Home Rehabilitation Program, the County offers qualifying homeowners the opportunity to rehabilitate a home that is experiencing the effects of deterioration. The homeowner is offered a deferred payment loan that is not due until the home is sold, a transfer of deed occurs, or if the home is no longer the homeowner's primary residence. The program requires that the household be income eligible and the home be located in the unincorporated area of the County. The County was able to assist two households during the last fiscal year.
5. The County partners with the cities in new housing projects by deferring the collection of its Public Facilities Fees.
6. The City of Oakdale funds a down payment assistance program for income eligible households. The City provides up to \$50,000 in assistance to first time homebuyers for homes in the City of Oakdale. The program consists of a 3% loan that is due after 30 years or when the property is first sold or the deed is transferred.
7. The City of Oakdale also offers a Housing Rehabilitation Program to income eligible residents. A loan of \$45,000-60,000 is available for qualifying seniors. Very low-income households are offered a loan at 0%, and low and moderate income households can qualify for a deferred payment loan at 3% that is due and payable after 20 years.

8. During the last fiscal year, the City of Patterson developed a Down Payment Assistance program for income eligible households. The City will provide up to \$100,000 in loan assistance to residents that qualify to purchase a home within the city limits.

***Non-Government Constraints***

Land and construction costs increased significantly during this reporting period, which continues to escalate the price of homes. According to FHA mortgage limits set by the U.S. Department of Housing and Urban Development, the median sales price of an affordable home increased from \$346,750 to \$362,790 in FY 2006-07.

**B. Fair Housing**

Stanislaus County has a consistent Fair Housing program that is administered by Project Sentinel. The objectives of this program are to increase the level of public awareness concerning fair housing laws and to provide services to help residents resolve housing discrimination problems. This is accomplished through in-depth investigations, networking, outreach, education, conciliation/mediation and when necessary, litigation. In hopes that this will help further fair housing awareness and education, the County has an agreement with Project Sentinel to provide services for the unincorporated areas of the County and the Cities of Oakdale and Patterson.

During FY 2006-07, \$47,714.32 was expended to provide fair housing services to the above-mentioned areas. The following activities were conducted by Project Sentinel in the area of Fair Housing:

1. Project Sentinel has helped to strengthen and establish new relationships with multiple local non-profit agencies and to further expand the availability of fair housing services for hard-to-reach residents.
2. Project Sentinel has met their goal of expanding their services throughout Stanislaus County, which has been previously limited to only two cities in the County. The agency conducted several owner/manager-training sessions on educating housing providers in their responsibilities and rights in establishing fair access to housing in Ceres, Newman, Oakdale, Patterson, and Waterford and the unincorporated areas of Stanislaus County. Fair housing literature, such as brochures and flyers on housing discrimination and fair housing rights, was also distributed throughout the County.
3. Project Sentinel conducted mobile home park testing throughout the unincorporated areas of the county to examine the quality of the existing structures.
4. Project Sentinel also provided Fair Housing information in Ceres, Newman, Oakdale, Patterson, and Waterford and the unincorporated areas in both English and Spanish at community forums, collaborative meetings and in partnership with other non-profits and city and county departments.

5. In addition, the agency conducted an education/outreach campaign that included the use of mass media; radio, TV Public Service Announcements, newspaper ads, transit posters and billboards. An agency website is maintained at [www.housing.org](http://www.housing.org) that provides fair housing education.

In 2005, an Analysis of Impediments to Fair Housing (AI) was completed. This analysis reviewed a broad array of public and private practices and policies. These included land use, zoning, lending, complaint referrals, advertising, and housing affordability. Local fair housing case activity was evaluated for capacity and impact. Demographic information such as income, housing stock and the geographic concentration of ethnic groups was reviewed.

The report identified affordability and the need to educate program and managerial staff at social service and government offices how to identify a fair housing complaint and how to make appropriate referrals to combat the primary impediments to fair housing. Through the services provided by Project Sentinel, the County has taken steps to educate not only the public, but also staff on fair housing laws, procedures and regulations.

### **C. Lead-Based Paint Hazard Reduction**

The Stanislaus County Health Services Agency conducts assessments of residences constructed prior to 1978 that are occupied by households with children under the age of seven. During the time between October 1998 and March 2000, there were only twelve cases of lead-based poisoning. These cases did not involve painted residential walls or fixtures. The cause of the poisoning was the presence of lead-based components in mini-blinds, painted pottery, and hobbies that entailed materials comprised of lead paint (bullet-making and ceramic figure painting).

The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the Public Health Department, becomes involved with lead-based poisoning when notification of an elevated screening blood level is received either from the laboratory or physician. If the blood level is 10ug/dL (micrograms per deciliter), notification is made to the family. Once a child meets the case definition, an environmental investigation is performed by a Registered Environmental Health Specialist. If possible, the potential source of lead exposure is determined.

During the 2006-07 fiscal year the Planning and Community Development department partnered with the Childhood Lead Poisoning Prevention Program to distribute information in the unincorporated areas and the participating jurisdictions. If the source of lead exposure is related to the residential physical environment (e.g. peeling paint that indicates the presence of lead) then the Housing Rehabilitation Program may participate in source eradication.

The new lead-based paint regulation that became effective September 2000 is being implemented. During the implementation of local housing rehabilitation programs, appropriate steps are taken when the presence of lead-based paint is detected. Steps include full encapsulation, complete abatement (removal), painting or spot-repair (as

per HUD-sponsored abatement course protocol). These actions are part of the overall strategy of the Consolidated Plan and will continue in funded housing activities.

#### **D. Housing Authority Participation/Role**

During the fiscal year 2006-07, Stanislaus County continued its partnerships with the Housing Authority through various housing programs. The Housing Authority administers a Minor Home Repair Program, Major Home Repair Program, and a Sewer Lateral Connection program for the County. These programs provide grants and low interest loans to qualifying low- income households in the unincorporated areas of the County.

In 2003 the Housing Authority became the lead agency for the development and implementation of the Homeless Management Information System (HMIS). The agency has provided continued training and access to County staff to the HMIS system for the inclusion of ESG public service grantee data. The County has remained an active partner and serves on the Policy and Procedures committee for the HMIS system.

The Housing Authority has continued to take the lead in the development and operation of the local Continuum of Care Plan. The Housing Authority also took the lead in facilitating the establishment of the Housing and Supportive Services Collaborative of Stanislaus County that consists of local service providers, government agencies, neighborhood residents and homeless advocates. This collaborative conducts a countywide survey on homeless persons and their needs.

#### **E. Continuum of Care**

Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford are members of the Continuum of Care Housing and Supportive Services Collaborative of Stanislaus County. At the local level, this collaborative provides the most comprehensive analysis of the homeless population and service availability in Stanislaus County. This collaborative is comprised of the Housing Authority of Stanislaus County, Community Housing and Shelter Services, Behavioral Health and Recovery Services, Center for Human Services, Stanislaus County Redevelopment Agency, the City of Turlock, the City of Modesto, faith-based organizations, and over a dozen service providers.

One of purposes of the Continuum of Care Collaborative is to fund projects that assist homeless persons in self-sufficiency and permanent housing. Funds may be allocated through a competitive process and used for the Supportive Housing Program (SHP) and Shelter Plus Care.

The Continuum of Care System consists of three components. They are:

- 1) Emergency shelter/assessment effort which provides immediate shelter and can identify an individual's needs; or,
- 2) Offering transitional housing and necessary social services. Such services include substance abuse treatment, short-term mental health services, independent living skills, job training; or,
- 3) Providing permanent supportive housing arrangements.

While not all homeless individuals and families in a community will need to access all three components, unless all three are coordinated within a community, none will be successful. A strong homeless prevention strategy is also key to the success of the Continuum of Care.

Collaborative agencies gather information through a Continuum of Care homeless survey that is distributed in early June and tallied at the end of May. The survey results are included in the annual Continuum of Care application prepared by the collaborative.

To obtain demographic data on the homeless and those at risk of becoming homeless, a consumer resource questionnaire is distributed to places where homeless are known to congregate and/or receive services such as meals, shelter, day center facilities. The following are some of the results of the survey conducted on January 28, 2007. The next survey will take place in January 2009.

1,593 of the respondents reported they were homeless at the time they completed the survey.

**Emergency Shelter- 415**

Number of Households w/ dependent children - 56

Number of Persons in Families with children - 166

Number of Households w/o dependent children- 243

Number of Single individuals and persons in Households without Children - 249

**Transitional Shelter- 219**

Number of Households w/ dependent children - 64

Number of Persons in Families with children - 186

Number of Households w/o dependent children- 33

Number of Single individuals and persons in Households without Children - 33

**Unsheltered Interviewed- 959**

Number of Households w/ dependent children -81

Number of Persons in Families with children - 240

Number of Households w/o dependent children- 719

Number of Single individuals and persons in Households without Children-719

**Total- 1593**

Number of Households w/ dependent children - 201

Number of Persons in Families with children - 592

Number of Households w/o dependent children- 944

Number of Single individuals and persons in Households without Children- 1001

## **F. Under-Served Needs**

### Community Development Block Grant (CDBG) funds

During FY 2006-07, the Consortium set-aside 10% of its CDBG funds for the Public Service Grant program which funded fifteen (15) grantees to serve the very low and low-income residents of Stanislaus County. This funding assisted in expanding services to the under served in Stanislaus County. The County CDBG grantees were able to expand their services into the unincorporated areas and Ceres, Newman, Oakdale, Patterson, and Waterford. These areas had been previously neglected due to a lack of funding. Through the Public Service Grant program, the County was able to fund the Disability Resource Agency for Independent Living (DRAIL), a non-profit dedicated to serve the needs of adults and youth with disabilities to expand its Assistive Technology program. County was also able to fund the Westside Food Pantry and Inter-Faith Ministries that both provide emergency food assistance to needy families throughout the west side of the County. For more information on other grantees and their accomplishments with CDBG funding see Section II of the CAPER.

The County also provided \$47,714.32 in CDBG funding to Project Sentinel for fair housing services, including discrimination investigations, education and outreach. This program provides a valuable service to not only the general public but also residents with special needs. Often, landlords are unwilling to provide accommodations for those individuals who become disabled while renting from them, and who may need modifications to the living environment, such as wheelchair ramps. Project Sentinel assists in conciliating such cases, so that the landlord is aware of their responsibilities and the law, and the tenant can either remain in the unit, or be given adequate time to find other housing.

### HOME funds

The County funds a Minor Home Repair program that provides assistance to very low and low-income residents to retrofit homes to accommodate such items as wheel chair ramps, wider doorways, or handicapped-access bathrooms. During the 2006-07 fiscal year eight (8) loans were made.

Finally, the County continued its efforts to further affordable housing by continuing its First Time Homebuyers program and housing rehabilitation programs. The County offers up to \$75,000 in down payment assistance for income eligible applicants for the purchase of a home in the unincorporated areas of the County. Such programs allow those who are currently in rent-burdened situations to save more of their money for basic living needs and to assist in saving for a down payment.

## **G. Filling in Gaps in Institutional Structure**

There is considerable work going on in Stanislaus County to bring together governmental agencies, non-profit service providers, and consumers of services to identify where there are gaps and how they can be best be filled. One of the major issues seen in the community is not a lack of agencies but a lack of prioritizing by the agencies. Many agencies tend not to look at long-term funding due to either lack of staff or capacity. Building the capacity of local agencies has also become an important issue for the Consortium and other entitlement cities. The Consortium also has an excellent working relationship with both the cities of Turlock and Modesto, which are separate CDBG entitlement jurisdictions to strategically prioritize projects and programs more efficiently and effectively for the region. The Consortium is able to: a) effectively strategize to fill in institutional gaps; and, b) continue to work and build cooperatively and collaboratively; and c) provide technical assistance to the non-profit community; and, d) increase their capacity to provide services.

## **H. Leveraging of Public and Private Funds**

Stanislaus County has continued its efforts in leveraging as many other sources of funding as possible. The County provides various forms of financial assistance through grants or loans. The Consortium's main objective is to make the most efficient and effective use of CDBG, HOME, and eligible redevelopment funds. Each program is subjected to a selection process that evaluates proposals that can best maximize all available funding sources.

Through the Public Service Grant program, the County provides funding to non-profit service providers using a performance-based contract. This ensures that CDBG funds are spent on the actual activities they pledged to provide the community, and that they will serve the population defined in their grant application.

The county and the Cities of Oakdale and Patterson provide funding for down payment assistance programs. These agencies carefully review applications to ensure that the applicant has a fair share of initial funds to purchase a home, and the continuing capacity to be a long-term homeowner. This ensures a reduced risk of the new homeowner facing default. The County program also verifies that the prospective family has attended a homeownership counseling class prior to approval of a DPA loan.

During fiscal year 2006-07, the Stanislaus County Community Development Block Grant Consortium received public service applications, affordable housing proposals, housing rehabilitation bids, capital improvement project bids and requests for down payment assistance. County and city staff and committee members review these projects to determine eligibility and the best 'mix' of other funding sources. The County also considers impacts of the projects and activities on the prioritized needs of the community.

## **I. Certifications**

- ✓ Stanislaus County, and the Cities of Oakdale, Patterson, Ceres, Newman, and Waterford (CDBG Consortium) have pursued all resources it indicated in the Annual Plan for 2006-07.
- ✓ Stanislaus County provided certifications for consistency with other HUD programs.
- ✓ Stanislaus County and the Cities of Oakdale, Patterson, Ceres, Newman, and Waterford did not hinder plan implementation by action or willful inaction.
- ✓ During FY 2006-07, the Consortium was in its fifth year as a CDBG Entitlement jurisdiction, and it does not hold more than one and a half of its funding, therefore it is in compliance with HUD regulations.

**J. Evidence of Public Notice**

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on September 25, 2007 at 9:15 a.m. or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to adopt the Consolidated Annual Performance and Evaluation Report (CAPER) relating to its FY 2006/2007, \$2.543 million Community Development Block Grant and \$108,840 Emergency Shelter Grant.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors. If you have any questions, please call Nancy Brown of the Planning and Community Development Department at (209) 525-6330 between the hours of 8:00 a.m. and 5:00 p.m. or visit the offices at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA.

***BY ORDER OF THE BOARD OF SUPERVISORS***

***DATED: August 28, 2007***

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of  
the Board of Supervisors  
of the County of Stanislaus,  
State of California.

BY:

*Elizabeth A. King, Assistant Clerk*

## **K. Coordination Efforts**

Stanislaus County recognizes that the Stanislaus County Community Development Block Grant Consortium cannot work alone in achieving the goals outlined in the Consolidated Plan. Therefore the Consortium is a member of and participates with various collaboratives throughout the County. The Consortium participates in the following in order to better serve and coordinate the needs of the community.

### **HUD Telecasts**

Stanislaus County began offering the availability of HUD telecasts at the City-County Administration building. The County believed it would be more convenient and affordable for agencies to view the broadcast locally. The local telecasts also encourage the agencies to discuss any issues and questions that arise from the broadcast.

### **Turlock Community Collaborative**

Stanislaus County is a member of the Turlock Community Collaborative. This collaborative was begun initially to deal with homeless issues facing Turlock. A group of concerned community members, faith-based groups, and government agencies formed the collaborative to effectively deal with current and future issues concerning the homeless and the community.

### **Housing and Supportive Services**

Stanislaus County and the cities of Ceres, Newman, Oakdale, Patterson, and Waterford are members of the Housing and Supportive Services Collaborative, which is the governing body of the Continuum of Care plan for the area. The Collaborative consists of service providers, the Sheriffs Department, affordable housing developers, government agencies, and community advocates. This collaborative has developed a homeless and consumer survey that is distributed by member agencies on an annual basis. The information is then collected and shared among the agencies for efficient service delivery, as well as for purposes of resource identification and development. During FY 2006-07 County staff has played a key role in the functionality of the countywide HMIS system that was implemented in October 2004. The Planning Department, Behavioral Health and Recovery Services Agency (BHRS), and the Housing Authority have worked throughout the fiscal year to ensure the operation of a HMIS system for the Collaborative in order to meet HUD's mandate that all ESG program participants are part of, and actively enter the pertinent universal data elements into the HMIS system. County staff serves on several sub-committees of the Collaborative such as the Homeless Management Information System (HMIS), Special Populations, Grant Review, Funding and Clearinghouse, and the Executive Committee.

### **Housing Authority**

The Housing Authority and Stanislaus County have a strong relationship and continue to work towards furthering decent, safe, and affordable housing throughout the County. The County funds several programs such as the Minor Home Repair and Sewer Lateral Connection program that the Housing Authority administers. The Housing Authority also serves on several housing and community development related committees for the County.

### **Workforce Development**

During fiscal year 2006-2007, Stanislaus County continued to provide technical and monetary support to the Workforce Development Program. This program is a collaborative effort between Stanislaus County, Habitat for Humanity, Modesto Junior College, American G.I. Forum and the City of Modesto. Program participants in the pre-construction training course are low income, and receive vocational training in construction trade practices. They also are provided courses on academic and personal improvement needed to progress in the construction field, including Construction Math, English as a Second Language, and GED preparation. RDA funds were used to develop a new component to the program that offers work experience to current and new program participants.

This year Workforce Development in collaboration with Economic Development staff are part of the Connecting Stanislaus Community wide technology strategy that has developed a targeted technology training model (T3) based upon the notion that while computers have become prevalent for many, gaps in computer experience and training still exist in our workplace. CDBG funds have been used along with Economic Development bank dollars to allow a Computer Tutor staff person the means necessary to training extremely-low and low income people with essential computer skills needed for them to find a stable living wage job within our community.

## **VI. MONITORING**

### **Program and Planning Requirements**

A coordinated monitoring process has been established to verify and confirm that grant funds have been used in an eligible and appropriate manner for each of the following programs:

#### **Community Development Block Grant Consortium**

County staff reviews quarterly project progress reports, request for funds reports and budget printouts, which identify the total funds used by all jurisdictions during a given month. Staff verifies and cross-references the information on the monthly budget activity reports. Monitoring visits are also scheduled quarterly by County staff for each jurisdiction and non-profit agency grantee to ensure appropriate expenditure of funds. The County staff also reviews outputs and outcomes related to the proposals of the grantee and actual numbers served. If there is a shortfall the sub-recipient is encouraged to reach out further with its efforts in the community.

#### **Public Service Grant Program**

County staff reviews quarterly CDBG statistical data, narratives, requests for funds forms and budget printouts which identify the total funds used/requested by each grantee during that reporting period. Staff verifies and cross-references the information on the quarterly budget activity reports and data tables. Monitoring visits are also scheduled quarterly by program staff for each grantee to ensure appropriate expenditure of funds.

**Down Payment Assistance Loan Program**

County staff meets with HOME Consortium staff on a monthly basis to monitor the progress of Down Payment Assistance Program applicants and loans in progress. On an average, the program receives 3-5 applicants per month. Many applicants have credit problems and are immediately referred to a non-profit credit counseling service to correct those problems, and they are encouraged to reapply in six (6) to twelve (12) months. Staff makes every effort to work with applicants to help sort out and in many cases solve family budget issues. Once the applicant resolves their issues, they are encouraged to re-apply to the program. HOME Consortium staff provides quarterly updates on the funding availability for the program.

**Major Home Repair Loan Program**

The Housing Authority of the County of Stanislaus administers this program for the County and reports monthly to program staff. Progress on current loans and funding availability are reported as well any other issues that may arise from projects. A loan committee reviews all projects prior to approval of rehabilitation work.

**Minor Home Repair Program**

The Housing Authority of the County of Stanislaus administers this program for the County and reports monthly to program staff. Progress on current loans and funding availability are given, as well any other issues that may arise from projects. A loan committee reviews all projects prior to approval of rehabilitation work.

There are monitoring procedures tailored to the above-mentioned programs. Staff is continually working on improving program oversight by attending training on compliance topics, remaining up to date with amendments to regulations and/or OMB circulars, and developing written procedures and forms.

## **VII. SUMMARY OF CITIZEN COMMENTS**

Comments that are received during the 30-day public review period will be included in the Final Draft of the CAPER scheduled for the Board of Supervisors to review on September 25, 2007. Community Meetings have been scheduled at the following dates and locations:

1. August 20, 2007 at the County Administration Building, 1010 10<sup>th</sup> Street, Basement Training Room, Modesto, CA  
10:00 a.m. – Noon and 5:30 p.m. – 7:30 p.m.  
No comments received.
2. August 13, 2007 at the Westside Community Alliance Resource Center, 118 North 2<sup>nd</sup> Street, Patterson, CA  
6:00 p.m. – 8:00 p.m.  
No comments received.
3. August 8, 2007 at the Bianchi Community Center, 250 North 3<sup>rd</sup> Street, Oakdale, CA  
6:00 p.m. – 7:30 p.m.  
No comments received.
4. August 8, 2007 at Newman City Hall, 1162 Main Street, Newman, CA  
5:30 p.m. – 7:30 p.m.  
No comments received.
5. August 13, 2007 at the Waterford Community Center, 540 “C” Street, Waterford, CA  
5:30 p.m. – 7:30 p.m.  
No comments received.
5. August 29, 2007 at the Ceres Partnership for Healthy Children, 2321 East Whitmore Avenue, Ceres, CA  
5:30 p.m. – 7:30 p.m.  
No comments received.