

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

DEPT: Planning and Community Development

BOARD AGENDA # D-3

Urgent Routine

AGENDA DATE November 18, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Amend the Community Development Block Grant Consolidated Plan and FY 2008-2009 Annual Action Plan to Incorporate the Housing and Urban Development (HUD) Neighborhood Stabilization Program Funding

STAFF RECOMMENDATIONS:

1. Close the 15-day public comment period.
2. Approve the Amended FY 2007-2012 Consolidated Plan.
3. Approve the Amended FY 2008-2009 Annual Action Plan.
4. Direct staff to forward the Neighborhood Stabilization Program (NSP) to Housing and Urban Development (HUD).
5. Direct CEO Robinson to sign the Application for Federal Assistance SF-424 and The NSP Substantial Amendment.
6. Direct the Auditor-Controller to increase estimated revenues and appropriations by \$9,744,482.

FISCAL IMPACT:

U.S. Housing and Urban Development (HUD) allocation for the Stanislaus County Consortium to implement the new Neighborhood Stabilization Program is \$9,744,482. The Department of Planning and Community Development will administer the program for the County and Consortium members. Administrative costs are estimated to be approximately 7% of the total allocation although HUD guidelines allow up to 10% for administrative costs. There will be no net cost to the County General Fund as all program delivery and administrative costs will be borne by the funds allocated through HUD.

BOARD ACTION AS FOLLOWS:

No. 2008-793

On motion of Supervisor O'Brien, Seconded by Supervisor Monteith
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: Mayfield

Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) _____ Denied
- 3) _____ Approved as amended
- 4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Amend the Community Development Block Grant Consolidated Plan and FY 2008-2009 Annual Action Plan to Incorporate the Housing and Urban Development (HUD) Neighborhood Stabilization Program Funding

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DISCUSSION:

On September 26, 2008, U.S. Housing and Urban Development Secretary Steve Preston allocated a total of \$3.92 billion to all states and particularly hard-hit areas trying to respond to the effects of high foreclosures. The Department of Housing and Urban Development's new Neighborhood Stabilization Program (NSP) provides targeted emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities.

The funding is provided through HUD's Community Development Block Grant (CDBG) Program under the Housing and Economic Recovery Act of 2008. These targeted funds will be used to purchase foreclosed homes at a discount and to rehabilitate or redevelop them in order to respond to rising foreclosures and declining home values.

State and local governments can use their neighborhood stabilization grants to acquire foreclosed property and land; to demolish or rehabilitate abandoned properties; and/or to offer down payment and closing cost assistance to low- to moderate-income homebuyers (household incomes not exceed 120 percent of area median income). In addition, these grantees can create "land banks" to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property.

Stanislaus County's Community Development Block Grant Consortium was allocated \$9,744,482 through this program. Based on formulas provided by HUD, the proposed allocation to each of the Consortium members would be as follows:

Neighborhood Stabilization Program Budget	
Expenses	
Estimated Total Expenses: \$ 9,744,482.00	
<u>STANISLAUS COUNTY</u>	<u>PATTERSON</u>
Total: \$ 3,764,000.00	Total: \$ 1,608,500.00
<u>CERES</u>	<u>WATERFORD</u>
Total: \$ 1,126,500.00	Total: \$ 1,144,000.00
<u>NEWMAN</u>	<u>OAKDALE</u>
Total: \$ 1,002,000.00	Total: \$ 841,000.00
<u>WEED & SEED/MODESTO POCKETS</u>	
Total: \$ 258,482.00	

Note: Because of the high need, the unincorporated "Weed and Seed" Area has been allocated funds through this program as a stand-alone program area.

Approval to Amend the Community Development Block Grant Consolidated Plan and FY 2008-2009 Annual Action Plan to Incorporate the Housing and Urban Development (HUD) Neighborhood Stabilization Program Funding

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In order to implement this program, the County's CDBG Consolidated Plan for FY 2007-2012 and the Annual Action Plan for FY 2008-2009 must be amended to include the new program. The Amended Consolidated Plan is provided as Attachment 1. The Amended Draft Plan was released for a 15-day public review on November 3, 2008.

The preparation of this Consolidated Plan Amendment utilized consultation and coordination among various agencies, private groups (for- and non-profit) and individuals. Relationships with these resource providers consisted of face-to-face meetings in September and early October 2008. Most important among them were the meetings with the Consortium partners and the input from the membership of the Stanislaus County Housing and Support Services Collaborative.

The availability of the Draft Amendment for public review and comment was noticed through newspaper announcements and via the department's website. The Amendment was released for its official public review and comment on November 3, 2008.

Copies of the Draft Amendment were made available for review at the County Planning and Community Development Department, and the Planning Departments of the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford.

Prior to approving the final Consolidated Plan FY 2007-2012 Update and amendment to the Annual Action Plan FY 2008-2009, the Board of Supervisors must hold a public meeting to solicit public comment. It is NOT required that this item be a "Public Hearing." However, the Board is being requested to hear this item on November 18, 2008 to close the public comment period and for final review and approval of the amended Consolidated Plan FY 2007-2012 and Annual Action Plan FY 2008-2009. All Consortium member City Councils are also planning on holding Public Meetings to receive comments during November as follows:

CITY COUNCIL MEETINGS:	
CERES	11/10/08
OAKDALE	11/17/08
NEWMAN	11/18/08
PATTERSON	11/18/08
WATERFORD	11/20/08

A final Consolidated Plan must be submitted to Housing and Urban Development by December 1, 2008.

STAFFING IMPACT:

The Department of Planning and Community Development will be administering this program for the Consortium and all funds must be spent within 18 months. Administration will require a full-time staff person. The Department anticipates using existing staff to administer this and other CDBG programs throughout the next two years. However, the overall divisional workload, inclusive of Redevelopment Agency programs, will require us to fill a currently vacant Assistant/Associate Planner position. The Department currently has three vacant Assistant/Associate Planner positions. Two will remain vacant for the foreseeable future. All staff costs will be borne by the various programs and there will be no net cost to the County General Fund.

Approval to Amend the Community Development Block Grant Consolidated Plan and FY 2008-2009 Annual Action Plan to Incorporate the Housing and Urban Development (HUD) Neighborhood Stabilization Program Funding

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POLICY ISSUES:

This Program directly implements the goal of promoting adequate and affordable housing as defined in the Board's priority of collaborating to ensure a Strong Local Economy.

ATTACHMENT: (Available from Clerk)

1. FY 2007-2012 Amended Consolidated Plan and FY 2008-2009 Amended Annual Action Plan and Final Draft Neighborhood Stabilization Program Amendment
2. Budget Journal

Stanislaus



County

Striving to be the Best

Neighborhood Stabilization Program
2008

Stanislaus County

November 18th, 2008

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Section 1.1

OMB Number: 4340-0004
 Expiration Date: 01/31/2009

Application for Federal Assistance SF-424		Version 02
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input type="checkbox"/> Application <input checked="" type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: * If Revision, select appropriate letter(s): <input type="checkbox"/> New <input type="checkbox"/> A. Increase Award <input type="checkbox"/> Continuation * Other (Specify): <input checked="" type="checkbox"/> Revision <input type="checkbox"/> NSP Amendment		
* 3. Date Received:		* 4. Applicant Identifier:
		B-02-UC-06-0010 / B-08-UC-06-0100
* 5. Federal Entity Identifier:		* 5b. Federal Award Identifier:
		N/A
State Use Only:		
* 6. Date Received by State: N/A		* 7. State Application Identifier: N/A
E. APPLICANT INFORMATION:		
* a. Legal Name: STANISLAUS COUNTY PLANNING AND COMMUNITY DEVELOPMENT		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000540		* c. Organizational DUNS: 073136772
d. Address:		
* Street 1: 1010 10TH STREET, SUITE 3400		
* Street 2:		
* City: MODESTO		
* County: STANISLAUS		
* State: CALIFORNIA		
* Province:		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 95354		
e. Organizational Unit:		
* Department Name: PLANNING AND COMMUNITY DEVELOPMENT		* Division Name: CDBG / ESG
f. Name and contact information of person to be contacted on matters involving this application:		
* Prefix: MR		* First Name: AARON
* Middle Name:		
* Last Name: FARNON		
* Suffix:		
* Title: ASSOCIATE PLANNER		
* Organizational Affiliation: STAFF		
* Telephone Number: 209-525-5923		* Fax Number: 209-525-5911
* Email: farmona@cc.stanislaus.ca.us		

Application for Federal Assistance SF-424	Version 02
9. Type of Applicant 1: Select Applicant Type: B. County Government (Unit of local government - CDBG Entitlement)	
Type of Applicant 2: Select Applicant Type: _____	
Type of Applicant 3: Select Applicant Type: _____	
* Other (specify): _____	
* 10. Name of Federal Agency: Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number: 14-228 CFDA Title: Community Development Block Grant Program	
* 12. Funding Opportunity Number: 14-228 * Title: Entitlement Community Development Block Grant Program	
13. Competition Identification Number: _____ Title: _____	
14. Areas Affected by Project (Cities, Counties, States, etc.): Stanislaus County Unincorporated Areas, and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford	
* 16. Descriptive Title of Applicant's Project: Amendments to the Stanislaus County Annual Action Plan 2007-2008 and Consolidated Plan 2007-2012 to include the Neighborhood Stabilization Program (NSP) amendment funds in the amount of \$9,744,462 for the purchase of foreclosed or abandoned homes to include rehabilitation, resale or redevelopment, and for eligible Administration activities.	
Attach supporting documents as specified in agency instructions.	

Application for Federal Assistance SF-424 Version 02

16. Congressional Districts Of:
* a. Applicant see typed pdf * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	\$9,744,482
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	\$9,744,482

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

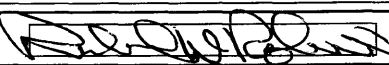
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:

THE NSP SUBSTANTIAL AMENDMENT

Jurisdiction(s): <u>Stanislaus County, CA</u> <i>(identify lead entity in case of joint agreements)</i> Stanislaus County Planning & Development Jurisdiction Web Address: http://www.stancounty.com/planning/cdbg/cdbg.shtm <i>(URL where NSP Substantial Amendment materials are posted)</i>	NSP Contact Person: Aaron Farnon Address: 1010 10 th Street, Suite 3400 Telephone: 209-525-5923 Fax: 209-525-5911 Email: farnona@co.stanislaus.ca.us
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EXECUTIVE SUMMARY

HUD NEIGHBORHOOD STABILIZATION PROGRAM

THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) PROVIDES GRANTS TO EVERY STATE AND CERTAIN LOCAL COMMUNITIES TO PURCHASE FORECLOSED OR ABANDONED HOMES AND TO REHABILITATE, RESELL, OR REDEVELOP IN ORDER TO STABILIZE NEIGHBORHOODS AND STEM THE DECLINE OF HOUSE VALUES OF NEIGHBORING HOMES.

BACKGROUND

FUNDED UNDER THE HOUSING AND ECONOMIC RECOVERY ACT, 2008 (HERA). HERA PROVIDES \$3.92 BILLION TO ASSIST STATES & LOCALITIES IN REDEVELOPMENT EFFORTS. FUNDS ARE CONSIDERED A SPECIAL ALLOCATION OF 2008 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

HUD ALLOCATIONS

ALLOCATION BASED ON NUMBER AND PERCENT OF THE FOLLOWING:

- . HOME FORECLOSURES IN EACH STATE OR UNIT OF LOCAL GOVERNMENT (ULG)
- . HOMES FINANCED BY A SUBPRIME MORTGAGE RELATED LOAN IN EACH STATE OR ULG
- . HOMES IN DEFAULT OR DELINQUENCY IN EACH STATE OR ULG

STANISLAUS COUNTY CONSORTIUM ALLOCATION

OVERALL ALLOCATION:	\$9,744,482
CONSORTIUM BREAKDOWN	
• STANISLAUS COUNTY:	\$3,764,000
• CITY OF CERES:	\$1,126,500
• CITY OF NEWMAN:	\$1,002,000
• CITY OF OAKDALE:	\$ 841,000
• CITY OF PATTERSON:	\$1,608,500
• CITY OF WATERFORD:	\$1,144,000
• WEED & SEED/MOD POCKETS	\$ 258,482

ELIGIBLE USES

TO ESTABLISH FINANCING MECHANISMS FOR PURCHASE & REDEVELOPMENT OF FORECLOSED UPON HOMES & RESIDENTIAL PROPERTIES; COMBINED WITH THE PURCHASE & REHABILITATION OF HOMES/RESIDENTIAL PROPERTIES THAT HAVE BEEN ABANDONED OR FORECLOSED UPON, IN ORDER TO SELL, RENT, OR REDEVELOP.

ESTABLISH LAND BANKS FOR HOMES THAT HAVE BEEN FORECLOSED UPON

DEMOLISH BLIGHTED STRUCTURES

REDEVELOP DEMOLISHED OR VACANT PROPERTIES

NSP INCOME TARGETING

PER PROGRAM GUIDELINES, EACH GRANTEE MUST USE AT LEAST 25% OF ITS NSP GRANT PLUS PROGRAM INCOME TO ASSIST INDIVIDUALS OR FAMILIES WITH INCOMES AT OR BELOW 50% OF AREA MEDIAN INCOME. THE REMAINING 75% OF NSP FUNDS WILL BE USED TO ASSIST INDIVIDUALS OR FAMILIES WITH INCOMES 50% TO 120% OF AREA MEDIAN INCOME.

NSP & EXISTING PROGRAMS

- HOUSING REHABILITATION PROGRAM
- FIRST TIME HOME BUYER DOWN PAYMENT ASSISTANCE PROGRAM
- LAND ACQUISITION PROGRAM

PERFORMANCE MEASURES

CITY OF CERES	13 TO 30 UNITS
CITY OF NEWMAN	12 TO 28 UNITS
CITY OF OAKDALE	10 TO 23 UNITS
CITY OF PATTERSON	19 TO 45 UNITS
CITY OF WATERFORD	13 TO 31 UNITS
WEED & SEED/POCKETS	3 TO 6 UNITS
STANISLAUS COUNTY	37 TO 88 UNITS

PARTNERSHIPS

STANISLAUS COUNTY AND CONSORTIA MEMBER CITIES WILL PARTNER WITH THE HOUSING AUTHORITY TO PURCHASE, REHABILITATE, AND/OR SELL HOMES TO INDIVIDUALS & FAMILIES.

THE HOUSING AUTHORITY MAY HAVE CAPACITY MATCH FUNDING WITH BOND FINANCING THE COUNTY WILL ALSO PARTNER WITH HABITAT FOR HUMANITY IN THE WEED & SEED AND AIRPORT NEIGHBORHOODS

THE PROGRAM INCLUDES PARTNERSHIPS WITH BANKS/FINANCIAL INSTITUTIONS AND POSSIBLY OTHER LOCAL COMMUNITY ORGANIZATIONS

TIMELINE

THE ACTION PLAN AMENDMENT SERVES AS THE APPLICATION FOR NSP FUNDS AND IS DUE TO HUD BY DECEMBER 1, 2008.

THE ACTION PLAN AMENDMENT IS PROJECTED FOR APPROVAL AND SUBSEQUENT FUNDING AVAILABILITY IN JANUARY 2009.

NSP FUNDS MUST BE USED NO LATER THAN 18 MONTHS AFTER EXECUTION OF THE GRANT AGREEMENT.

PUBLIC COMMENT PERIOD

HUD REQUIRES GRANTEES TO PUBLISH THE PROPOSED ACTION PLAN AMENDMENT VIA USUAL METHODS AND ON THE INTERNET FOR NO LESS THAN 15 CALENDAR DAYS OF PUBLIC COMMENT, AND THE FINAL ACTION PLAN AMENDMENT POSTED ON THE INTERNET AND SUBMIT TO HUD BY DECEMBER 1, 2008. THE PUBLIC COMMENT PERIOD IS FROM NOVEMBER 3RD, 2008 THROUGH NOVEMBER 18TH, 2008.

Subsection 1.1.B

A. AREAS OF GREATEST NEED

Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction.

Note: An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction's consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State's own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions' consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity's own plan.

HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult this data [LINK – to HUD USER data], in developing this section of the Substantial Amendment.

Methodology

Data on foreclosures, sub prime loans, and delinquencies are available from various private sources at county, zip code, and metropolitan levels. Those sources, however, have varying levels of coverage and transparency as to how the data are collected and aggregated. In addition, the short time frames needed to make this allocation made it unlikely that access to these private data sources could be negotiated with the vendors in a timely manner to meet the deadlines of

this allocation. There are no public data sources collected evenly across the community on foreclosures, delinquencies, and sub prime loans. Nonetheless, there are data from public data sources that can reliably predict where the foreclosure crisis is occurring or may occur. Analysis shows that 75 percent of the variance between localities on foreclosure rates can be explained by three variables available from public data:

- The Office of Federal Housing Enterprise Oversight (OFHEO) and declining housing values
- Federal Reserve Home Mortgage Disclosure Act (HMDA) and the percentage of “high cost” loans
- Labor Department data on unemployment rates

As well as utilization of other local informational sources, such as the following:

- Local Realtors, including, but not limited to PMZ, Mattel, Century 21
- Banks, including but not limited to Wells Fargo, Bank of America (Countrywide), Citibank, Chase (Washington Mutual), IndyMac
- Real Estate resources such as, Trulia, Inc., RealtyTrac, MetroList(MLS), foreclosure.com, and dataplace.org

Based upon this methodology other unincorporated areas, such as Westley, Grayson, Crows Landing, Denair, Monterey Park tract, Cowen tract, Knights Ferry, and La Grange do not meet the criteria for an area of the community that has the greatest need for NSP program assistance to alleviate blighting conditions related to foreclosure and abandonment risk.

The following areas are representative of the “greatest need” methodology:

Area	# Foreclosures	≤50%	≤120%	Allocation
I-Empire	8	1-2	2-4	\$220,000.00
II-Keyes	77	3-5	5-11	\$577,500.00
III-Salida	387	4-7	7-14	\$770,000.00
IV-Airport	42	3-5	5-12	\$550,000.00
V-Shackelford	145	4-9	8-17	\$915,000.00
VI-Weed/Seed	37	1-2	2-4	\$195,537.00
VII-Ceres	417	4-8	10-22	\$1,081,500.00
VIII-Newman	180	4-11	8-22	\$1,002,000.00
IX-Oakdale	104	3-6	8-17	\$ 796,000.00
X-Patterson	453	6-11	17-35	\$1,563,500.00
XI-Waterford	212	4-8	11-23	\$1,099,000.00
TOTAL	2,062	37-74	83-181	\$8,770,037.00

Subsection 1.1.C

Project Areas

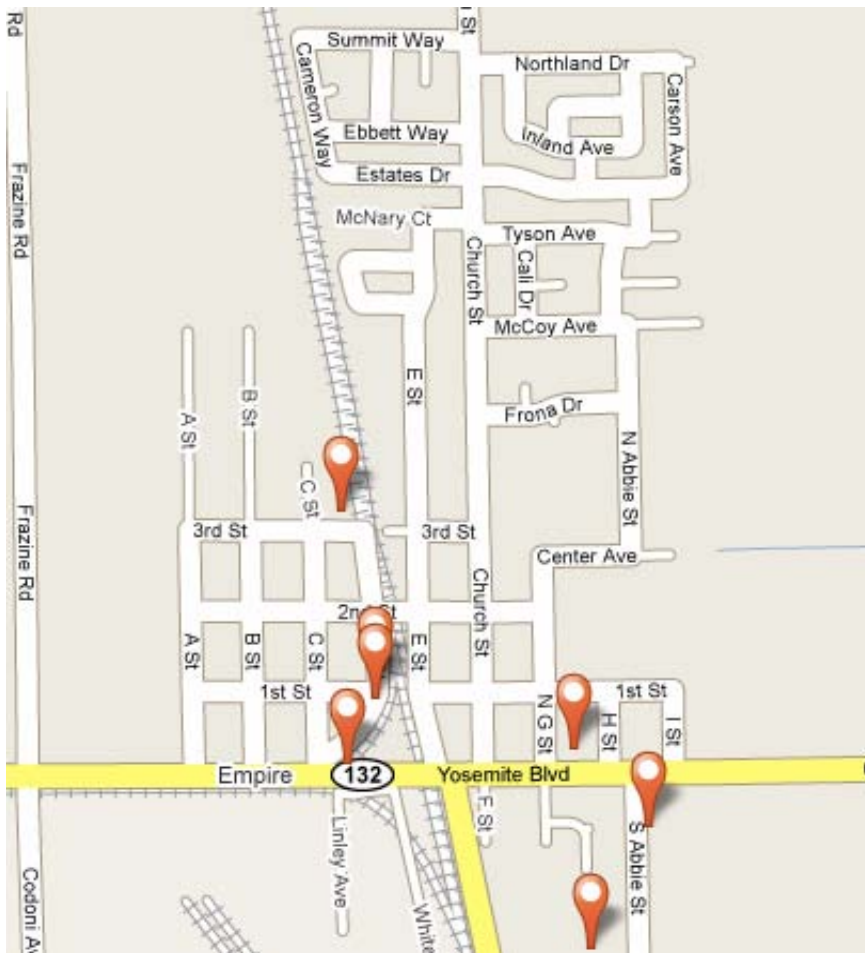
Area I – Empire

Area I of the unincorporated area of the County is generally bounded by A Street to the west, Summit Way/Northland Drive to the north, Carson Avenue/N. Abbie Street to the east, and South Avenue to the south. NSP funds will likely be utilized within this portion of Area I as it qualifies as an area with the greatest concentration of vacant and under-kept foreclosed units.

Staff intends to set aside a minimum of 25% (or approximately \$70,000.00) of the Area I allocation to be utilized within this project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

SC-NSP-09-01: Empire NSP Area I Project:

- 1 Units - $\leq 50\%$ of the area median income
- 2 Units - $\leq 120\%$ of the area median income



Area II – Keyes

In Area II of the unincorporated area of the County, Keyes qualifies as an area with the greatest concentration of foreclosed units, and is generally bounded by Rhode Road/7th Street to the west, Anna Avenue to the north, S. Washington Road to the east, and Nunes Road to the south. NSP funds will likely be utilized within this portion of Area II. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed units.

Staff intends to set aside a minimum of 25% of the allocation (or approximately \$175,000) to be utilized within this project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

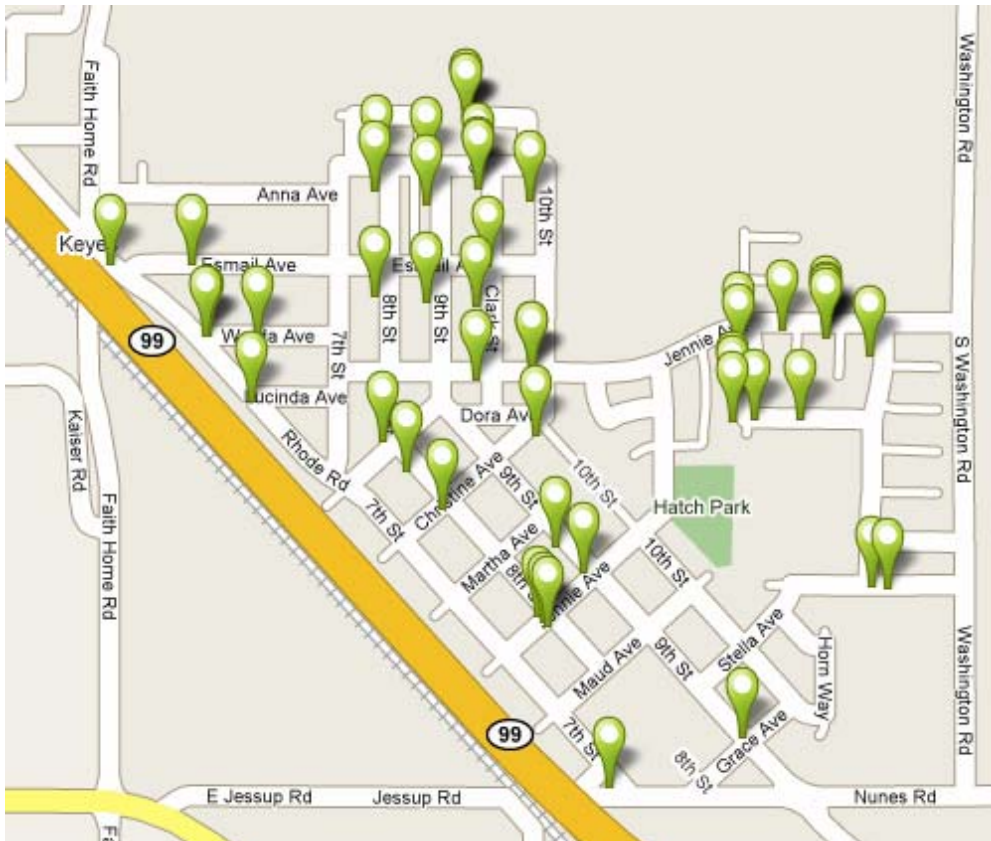
SC-NSP-09-02: Keyes NSP Area II Project:

4 Units - ≤120% of the area median income

SC-NSP-09-03: Keyes NSP Acquisition Area II Project:

3 Units - ≤50% of the area median income

1 Units - ≤120% of the area median income



Area III – Salida

In Area III of the unincorporated area of the County, Salida qualifies as an area with the greatest concentration of foreclosed units. The project area is generally bounded by Toomes Avenue to the west, Kiernan Avenue to the north, Elm Street to the east, and White Willow Road to the south. NSP funds will likely be utilized within this portion of Area III. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed units.

Staff intends to set aside a minimum of 25% of the allocation (or approximately \$245,000) to be utilized within this project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

SC-NSP-09-04: Salida NSP ≤50% Area III Project:

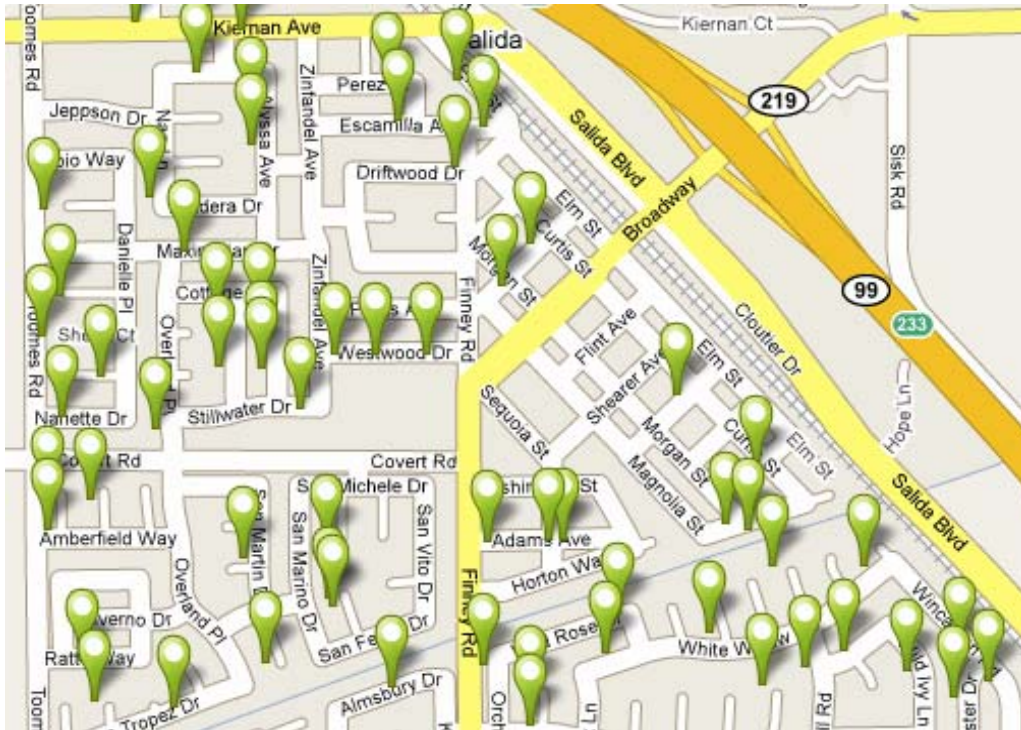
4 Units - ≤50% of the area median income

SC-NSP-09-05: Salida NSP ≤120% Area III Project:

4 Units - ≤120% of the area median income

SC-NSP-09-06: Salida NSP Acquisition Area III Project:

3 Units - ≤120% of the area median income



Area IV – Airport Neighborhood

In Area IV of the unincorporated County, the area designated as the “Airport Neighborhood” includes the greatest concentration of foreclosed units; the specific area of focus is generally bounded by Santa Rita Avenue to the west, Hide Street to the north, S. Conejo Avenue to the east, and Oregon Drive to the south. NSP funds will likely be utilized within this portion of Area IV. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed units.

Staff intends to set aside a minimum of 25% (or approximately \$175,000) of the allocation to be utilized within this project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

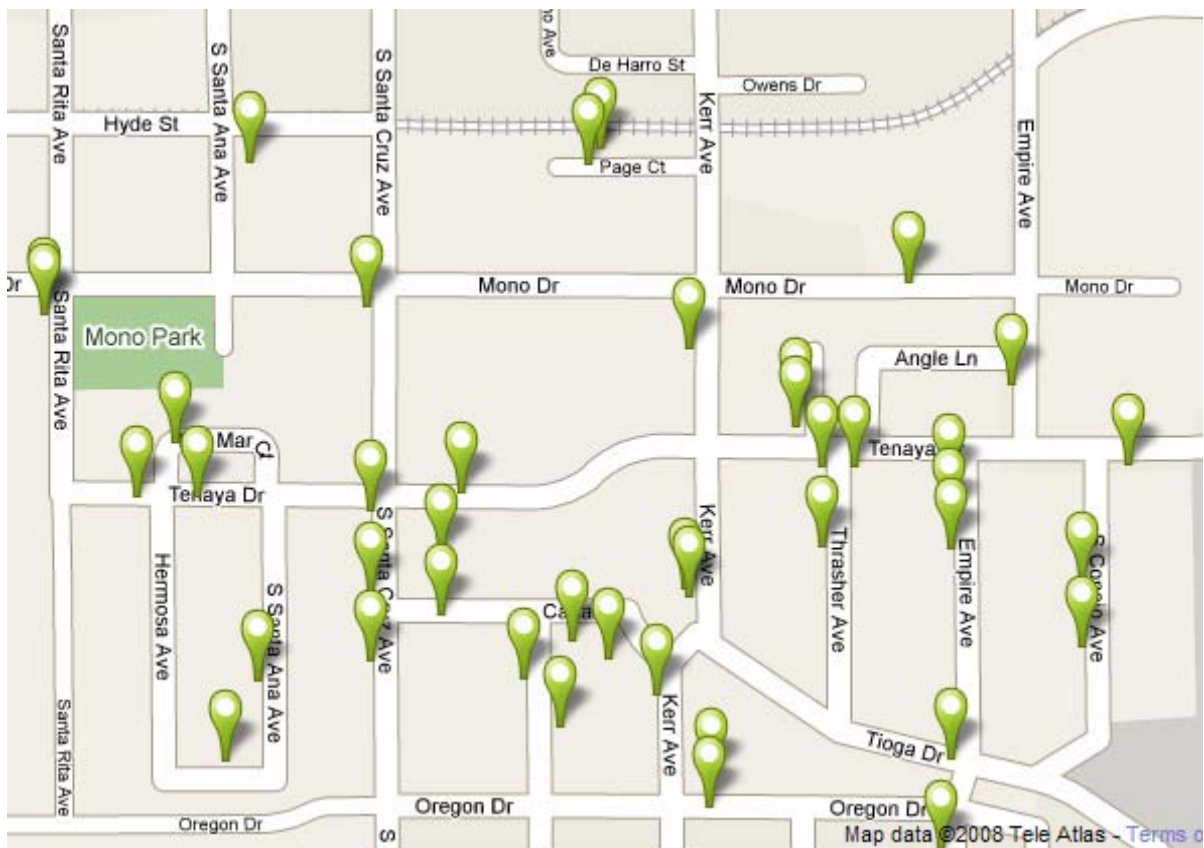
SC-NSP-09-07: Airport Neighborhood NSP Area IV Project:

4 Units - $\leq 120\%$ of the area median income

SC-NSP-09-08: Airport Neighborhood NSP Acquisition Area IV Project:

3 Units - $\leq 50\%$ of the area median income

1 Units - $\leq 120\%$ of the area median income



Area V – Shackelford/Butte-Glenn-Imperial

In Area V, “Shackelford/Butte-Glenn-Imperial” qualifies as an area with the greatest concentration of vacant and under-kept foreclosed units. The first portion of Area V is generally bounded by Crows Landing Road to the west, Pecos Avenue to the north, Main Street to the east, and Rio Grande Avenue to the south; and portion two is generally bounded by Tuscon Avenue to the west, Crater Avenue to the north, Crows Landing Road to the east, and W. Whitmore Avenue to the South. NSP funds will likely be utilized within these designated areas.

Staff intends to set aside a minimum of 25% of the areas allocation (or approximately \$315,000) to be utilized within this project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

SC-NSP-09-09: Shackelford/Butte-Glenn-Imperial NSP Acquisition Area V Project:

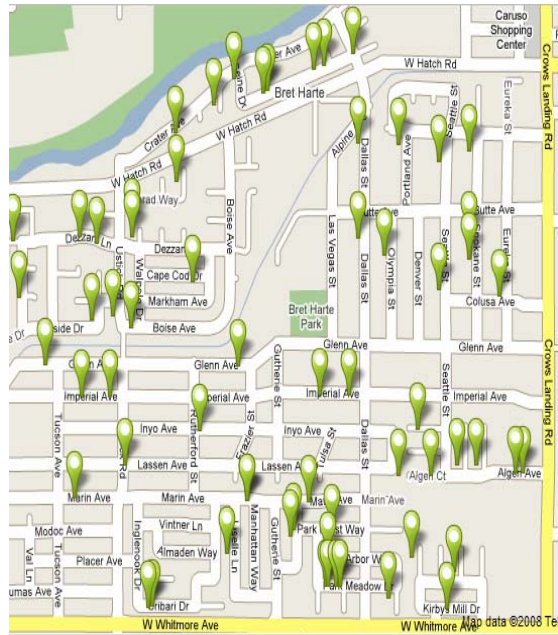
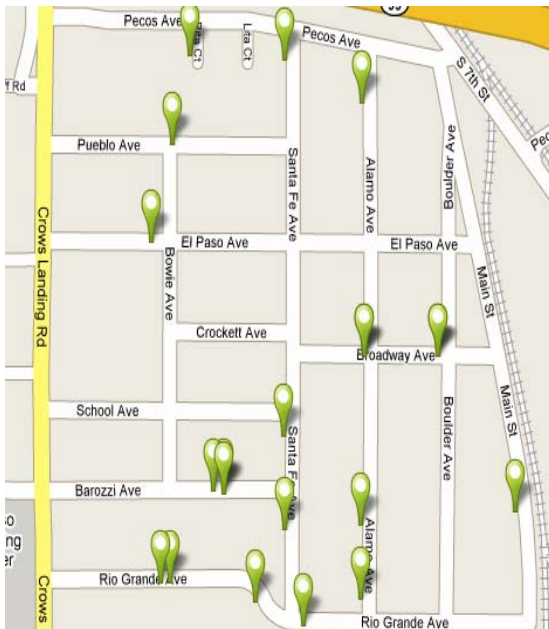
4 Units - ≤50% of the area median income

SC-NSP-09-10: Shackelford/Butte-Glenn-Imperial NSP ≤120% Area V Project:

4 Units - ≤120% of the area median income

SC-NSP-09-11: Shackelford/Butte-Glenn-Imperial NSP Rent-to-Own Area V Project:

4 Units - ≤120% of the area median income



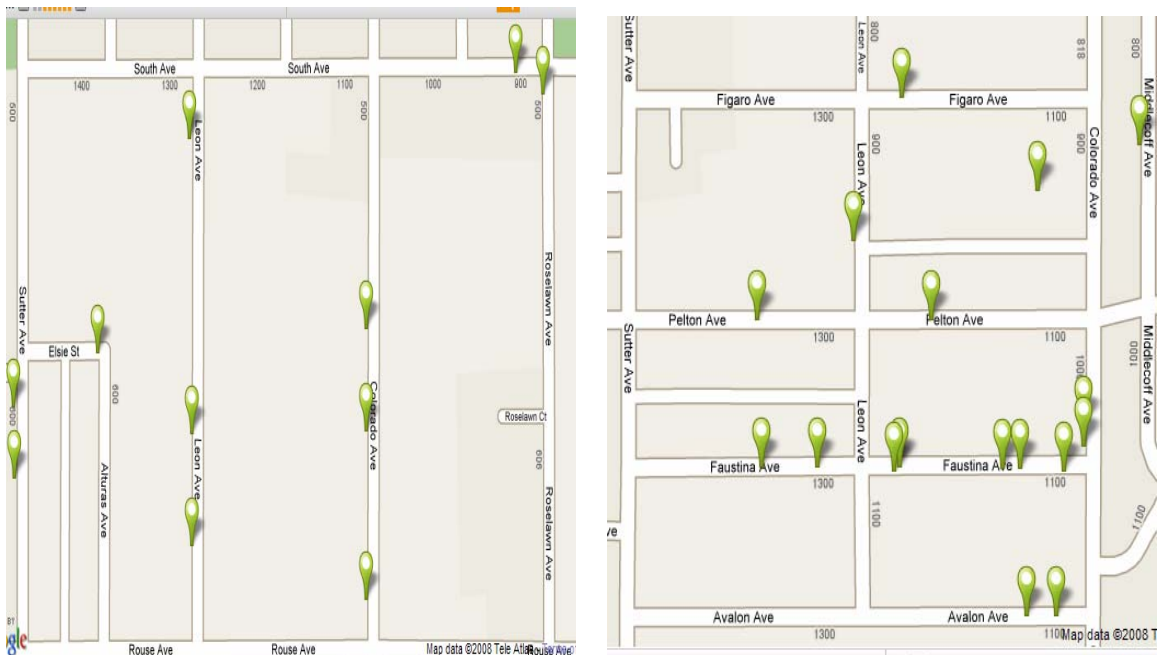
Area VI: Weed & Seed / Modesto Pockets

Within the unincorporated areas of the County, an area with a concentration of foreclosed units is the “Weed and Seed” area; the specific area of focus is generally bounded by Sutter Avenue to the west, South Avenue to the north, Roselawn Avenue to the east, and Avalon Avenue to the south. NSP funds will likely be utilized within this portion of the “Weed and Seed” area. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed units.

Staff intends to set aside a minimum of 25% (or approximately \$70,000) of the areas allocation to be utilized within the project area. These funds will be utilized to serve individuals whose income does not exceed 50% of the AMI, to purchase homes whose value would facilitate this program requirement.

SC-NSP-09-12: Weed & Seed Area VI Project:

- 1 Units - $\leq 50\%$ of the area median income
- 2 Units - $\leq 120\%$ of the area median income



Area VII: City of Ceres

The greatest number of foreclosed homes in the City of Ceres appears within the area generally bounded by Crows Landing Road to the west, (E.)Whitmore Avenue to the north, Hwy. #99 to the east, and E. Service Road to the south. Taking this into consideration the City of Ceres would like to utilize the NSP funds within this target area, as the area appears to have the greatest number of vacant and under-kept foreclosed units.

Funds will also be utilized within the “CDBG Eligible Census Tract Project Areas”. Staff intends to set aside a minimum of 25% (or approximately \$281,625) of the City’s allocation to be utilized within the CDBG Eligible Census Tract Project Areas. These funds will be utilized to serve individuals whose income does not exceed 50% of the AML, to purchase homes whose value would facilitate this program requirement.

CE-NSP-09-13: City of Ceres NSP Acquisition Area VII Project:

4 Units - ≤50% of the area median income

CE-NSP-09-14: City of Ceres NSP ≤120% Area VII Project:

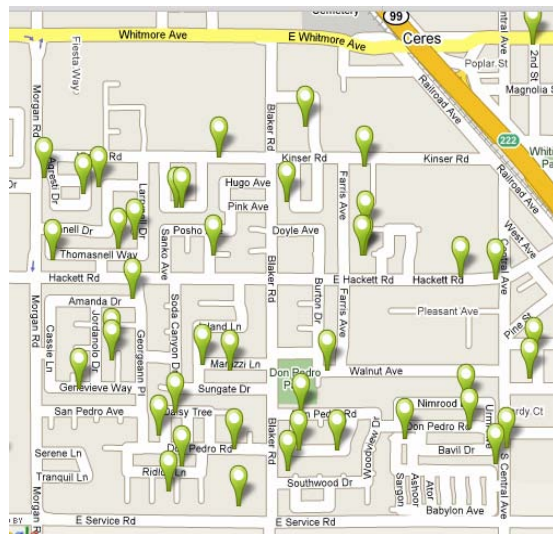
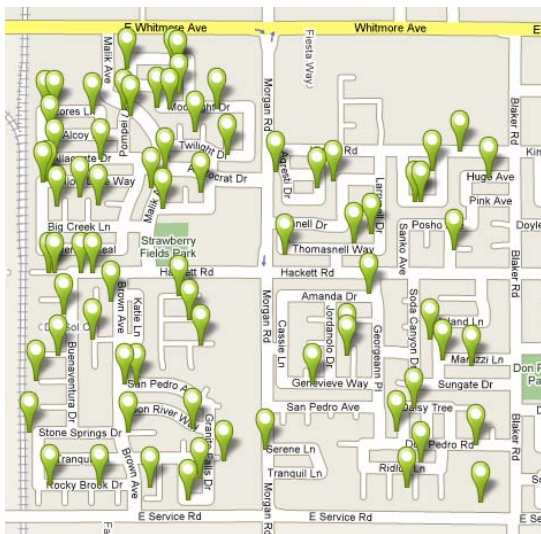
4 Units - ≤120% of the area median income

CE-NSP-09-15: City of Ceres NSP Rent-to-Own Area VII Project:

4 Units - ≤120% of the area median income

CE-NSP-09-16: City of Ceres NSP Rehabilitation Area VII Project:

2 Units - ≤120% of the area median income



Area VIII: City of Newman

The City of Newman proposes the use of 38% (or approximately \$380,760) of the City's allocated NSP funds to be expended within the "CDBG Project Area".

In addition, given that the greatest numbers of foreclosed homes are located in both the \$42,112 and \$46,471 Census Data areas, the City of Newman intends to utilize the remaining NSP fund allocation in those areas equally. These areas appear to have the greatest number of vacant and under-kept foreclosed units and will benefit greatly from the NSP program. The utilization of funds in this manner will assist in providing a variety of housing for different income level households.

NE-NSP-09-17: City of Newman NSP ≤50% Area VIII Project:

4 Units - ≤50% of the area median income

NE-NSP-09-18: City of Newman NSP ≤120% Area VIII Project:

4 Units - ≤120% of the area median income

NE-NSP-09-19: City of Newman NSP Acquisition Area VIII Project:

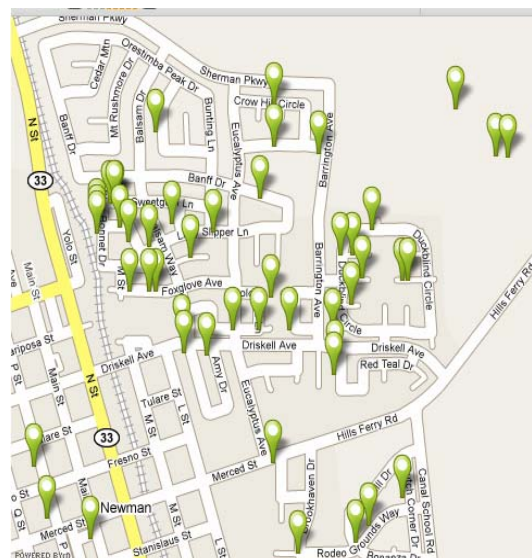
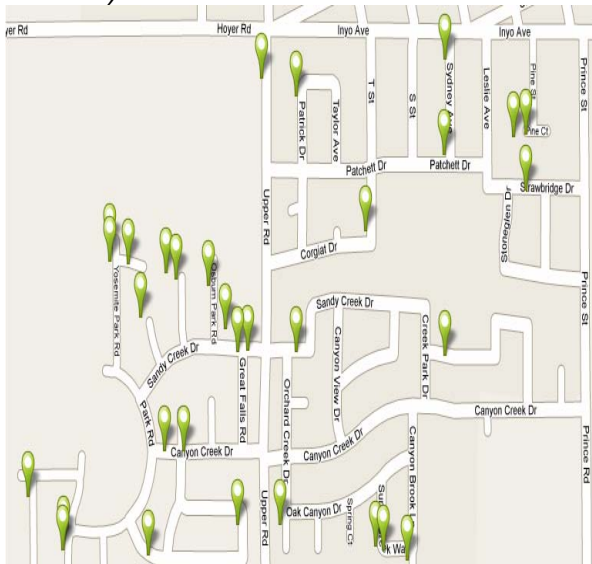
4 Units - ≤120% of the area median income

CDBG Income Eligible Area – 8 Homes

38% of NSP Allocation

Foreclosure Highest Density Areas – 76 Homes Total

Portion I: \$288,120 of NSP Allocation:(31 Homes) Portion II: \$288,120 (45 Homes)



Area IX: City of Oakdale

The greatest number of foreclosed homes are located within two areas of the City of Oakdale (portion one generally bounded by N. 2nd Avenue to the west, E. A Street to the north, Johnson Avenue to the east, and E. F Avenue to the south; and portion two generally bounded by S. Willowood Drive to the west, W. F Street to the north, Branding Iron Street to the East and Greger Street to the south). The City of Oakdale would like to utilize the NSP funds within these areas. Upon review they appear to have the greatest number of vacant and under-kept foreclosed units.

Funds will also be utilized within the “CDBG Eligible Census Tract Project Areas”. Staff intends to set aside a minimum of 25% of the allocation (or approximately \$210,250) to be utilized within this area.

OA-NSP-09-20: City of Oakdale NSP ≤50% Area IX Project:

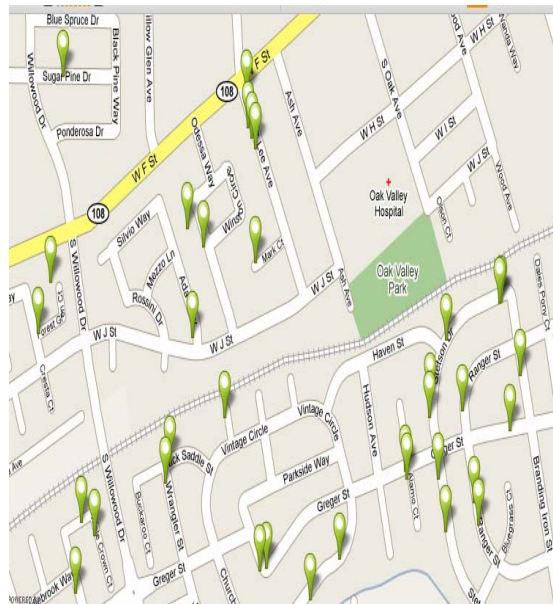
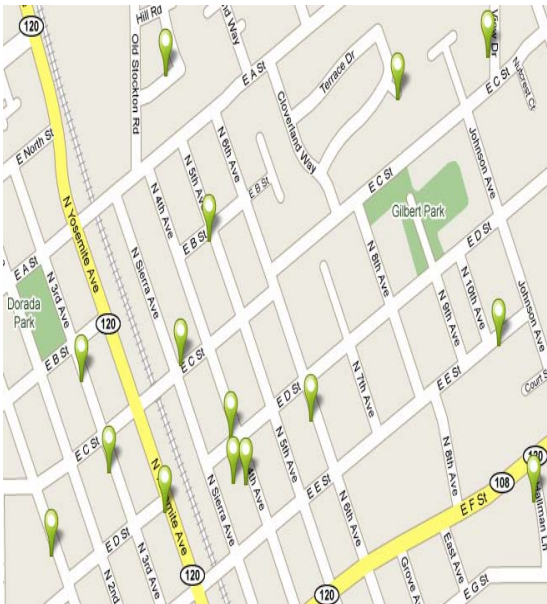
3 Units - ≤50% of the area median income

OA-NSP-09-21: City of Oakdale NSP ≤120% Area IX Project:

4 Units - ≤120% of the area median income

OA-NSP-09-22: City of Oakdale NSP Acquisition Area IX Project:

4 Units - ≤120% of the area median income



Area X: City of Patterson

With the greatest number of foreclosed homes located within the Walker Ranch/Creekside development, the City of Patterson would like to utilize the NSP funds within that area. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed homes.

The greatest number of foreclosed homes are located within two areas of the City of Patterson (portion one generally bounded by Baldwin Road to the west, Cougar Creek Drive to the north, Ward Avenue to the east, and Grebe Lane to the south; and portion two generally bounded by South 8th Street to the west, W. Las Palmas Avenue to the north, S. 2nd Street to the East and A Street to the south).

Funds will also be utilized within the “CDBG Eligible Census Tract Project Areas”. For the City of Patterson most of the need appears within the newer development areas of the City. Staff intends to set aside a minimum of 25% of the areas allocation to be utilized within the CDBG Eligible Census Tract Project Areas (or approximately \$402,125). These funds need to serve individuals whose income does not exceed 50% of the AMI.

PA-NSP-09-23: City of Patterson NSP ≤50% Area X Project:

4 Units - ≤50% of the area median income

PA-NSP-09-24: City of Patterson NSP Acquisition Area X Project:

2 Units - ≤50% of the area median income
2 Units - ≤120% of the area median income

PA-NSP-09-25: City of Patterson NSP ≤120% Area X Project:

4 Units - ≤120% of the area median income

PA-NSP-09-26: City of Patterson NSP Rent-to-Own Area X Project:

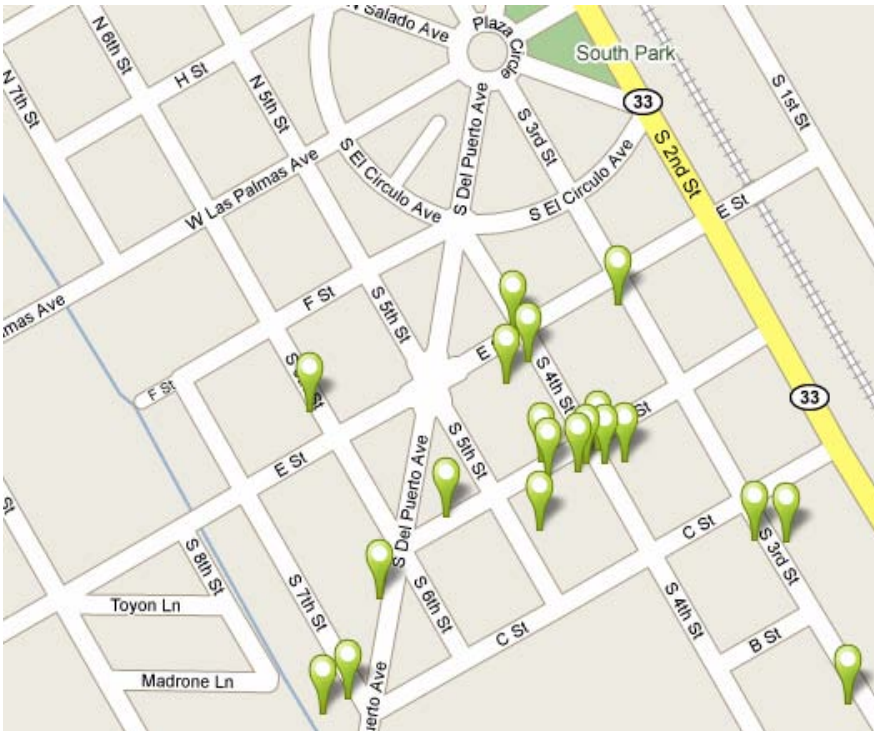
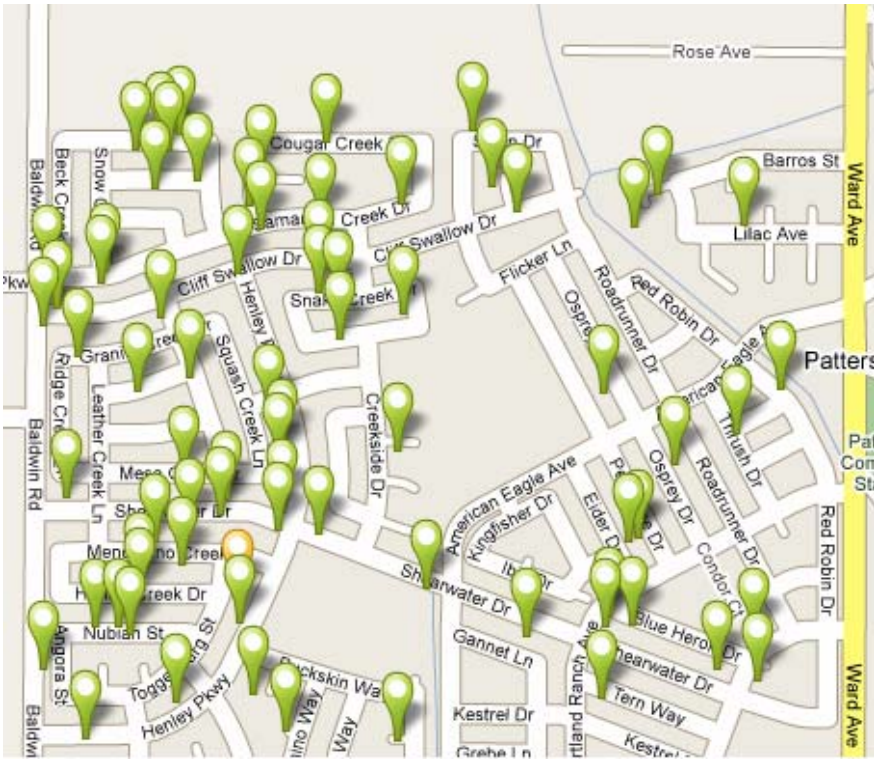
4 Units - ≤120% of the area median income

PA-NSP-09-27: City of Patterson NSP SPC/HCV Area X Project:

4 Units - ≤120% of the area median income

PA-NSP-09-28: City of Patterson NSP Rehabilitation Area X Project:

1 Units - ≤120% of the area median income



Area XI: City of Waterford

The greatest number of foreclosed homes can be found within the area of the City of Waterford generally bounded by N. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and Yosemite Blvd. to the south. The City of Waterford will utilize the NSP funds within that area. Upon review this area appears to have the greatest number of vacant and under-kept foreclosed units.

Funds will also be utilized within the “CDBG Eligible Census Tract Project Areas”. Staff intends to set aside a minimum of 25% (or approximately \$286,000). These funds need to serve individuals whose income does not exceed 50% of the AMI and the CDBG project area would be the best location to find homes whose purchase amount would facilitate that program requirement.

WA-NSP-09-29: City of Waterford NSP ≤50% Area XI Project:

4 Units - ≤50% of the area median income

WA-NSP-09-30: City of Waterford NSP ≤120% Area XI Project:

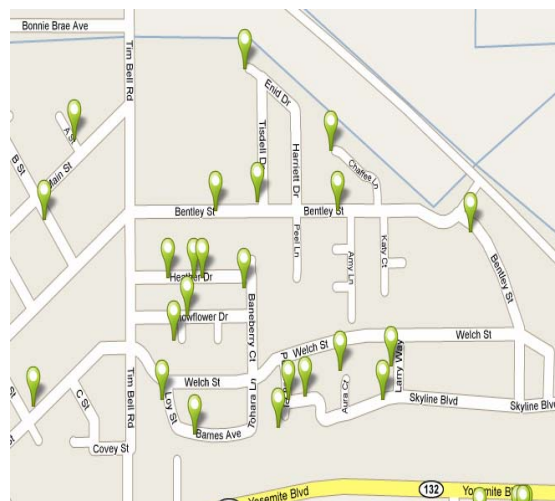
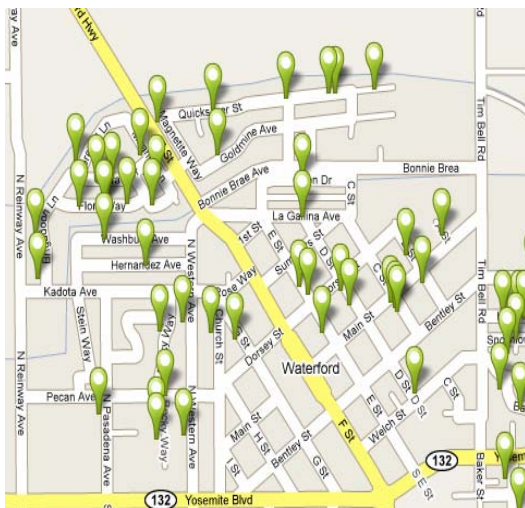
4 Units - ≤120% of the area median income

WA-NSP-09-31: City of Waterford NSP Acquisition Area XI Project:

4 Units - ≤120% of the area median income

WA-NSP-09-32: City of Waterford NSP Rent-to-Own Area XI Project:

3 Units - ≤120% of the area median income



Section 1.2

B. DISTRIBUTION AND USES OF FUNDS

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c) (2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a sub prime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. **Note:** The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Response:

The following criteria support the distribution of funds under the Neighborhood Stabilization Program. The baseline allocation was determined by Poverty and Population criteria researched through utilization of Census Data. With the baseline amount established the following criteria was utilized to determine the overall allocation distribution for the Consortia membership as follows: the greatest percentage of home foreclosures, the highest percentage of homes financed by a sub-prime lender, combined with declining home values (which can be a major factor that increases the risk of foreclosures, by limiting the homeowners capacity to refinance, use equity, or sell the unit when the value has been greatly reduced).

Tools utilized in making a determination for fund distribution include the following:

- . The Office of Federal Housing Enterprise Oversight (OFHEO) and declining housing values
- . Federal Reserve Home Mortgage Disclosure Act (HMDA) and the percentage of "high cost" loans
- . Labor Department data on unemployment rates
- . Local Realtors, including, but not limited to PMZ, Mattel, Century 21
- . Banks, including but not limited to Wells Fargo, Bank of America (Countrywide), Citibank, Chase (Washington Mutual), IndyMac
- . Real Estate resources such as, Trulia, Inc., RealtyTrac, MetroList(MLS), foreclosure.com, and dataplace.org

Section 1.3

C. DEFINITIONS AND DESCRIPTIONS

(1) Definition of “blighted structure” in context of state or local law.

Response:

A “blighted structure” in context to state and local law includes structures that have substantial housing code violations, and the extent and magnitude of those violations make repair economically infeasible.

(2) Definition of “affordable rents.” **Note:** Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Response:

An “affordable rent” is defined as the rent that would be paid by a family paying 30 percent of income for rent/mortgage whose income is “65 percent of median”. This 65 percent figure is defined in relation to the very low-income standard (i.e., normally as 65/50ths of the standard income for the locality in question.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The following affordability covenant will be used:

Covenant to Maintain Affordability

- (a) The Loan is being given by the Agency to the Owner to increase and improve the County's supply of low and moderate income housing available at Affordable Housing Cost, in accordance with the affordable housing requirements of the Community Redevelopment Law (California Health and Safety Code, Section 33000, et seq). To this end, the Owner agrees that during the Term the Property shall remain available only at an "Affordable Housing Cost" or an "Affordable Rent" (as hereinafter defined) and shall only be used by Persons or Families or Very Low, Low, or Moderate Income.
- (b) Subject to the terms and provisions of subsection (c) of this Section, if the Owner shall either:
 - (i) sell, lease, transfer, or assign the Property (collectively, a "Transfer") to a person or family that is not a Person or Family of Very Low, Low, or Moderate Income, or

- (ii) Transfer the Property at a price that exceeds an Affordable Housing Cost, or
- (iii) refinance, hypothecate, encumber, or mortgage the Property (collectively, a "Mortgage").

Then the Agency shall have the power and authority to declare the entire principal balance on the Loan immediately due and payable.

- (c) Notwithstanding the foregoing, the Owner may sell the Property during the Term at a price exceeding an "Affordable Housing Cost". The Owner agrees to pay to the Agency such portion of the sale price as is required to be paid to the Agency pursuant to the Agreement.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The program will meet minimum Housing Quality Standards (HQS) and local code standards.

A Sample HQS Inspection Form can be referenced on the following website location:

<http://www.hud.gov/offices/cpd/affordablehousing/library/forms/hqschecklist.pdf>

Section 2.1

D. LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$ 2,436,121.00.

THESE FUNDS ARE PROJECTED TO ACQUIRE 29 TO 70 UNITS.

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Section 2.2

E. ACQUISITIONS & RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., $\leq 80\%$ of area median income).

If so, include:

- The number of low- and moderate-income dwelling units—i.e., $\leq 80\%$ of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

These funds are projected to acquire 29 to 70 units. If these units require that they be demolished due to the infeasibility of rehabilitation, they will be replaced with a reconstructed unit that will serve people $\leq 80\%$ of the area median income.

- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., $\leq 120\%$ of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

Response:

Funds are projected to acquire 77 to 181 units that will assist those $\leq 120\%$ area median incomes.

Subsection 2.2.A

Proposed Time Schedule for Commencement and Completion of All Projects:

January 2009 - Receive NSP Consolidated Plan approval from HUD

February 2009 – Complete Environmental process (NEPA) process

March 2009 - Enter into contractual agreements with agencies such as the Housing Authority of Stanislaus County and Habitat for Humanity of Stanislaus County

April 2009 - Commence Foreclosure Portfolio Purchase Pilot Program

May 2009 - Determine Foreclosure Portfolio mix in collaboration with Consortia Partners

June/July 2009 - Complete Portfolio Purchase – Commence activities that include but are not limited to the following:

Rent-to-Own Program - in partnership with Section 8 – Family Self Sufficiency Program

SHSSC SPC and HCV Voucher Program – vouchers can be dedicated to assist those $\leq 80\%$ of area median income (to include Stanislaus Housing and Support Services Collaborative (SHSSC) encouragement to include long-term homeless voucher dedication).

First Time Homebuyer Program – include assistance to those $\leq 120\%$ area median incomes.

Expand Major Rehabilitation Program - to assist units that need to meet local code and HQS standards.

Expand Acquisition Program - to address units that have substantial housing code violations, and the extent and magnitude of those violations make repair economically infeasible.

Weed & Seed/Airport Neighborhood Project – This project will be in partnership with Habitat for Humanity to acquire properties as part of a 4 year phased projects to assist 7 to 24 units.

August/September 2009 - Continue Pilot Project

October 2009 – Complete Pilot Project

November 2009 - Initiate Final Foreclosure Portfolio Purchase

December 2008/March 2009 – Continue Final NSP Purchase Program

April 2010 – Complete Final Expenditure Reimbursement Requests

May 2010 - Finalize NSP Program Monitoring Paperwork

June 2010 - Complete NSP Program Expenditures

These projects are broken down as follows into following NSP Projects:

- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

FUNDS ARE PROJECTED TO ACQUIRE 29 TO 70 UNITS.

Subsection 2.2.B

F. PUBLIC COMMENT

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response:

CENTRAL † BAPTIST † CHURCH
Wayne Bridegroom, Senior Pastor – bridegroom@gmail.com
Jere McGrew, Assistant Pastor – modestocentralbaptist@yahoo.com
Church Website: www.centralbaptistmodesto.com/

Mr. Kirk Ford
10th Street Place
Modesto, CA

RECEIVED
OCT 27 2008

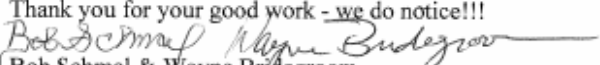
Dear Mr. Ford,

We are writing to you in regard to the plan Stanislaus County is putting together regarding the expenditure of the \$9.7 million to help mitigate the foreclosure crises. By way of information, we are writing on behalf of the Weed & Seed neighborhood, Congregations Building Community and Central Baptist Church.

Some months ago Lena Robinson from the Federal Reserve in San Francisco made several visits to Stanislaus County. At that time, she concluded that southwest Modesto, the Weed & Seed area, was the hardest hit with foreclosures. While we know that all five Supervisorial Districts need to be allocated reasonable shares of the federal funds, Rollie Smith, Field director, from the Fresno HUD office made it abundantly clear to us that the hardest hit neighborhoods should be accorded help in appropriate measure. Thus, we would urge you to research those facts and let the chips fall where they may. Whether the entire Weed and Seed has been hit as hard as our street (Faustina Avenue), we don't know but we do know that of the 38 properties on our street, 13 are in one phase or another of foreclosure.

We also want you to know that we have already begun assembling a plan with Habitat for Humanity for the refurbishing of homes in our area, trusting that you will make fund available for that purpose. Finally, Rollie has informed us that more dollars are available from the feds than what has already been allotted.

Our purpose is not to just "dump" our desires upon you. We would be more than happy to devote time and ideas if you so desire. We have already set aside Tuesday evening, November 11, for a neighborhood wide meeting here at Central so the citizens can review both the county and city plans. We will provide a response to your plan in writing prior to the 18th.

Thank you for your good work - we do notice!!!

Bob Schmal & Wayne Bridegroom

727 Sutter Avenue, Modesto, CA 95351
Church Email: Judith.welch.cbc@gmail.com

FAX (209) 524-1932
Phone (209) 524-5461

Please refer to the Executive Summary and pg. 2, 8 & 17 for clarification as to how the NSP Amendment includes assistance for the "Weed and Seed" area of the community.

Section 2.3

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

SC-NSP-09-01: Activity Name: Empire NSP Area I Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: Generally bounded by A Street to the west, Summit Way/Northland Drive to the north, Carson Avenue/N. Abbie Street to the east, and South Avenue to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$220,000 in NSP funds.

Leverage from Banks through Foreclosure Portfolios and related grant programs. Possible contributions from the Housing Authority (i.e. -\$ to \$ match contribution) to assist in unit purchases.

(10) Performance Measures:

1 Units - ≤50% of the area median income

2 Units - ≤120% of the area median income

SC-NSP-09-02: Keyes NSP Area II Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: Generally bounded by Rhode Road/7th Street to the west, Anna Avenue to the north, S. Washington Road to the east, and Nunes Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area II as a first time homebuyer program. The initial property purchase, acquisition, or rehabilitation process will be administered by the Housing Authority of Stanislaus County. Program length will extend more than 18 months. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$290,000 in NSP funds.

Leverage from Banks through Foreclosure Portfolios and related grant programs. Possible contributions from the Housing Authority (i.e. -\$ to \$ match contribution) to assist in unit purchases.

(10) Performance Measures:

4 Units - ≤120% of the area median income

SC-NSP-09-03: Keyes NSP Acquisition Area II Project:

For the acquisition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

- (2) Activity Type: Purchase lots for Acquisition and Rehabilitation for FTHB's
- (3) National Objective: ≤ 120% of area median income
- (4) Projected Start Date: April 1st, 2009
- (5) Projected End Date: July 2009
- (6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000
- (7) Location Description: Generally bounded by Rhode Road/7th Street to the west, Anna Avenue to the north, S. Washington Road to the east, and Nunes Road to the south.
- (8) Activity Description: This project will serve the area of greatest need in Area II as a first time homebuyer program. The initial property purchase, acquisition, or rehabilitation process will be administered by the Housing Authority of Stanislaus County. Program length will extend more than 18 months. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

- (9) Total Budget: \$287,500 in NSP funds.

Leverage from Banks through Foreclosure Portfolios and related grant programs. Possible contributions from the Housing Authority (i.e.-\$ to \$ match contribution) to assist in unit purchases.

- (10) Performance Measures:

3 Units - ≤50% of the area median income
1 Units - ≤120% of the area median income

SC-NSP-09-04: Salida NSP ≤50% Area III Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by Toomes Avenue to the west, Kiernan Avenue to the north, Elm Street to the east, and White Willow Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$140,000 in NSP funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤50% of the area median income

SC-NSP-09-05: Salida NSP ≤120% Area III Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by Toomes Avenue to the west, Kiernan Avenue to the north, Elm Street to the east, and White Willow Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

SC-NSP-09-06: Salida NSP Acquisition Area III Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by Toomes Avenue to the west, Kiernan Avenue to the north, Elm Street to the east, and White Willow Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$290,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

3 Units - ≤120% of the area median income

SC-NSP-09-07: Airport Neighborhood NSP Area IV Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by Santa Rita Avenue to the west, Hyde Street to the north, S. Conejo Avenue to the east, and Oregon Drive to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

SC-NSP-09-08: Airport Neighborhood NSP Acquisition Area IV Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by Santa Rita Avenue to the west, Hyde Street to the north, S. Conejo Avenue to the east, and Oregon Drive to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$210,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

3 Units - ≤50% of the area median income

1 Units - ≤120% of the area median income

SC-NSP-09-09: Shackelford/Butte-Glenn-Imperial NSP Acquisition Area V Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by Crows Landing Road to the west, Pecos Avenue to the north, Main Street to the east, and Rio Grande Avenue to the south.

Portion two: Generally bounded by Tucson Avenue to the west, Crater Avenue to the north, Crows Landing Road to the east, and W. Whitmore Avenue to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$235,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤50% of the area median income

SC-NSP-09-10: Shackelford/Butte-Glenn-Imperial NSP ≤120% Area V Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by Crows Landing Road to the west, Pecos Avenue to the north, Main Street to the east, and Rio Grande Avenue to the south.

Portion two: Generally bounded by Tucson Avenue to the west, Crater Avenue to the north, Crows Landing Road to the east, and W. Whitmore Avenue to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

SC-NSP-09-11: Shackelford/Butte-Glenn-Imperial NSP Rent-to-Own Area V Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by Crows Landing Road to the west, Pecos Avenue to the north, Main Street to the east, and Rio Grande Avenue to the south.

Portion two: Generally bounded by Tucson Avenue to the west, Crater Avenue to the north, Crows Landing Road to the east, and W. Whitmore Avenue to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

SC-NSP-09-12: Weed & Seed Area VI Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

- (2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's
- (3) National Objective: \leq 120% of area median income
- (4) Projected Start Date: April 1st, 2009
- (5) Projected End Date: July 2009
- (6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000
- (7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by Sutter Avenue to the west, South Avenue to the north, Roselawn Avenue to the east, and Avalon Avenue to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers \leq 50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
0% for those with incomes between 0-50% of the AMI,
3% for those with incomes between 50-80% of AMI payments deferred,
Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$195,537 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

- 1 Units - \leq 50% of the area median income
- 2 Units - \leq 120% of the area median income

CE-NSP-09-13: City of Ceres NSP Acquisition Area VII Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by Crows Landing Road to the west, (E.)Whitmore Avenue to the north, Hwy. #99 to the east, and E. Service Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$320,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤50% of the area median income

CE-NSP-09-14: City of Ceres NSP ≤120% Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by Crows Landing Road to the west, (E.)Whitmore Avenue to the north, Hwy. #99 to the east, and E. Service Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$320,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

CE-NSP-09-15: City of Ceres NSP Rent-to-Own Project:

For the acquisition and rehabilitation of foreclosed units. To be utilized as affordable units for a potential first time homebuyers.

(2) Activity Type: Purchase FTHB ready units for a Family Self-Sufficiency Rent-to-Own Program.

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by Crows Landing Road to the west, (E.)Whitmore Avenue to the north, Hwy. #99 to the east, and E. Service Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$320,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

CE-NSP-09-16: City of Ceres NSP Rehabilitation Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by Crows Landing Road to the west, (E.)Whitmore Avenue to the north, Hwy. #99 to the east, and E. Service Road to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$121,500 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

2 Units - ≤120% of the area median income

NE-NSP-09-17: City of Newman NSP ≤50% Area VIII Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by T Street to the west, Orestimba/Yolo Street to the north, N Street to the east, and Stanislaus Street to the south.

Portion two: Mt. Rainier Court to the west, Inyo Avenue to the North, Prince Street to the east, and Great Basin Drive to the south.

Portion three: N Street to the west, Sherman Parkway to the north, Duck Blind Circle/Canal School Road to the east, and Rodeo Grounds Way to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$322,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤50% of the area median income

NE-NSP-09-18: City of Newman NSP ≤120% Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by T Street to the west, Orestimba/Yolo Street to the north, N Street to the east, and Stanislaus Street to the south.

Portion two: Mt. Rainier Court to the west, Inyo Avenue to the North, Prince Street to the east, and Great Basin Drive to the south.

Portion three: N Street to the west, Sherman Parkway to the north, Duck Blind Circle/Canal School Road to the east, and Rodeo Grounds Way to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

NE-NSP-09-19: City of Newman NSP Acquisition Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by T Street to the west, Orestimba/Yolo Street to the north, N Street to the east, and Stanislaus Street to the south.

Portion two: Mt. Rainier Court to the west, Inyo Avenue to the North, Prince Street to the east, and Great Basin Drive to the south.

Portion three: N Street to the west, Sherman Parkway to the north, Duck Blind Circle/Canal School Road to the east, and Rodeo Grounds Way to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

OA-NSP-09-20: City of Oakdale NSP ≤50% Area IX Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by N. 2nd Avenue to the west, E. A Street to the north, Johnson Avenue to the east, and E. F Avenue to the south.

Portion two: Generally bounded by S. Willowood Drive to the west, W. F Street to the north, Branding Iron Street to the east, and Greger Street to the south

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$116,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

3 Units - ≤50% of the area median income

OA-NSP-09-21: City of Oakdale NSP ≤120% Area Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by N. 2nd Avenue to the west, E. A Street to the north, Johnson Avenue to the east, and E. F Avenue to the south.

Portion two: Generally bounded by S. Willowood Drive to the west, W. F Street to the north, Branding Iron Street to the east, and Greger Street to the south

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

OA-NSP-09-22: City of Oakdale NSP Acquisition Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by N. 2nd Avenue to the west, E. A Street to the north, Johnson Avenue to the east, and E. F Avenue to the south.

Portion two: Generally bounded by S. Willowood Drive to the west, W. F Street to the north, Branding Iron Street to the east, and Greger Street to the south

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

PA-NSP-09-23: City of Patterson NSP ≤50% Area X Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$140,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤50% of the area median income

PA-NSP-09-24: City of Patterson NSP Acquisition Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$240,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.
Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

2 Units - ≤50% of the area median income

2 Units - ≤120% of the area median income

PA-NSP-09-25: City of Patterson NSP ≤120% Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$375,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

PA-NSP-09-26: City of Patterson NSP Rent-to-Own Project:

For the acquisition and rehabilitation of foreclosed units. To be utilized as affordable units for a potential first time homebuyers.

(2) Activity Type: Purchase FTHB ready units for a Family Self-Sufficiency Rent-to-Own Program.

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$375,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

PA-NSP-09-27: City of Patterson NSP SPC/HCV Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable rental units for affordable housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$348,500 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

PA-NSP-09-28: City of Patterson NSP Rehabilitation Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Portion one: Generally bounded by Baldwin Road to the west, Jake Creek to the north, Ward Avenue to the east, and Sperry Avenue to the south.

Portion two: Generally bounded by 7th Street to the west, F street to the north, 2nd Street to the east, and C street to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$85,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

1 Units - ≤120% of the area median income

WA-NSP-09-29: City of Waterford NSP ≤50% Area XI Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 50% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by N. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and Yosemite Blvd. to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$140,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤50% of the area median income

WA-NSP-09-30: City of Waterford NSP ≤120%Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by N. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and Yosemite Blvd. to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$364,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

WA-NSP-09-31: City of Waterford NSP Acquisition Project:

For the acquisition, rehabilitation, and demolition of foreclosed units. To be utilized as affordable first time homebuyer (FTHB) housing.

(2) Activity Type: Purchase FTHB ready units/ Purchase lots for Acquisition and Rehabilitation for FTHB's

(3) National Objective: ≤ 120% of area median income

(4) Projected Start Date: April 1st, 2009

(5) Projected End Date: July 2009

(6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by N. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and Yosemite Blvd. to the south.

(8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

(9) Total Budget: \$340,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

(10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

4 Units - ≤120% of the area median income

WA-NSP-09-32: City of Waterford NSP Rent-to-Own Project:

For the acquisition and rehabilitation of foreclosed units. To be utilized as affordable units for a potential first time homebuyers.

- (2) Activity Type: Purchase FTHB ready units for a Family Self-Sufficiency Rent-to-Own Program.
- (3) National Objective: ≤ 120% of area median income
- (4) Projected Start Date: April 1st, 2009
- (5) Projected End Date: July 2009
- (6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000
- (7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Generally bounded by N. Reinway Avenue to the west, Quicksilver Street to the north, Bentley Street to the east, and Yosemite Blvd. to the south.

- (8) Activity Description: This project will serve the area of greatest need in Area I and at least one of the units will serve first time homebuyers ≤50% of the area median income through a rent-to-own program administered by the Housing Authority of Stanislaus County. Program length will extend between two to four years. Units will be secured with an adequate affordability clause.

For acquisition activities, include:

- Discount rate – discount of approximately 50% (a minimum of 15%).

For financing activities, include:

- range of interest rates
 - 0% for those with incomes between 0-50% of the AMI,
 - 3% for those with incomes between 50-80% of AMI payments deferred,
 - Those with an 80%-120% AMI will be eligible for loan at 3% with payments.

- (9) Total Budget: \$255,000 in NSP Funds

Leverage from Banks through Foreclosure Portfolios and their grant programs.

Possible bonding capacity of Housing Authority (\$ to \$ match).

- (10) Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

3 Units - ≤120% of the area median income

SC-NSP-09-33: Program Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

- (2) Activity Type: CDBG: 24 CFR 570.209.
- (3) National Objective: Administration is categorically exempt from meeting a national objective.
- (4) Projected Start Date: September 27th, 2008
- (5) Projected End Date: July 2013
- (6) Responsible Organization: Stanislaus County Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95454, Aaron Farnon, (209)525-6330
- (8) Activity Description: Administration of NSP Program
- (9) Total Budget: \$438,500 in NSP Funds for Project Administration
- (10) Performance Measures: Not Applicable

SC-NSP-09-34: Project Administration:

Reasonable project costs that allow for the implementation of the Neighborhood Stabilization Program Projects.

- (2) Activity Type: CDBG: 24 CFR 570.209.
- (3) National Objective: Administration is categorically exempt from meeting a national objective.
- (4) Projected Start Date: January 2009
- (5) Projected End Date: June 2013
- (6) Responsible Organization: Housing Authority of Stanislaus County, 1701 Robertson Road, Modesto, CA 95458, Bill Fagan, (209)557-2000
- (8) Activity Description: Administration of NSP Projects
- (9) Total Budget: up to \$245,000 in NSP Funds for Project Administration
- (10) Performance Measures: Not Applicable

CE-NSP-09-35: Project Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

- (2) Activity Type: CDBG: 24 CFR 570.209.
- (3) National Objective: Administration is categorically exempt from meeting a national objective.
- (4) Projected Start Date: September 27th, 2008
- (5) Projected End Date: June 2013
- (6) Responsible Organization: City of Ceres, 2720 Second Street, Ceres, CA 95307, Bryan Briggs, (209)538-5755
- (8) Activity Description: Administration of NSP Program
- (9) Total Budget: up to \$45,000 in NSP Funds for Program Administration
- (10) Performance Measures: Not Applicable

NE-NSP-09-36: Project Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

- (2) Activity Type: CDBG: 24 CFR 570.209.
- (3) National Objective: Administration is categorically exempt from meeting a national objective.
- (4) Projected Start Date: September 27th, 2008
- (5) Projected End Date: June 2013
- (6) Responsible Organization: City of Newman, P.O. Box #787, Newman, CA 95360, Stephanie Ocasio, (209)862-3725
- (8) Activity Description: Administration of NSP Program
- (9) Total Budget: up to \$45,000 in NSP Funds for Program Administration
- (10) Performance Measures: Not Applicable

OA-NSP-09-37: Project Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

- (2) Activity Type: CDBG: 24 CFR 570.209.
- (3) National Objective: Administration is categorically exempt from meeting a national objective.
- (4) Projected Start Date: September 27th, 2008
- (5) Projected End Date: June 2013
- (6) Responsible Organization: City of Oakdale, 455 S. Fifth Street, Oakdale, CA 95361, Lourdes Barragan, (209)845-3633
- (8) Activity Description: Administration of NSP Program
- (9) Total Budget: up to \$45,000 in NSP Funds for Program Administration
- (10) Performance Measures: Not Applicable

PA-NSP-09-38: Project Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

- (2) Activity Type: CDBG: 24 CFR 570.209.
- (3) National Objective: Administration is categorically exempt from meeting a national objective.
- (4) Projected Start Date: September 27th, 2008
- (5) Projected End Date: June 2013
- (6) Responsible Organization: City of Patterson, P.O. Box 667 (1 Plaza), Patterson, CA 95363, Teresa Salas, (209)895-8026
- (8) Activity Description: Administration of NSP Program
- (9) Total Budget: up to \$45,000 in NSP Funds for Program Administration
- (10) Performance Measures: Not Applicable

WA-NSP-09-39: Project Administration:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

- (2) Activity Type: CDBG: 24 CFR 570.209.
- (3) National Objective: Administration is categorically exempt from meeting a national objective.
- (4) Projected Start Date: September 27th, 2008
- (5) Projected End Date: June 2013
- (6) Responsible Organization: City of Waterford, P.O. Box #199 (312 E Street), Waterford, CA 95386, Chuck Deschenes, (209)874-2328
- (8) Activity Description: Administration of NSP Program
- (9) Total Budget: up to \$45,000 in NSP Funds for Program Administration
- (10) Performance Measures: Not Applicable

SC-NSP-09-40: Project Administration Weed & Seed/Airport Neighborhood:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

- (2) Activity Type: CDBG: 24 CFR 570.209.
- (3) National Objective: Administration is categorically exempt from meeting a national objective.
- (4) Projected Start Date: September 27th, 2008
- (5) Projected End Date: June 2013
- (6) Responsible Organization: Habitat for Humanity, 630 Kearney Avenue, Modesto, CA 95351, Anita Hellam, (209)575-4585
- (8) Activity Description: Administration of NSP Program
- (9) Total Budget: up to \$20,945 in NSP Funds for Program Administration
- (10) Performance Measures: Not Applicable

SC-NSP-09-40: NSP Homeownership Counseling Weed & Seed/Airport Neighbhd:

Administration of Neighborhood Stabilization Program to assure program regulatory compliance and that Performance measures are met.

- (2) Activity Type: CDBG: 24 CFR 570.209.
- (3) National Objective: Administration is categorically exempt from meeting a national objective.
- (4) Projected Start Date: September 27th, 2008
- (5) Projected End Date: June 2013
- (6) Responsible Organization: Habitat for Humanity, 630 Kearney Avenue, Modesto, CA 95351, Anita Hellam, (209)575-4585
- (8) Activity Description: Administration of NSP Program
- (9) Total Budget: up to \$45,000 in NSP Funds for Program Administration
- (10) Performance Measures: Not Applicable

PERFORMANCE MEASUREMENTS:

- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

FUNDS ARE PROJECTED TO ACQUIRE BETWEEN 29 TO 70 UNITS.

0% TO 50% AMI – 29 TO 70 UNITS

CERES- 4 TO 8 UNITS

NEWMAN- 3 TO 7 UNITS

OAKDALE- 3 TO 6 UNITS

PATTERSON- 5 TO 12 UNITS

WATERFORD- 4 TO 8 UNITS

W&S- 1 TO 2 UNITS

STANISLAUS COUNTY- 10 TO 22 UNITS

50% TO 80% AMI – UNITS PROVIDED THROUGH EXISTING PROGRAMS

CERES- 1 TO 4 UNITS

NEWMAN- 1 TO 3 UNITS

OAKDALE- 1 TO 3 UNITS

PATTERSON- 1 TO 5 UNITS

WATERFORD- 1 TO 4 UNITS

W&S- 1 TO 2 UNITS

STANISLAUS COUNTY- 4 TO 12 UNITS

80% TO 120% AMI – 77 TO 181 UNITS

CERES- 8 TO 22 UNITS

NEWMAN- 6 TO 22 UNITS

OAKDALE- 6 TO 17 UNITS

PATTERSON- 9 TO 35 UNITS

WATERFORD- 8 TO 23 UNITS

W&S- 2 TO 4 UNITS

STANISLAUS COUNTY- 26 TO 46 UNITS

TOTAL UNITS

CERES – 13 TO 30 UNITS

NEWMAN- 12 TO 28 UNITS

OAKDALE- 10 TO 23 UNITS

PATTERSON- 19 TO 45 UNITS

WATERFORD- 13 TO 31 UNITS

WEED & SEED- 2 TO 6 UNITS

STANISLAUS COUNTY- 37 TO 88 UNITS

Section 3.1

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on November 18, 2008 at 6:30 p.m. or as soon thereafter as the matter may be presented, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to consider an amendment to the Consolidated Plan FY 2007-2012 and Annual Action Plan FY 2008-2009, to include the expenditure of \$9,744,482.00 in Housing and Urban Development Entitlement Grant Funds under the Neighborhood Stabilization Program.

INTRODUCTION - The Consortium's Consolidated Plan Update outlines the goals and policies for utilizing CDBG funds to assist low-income households and persons in the areas of housing and the foreclosure market.

The three specific goals of the CDBG program are: 1) Provide decent housing; 2) Provide a suitable living environment; and, 3) Expand economic opportunities.

For Fiscal Years 2008-2009, 2009-2010 (January 1st, 2009 through June 30th, 2010), the Consortium will spend approximately \$9,744,482.00 of CDBG funds on the following activities:

\$ Facilitate the enhancement of public housing through the utilization of the rent-to-own program.

\$ Assist in the construction or rehabilitation of foreclosed housing units.

\$ Provide program administration.

\$ Assist partnering consortia cities (Ceres, Newman, Oakdale, Patterson, and Waterford).

\$ Provide opportunities for foreclosure acquisitions, to assist families within the 0% to 120% area median income (AMI) bracket, rehabilitation, and first time homebuyer purchases.

\$ Provide program delivery costs.

PLAN PREPARATION AND PROCESS - The preparation of the Consolidated Plan Update utilized consultation and coordination among various agencies, private groups (for- and non-profit) and individuals. Relationships with these resource providers consisted of face-to-face meetings. Most important among them were the meetings with the Consortium partners and the input from the membership of the Stanislaus County Housing and Support Services Collaborative.

The Draft Plan Update will be released for a 15-day review on November 3, 2008, to solicit input from the public with formal adoption by the Board of Supervisors following.

CITIZEN PARTICIPATION - Public participation in the Consolidated Plan Update process included public comment meetings held within the Consortium jurisdiction. Input was sought from citizens regarding the foreclosure situation within the unincorporated areas of Stanislaus County, as well as the cities of the Consortium. Each member of the Consortium will conduct a public meeting following a 15-day opportunity for public comment.

CONCLUSION - The CDBG Entitlement Program is an opportunity to address needs and challenges that are faced by the members of the Consortium. If any member of the public has a question regarding the full Consolidated Plan, please call Aaron Farnon at 209-525-6330, or come to the Stanislaus County Department of Planning and Community Development at 1010 10th Street, Suite 3400, Modesto, CA between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

A copy of the Draft Consolidated Plan Update will be available for review at the Planning Departments of each member of the Consortium and online at <http://www.stancounty.com/>

Interested persons may submit written comments to Stanislaus County regarding the program to Kirk Ford of the Stanislaus County Department of Planning and Community Development at the above-referenced address or call (209) 525-6330.

DATED: October 22, 2008

The Action Plan Amendment was published via the grantee jurisdiction's usual methods and is also available on the Internet for no less than 15 calendar days of public comment. To view the documents via the internet please proceed to the following location:

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

Section 3.2

CERTIFICATIONS

(1) **Affirmatively furthering fair housing.** The jurisdiction will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-lobbying.** The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(3) **Authority of Jurisdiction.** The jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(4) **Consistency with Plan.** The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area set forth in the grantee's substantial amendment.

(5) **Acquisition and relocation.** The jurisdiction will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the Notice for the NSP program published by HUD.

(6) **Section 3.** The jurisdiction will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(7) **Citizen Participation.** The jurisdiction is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(8) **Following Plan.** The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

(9) **Use of funds in 18 months.** The jurisdiction will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using, as defined in the NSP Notice, all of its grant funds within 18 months of receipt of the grant.

(10) **Use NSP funds = 120 of AMI.** The jurisdiction will comply with the requirement that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income.

(11) **Assessments.** The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive Force.** The jurisdiction certifies that it has adopted and is enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The NSP grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction will comply with applicable laws.

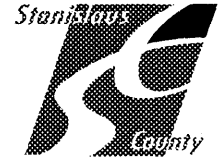


Signature/Authorized Official

11/18/08
Date

Chief Executive Officer
Title

AUDITOR-CONTROLLER BUDGET JOURNAL



Balance Type	Budget	
Category	Budget - Upload	
Source		
Currency	USD	
Budget Name	LEGAL BUDGET	
Batch Name		BO#
Journal Name		
Journal description		
Period		
Organization	Stanislaus Budget Org	

Line	Coding Structure							Debit		Credit		Description
	Fund 4	Org 7	Account 5	G/L Proj 7	Loc 6	Misc 8		incr appropriations decr est revenue	decr appropriations incr est revenue			
1	1783	25410	28803					.0		4,022,482.00	CDBG Fed-Other-NSP	
2	1784	25410	28803					.0		841,000.00	CDBG Fed-Other-NSP	
3	1785	25410	28803					.0		1,608,500.00	CDBG Fed-Other-NSP	
4	178A	25410	28803					.0		1,126,500.00	CDBG Fed-Other-NSP	
5	178B	25410	28803					.0		1,002,000.00	CDBG Fed-Other-NSP	
6	178C	25410	28803					.0		1,144,000.00	CDBG Fed-Other-NSP	
7	1783	25410	63283					.0	4,022,482.00		Contracts-NSP	
8	1784	25410	63283					.0	841,000.00		Contracts-NSP	
9	1785	25410	63283					.0	1,608,500.00		Contracts-NSP	
10	178A	25410	63283					.0	1,126,500.00		Contracts-NSP	
11	178B	25410	63283					.0	1,002,000.00		Contracts-NSP	
12	178C	25410	63283					.0	1,144,000.00		Contracts-NSP	
13								.0				
14								.0				
15								.0				
16								.0				
17								.0				
18								.0				
19								.0				
20								.0				
21								.0				
22								.0				
23								.0				
24								.0				
25								.0				
Totals								9,744,482.00	9,744,482.00			

Explanation: Establish estimated revenues and appropriations for the Neighborhood Stabilization Program.

Requesting Department		Auditors Office Only	
<i>Marianne Rucker</i> Signature	<i>[Signature]</i> Signature	Prepared By	<i>Tom Flener</i> Admin Approval (\$75K+)
10/12/2008 Date	11/13/08 Date	Date	11/12/08 Date

Marianne Rucker
525-5922
Contact Person & Phone Number

**STANISLAUS COUNTY
CONSOLIDATED PLAN
2007-2012**



**Stanislaus County
Community Development
Block Grant (CDBG)
Consortium**

For the jurisdictions of:
Cities of Ceres, Newman,
Oakdale, Patterson, Waterford
& the Unincorporated County

**For further Information:
Stanislaus County Department of Planning and Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
(209) 525-6330**

**Stanislaus County
Community Development Block Grant Consortium**

**STANISLAUS COUNTY
BOARD OF SUPERVISORS**

District 1, Chair	William O'Brien
District 2, Vice-Chair	Thomas W. Mayfield
District 3	Jeff Grover
District 4	Dick Monteith
District 5	Jim DeMartini

CITY OF CERES

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

CITY OF OAKDALE

Mayor	Farrell Jackson
Mayor Pro Tem	Katherine Morgan
Councilmember	Michael Brennan
Councilmember	Tom Dunlop
Councilmember	Toni Hanson

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Councilmember	Robert Martina
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Councilmember	Dejeune Shelton
Councilmember	Sam Cuellar

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Mayor	William Broderick Villa
Vice Mayor	Ken Krause
Councilmember	Charlie Goeken
Councilmember	Jim Weaver
Councilmember	Jose Aldaco

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5 Year Strategic Plan 2007-2012

GENERAL

Executive Summary

The Stanislaus County Consolidated Plan (The Plan), is the result of a planning process for grant programs administered by the U.S. Department of Housing and Urban Development's (HUD) Division of Community Planning and Development (CPD): Community Development Block Grant (CDBG) Program, and Emergency Shelter Grant (ESG) Program. This process considered the needs of the community and how the various grant programs could respond to those needs. In May 2002, Stanislaus County received HUD entitlement certification for its first five (5) year Consolidated Plan for the Stanislaus County CDBG Consortium. This current document will serve as the 2007-2012 Consolidated Plan update for the Stanislaus County CDBG Consortium. It also serves as the County's basis for Entitlement funds from the above programs for the upcoming five program years, which start on July 1, 2007 and ends June 30, 2012.

In 2007, the Consortium will consist of: Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford.

The Consortium's Consolidated Plan outlines the goals and policies for utilizing CDBG funds to assist low income households and persons in the areas of housing, associated infrastructure and economic development.

The general goal of the CDBG program is to strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, to enable them to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities for every American, particularly for very low- and low-income Americans (meaning those with incomes below fifty percent and eighty percent of the area's median income, respectively). The specific goals of the grant programs are as follows:

- **Provide Decent Housing**
Included within this broad goal are the following objectives: to assist homeless persons obtain affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is, without discrimination, affordable to low-income Americans; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.
- **Provide a Suitable Living Environment**
This goal includes the objectives of improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

-
-
- **Expand Economic Opportunities**
Included in this goal are the objectives of creating jobs accessible to low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons to achieve self-sufficiency in federally assisted and public housing.

The goal of the CDBG program is consistent with the Stanislaus County Board of Supervisors Priorities. The priorities are to strive for:

- A safe community
- A healthy community
- A strong local economy
- Effective Partnerships
- A strong agricultural economy/heritage
- A well planned infrastructure system
- Efficient delivery of public services

Strategic Plan

Mission: The members of the Consortium will continue to use their redevelopment housing set aside and their Home Investment Partnership (HOME) Program funds to address the variety of housing needs within the jurisdiction.

Community Development Block Grant funds, linked with other funding opportunities, will be allocated for public infrastructure and community facilities.

Additionally, a portion of CDBG funds will be allocated to a competitive grant cycle to which public service providers can apply. Individual grants will not exceed \$20,000.

The Strategic Plan was also developed in accordance with the following more specific goals:

- Elimination of slums and blight;
- Elimination of conditions that are detrimental to health, safety, and public welfare; conservation and expansion of the jurisdiction's housing stock;
- Expansion and improvement of the quality and quantity of the community resources;
- Reduction of the isolation of income groups with communities and geographical areas;
- Restoration and preservation of properties of special value; and,
- Alleviation of physical and economic distress.

The Objectives of the Five-Year Strategy to meet the above goals are:

- Increase the supply of affordable housing to low-income households.
- Maintain the safe and sanitary housing for low-income households.
- Ensure long-term affordability of units for low-income households.
- Promote homeownership.
- Provide shelter for the homeless.
- Provide support services and facilities for the homeless, persons threatened with homelessness, those with special needs, and low-income households.
- Increase the supply of transitional housing.

-
-
- Retrofit communities and neighborhoods with public infrastructure. (ex. storm drainage, sewer and water)
 - Eliminate the physical barriers that deny access to public and community facilities and places to those with limited mobility.
 - Provide essential social services, such as food and clothing, crisis intervention, anti-gang alternatives, and day care and recreational opportunities to low-income persons and families.
 - Encourage economic development activities to create and retain jobs, especially in areas that are in need of physical revitalization and/or stagnant rental and high vacancy rates.

The Stanislaus County Consolidated Plan Planning Area is comprised of the unincorporated communities of Stanislaus County and the cities of Ceres, Newman, Oakdale, Patterson, and Waterford. The Planning Area is located just south and east of the San Francisco-Oakland metropolitan region and east of the San Jose/Silicon Valley area. It is bordered to the north by San Joaquin County, the east by Tuolumne and Calaveras Counties, and the south by Merced County.

Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford identified their CDBG program area through several combined methods. For the development of The Plan, the participating jurisdictions used population information derived from the U.S. Census regarding median household income, housing tenure, housing occupancy, disability status, employment status and poverty status, and surveys where necessary and appropriate. Information was also compiled from the County's Continuum of Care annual report, recently state-certified Housing Elements (2003), and California State Department of Finance reports. The target areas for the County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford are the very low, low and moderate-income areas of the jurisdictions. Although funds are used for all residents of the Consortium's participating jurisdictions, priority is given to programs and projects in the target areas.

Obstacles to Meeting Underserved Needs:

Funding: One of the biggest challenges in meeting the needs of the underserved is the lack of sufficient funding for services provided by local governments, non-profits and other agencies. Service providers faced with this challenge are expected to provide more and more services with the same, if not smaller, budget every year. Many non-profits and agencies struggle to operate and provide services in the face of lack of funding. In fact, public service funding is over-subscribed each year.

Independent decision-making: Each jurisdiction makes their funding decisions independently. This may not have the benefit of having a wider perspective of the surrounding communities, or the planning area. However, each consortia member is remote and separate from the other. In all cases, each jurisdiction opts to conduct infrastructure construction/rehabilitation that is specific in nature and does not negatively impact its consortium partners.

Information sharing: Some non-profits and community organizations are not familiar with the HUD grant process or other funding resources that may be available to them. As a result, many organizations and non-profits have not used HUD funds and other types of financial assistance. Staff and those agencies familiar with the HUD process share information with others.

Technical Assistance: Technical assistance is provided at every opportunity. Staff responds to inquiries made by community organizations with both answers and suggestions relative to the inquiry.

Partnerships: More ways need to be identified in order to encourage public and private partnerships and joint ventures between non-profit and profit housing developers. Partnerships offer more of a variety of services than individual agencies acting on their own and at times at a more affordable cost.

Affordable Housing: There is a limited number of non-profit and for profit developers of affordable housing in Stanislaus County. Additional incentives for affordable housing in order to attract more development require consideration.

Managing the Process (91.200 (b))

Lead Agency: Federal regulations require each jurisdiction receiving funding under these HUD programs to designate a lead agency for preparation and submission of the Consolidated Plan (The Plan). Stanislaus County has designated its Planning and Community Development Department to serve as the lead agency for overseeing the development of The Plan. The Plan was prepared by staff from the Planning and Community Development Department's divisions: Redevelopment Agency and CDBG, and with the assistance of staff from the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford. Staff from the following County departments also played a key role in the development of The Plan: Chief Executive Office (CEO), Health Services Agency (HSA), Community Services Agency (CSA), Behavioral Health and Recovery services (BHRS), along with staff from the Housing Authority of the County of Stanislaus. The Housing and Support Services Collaborative of Stanislaus County, which in addition to some of the organizations mentioned above, includes representatives from countywide service providers, provided a significant amount of input.

Relationships with the above mentioned resource providers consisted of written contacts, phone interviews, electronic information transfers, and meetings, both public and informal. Meetings were generally utilized to generate data and update previously provided information, as well as to review draft documents and receive public comments on those documents.

Citizen Participation (91.200 (b))

This Citizen Participation (CP) Plan outlines the steps developed by the County to insure compliance with federal regulations governing implementation of the three federal programs administered by the Stanislaus County Planning and Community Development Department, and meet their mandate to involve local residents in the planning and implementation of related projects and programs. All required elements are contained herein including: encouragement of citizen participation; information to be provided (including specific information regarding public hearings and Plan amendments); access to records; technical assistance; and comments and complaints.

The CP process involves scheduling, publicizing and conducting meetings and public hearings; providing technical assistance to applicants and other interested persons/groups; and maintaining accurate and current information regarding the CDBG, HOME and ESG program which is available to citizens upon request.

The County Planning and Community Development Department's citizen participation efforts have evolved over the years as a result of the community's changing needs, local program changes and changing federal regulations. However, one constant has been the desire to provide a consistent, efficient and effective level of service to the public, which exceeds regulatory compliance and conveys a commitment to

understanding community needs and encouraging the involvement of all interested individuals and organizations throughout the participating jurisdictions, especially those who may be directly affected by the programs.

In order to elicit public participation in the preparation of the Draft Annual Action Plan, public notices are published and letters are mailed to housing and support service organizations notifying them of the development process and how they can participate. A Draft Plan was submitted various agencies and non-profits that serve Stanislaus County residents throughout the month of March requesting input and comments for consideration. Consolidated Plan contributions were requested of residents of the participating jurisdictions at public meetings, at community centers, and were also made available on the County's website. This year, the County was able to post announcements regarding the CDBG, and ESG programs on the Planning and Community Development homepage, which allowed the County to receive citizen input on-line.

PARTICIPATION:

The involvement of the extremely low, very low, and low-income population and interested groups is encouraged through the use of newspaper publications and the mailing list of interested persons, agencies, and organizations first developed during establishment of the Housing and Support Services Collaborative and which is continually being expanded. The list contains numerous agencies that serve the needs of specific minority groups and advocacy groups for populations living in distressed and blighted areas (including farm-worker groups, community and senior centers, low-income advocacy programs, advocacy groups for those on General Relief, homeless assistance and outreach programs, shelters, and refugee assistance programs) in the Planning Area. The list has been maintained and periodically updated to reflect changes in names and addresses and increased to add the names of individuals and agencies that have expressed an interest in becoming involved in the process of developing The Plan. The Planning and Community Development Department has also consulted with the Housing Authority of Stanislaus County, the County Department of Mental Health Services, and the County Department of Public Health Services in the development of this document.

Any interested persons, agencies, and organizations that desire to be added to the Consolidated Plan mailing list or would like to update existing information on the list may do so by contacting:

Stanislaus County Planning
and Community Development Department
1010 10th Street, Suite 3400
Modesto, CA 95354
(209) 525-6330
FAX: (209) 525-5911
e-mail: planning@co.stanislaus.ca.us

In order to foster citizen participation in the development of the Consolidated Plan, the Planning and Community Development Department has participated in a number of presentations and informational meetings with public and private sector agencies and groups, as well as with advisory committees and groups of citizens who might or will benefit from program-funded activities. The five cities of the Consolidated Plan Planning Area have conducted similar meetings and presentations with groups that provide services to their jurisdictions and to citizens that will or might benefit from

program-funded activities.

Public hearings were held in each of the participating jurisdictions to develop and prepare the Consolidated Plan and the Annual Action Plan. The jurisdiction's staff reviewed the Draft Annual Action Plan for consistency with the Con Plan. A series of public meetings were held in February/March 2007 to discuss the preparation of the Con Plan and the Draft Annual Action Plan. The following were the public meetings that were held to inform the communities of the Con Plan update:

<u>JURISDICTION</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>ADDRESS</u>
Stanislaus	2/12/07	<u>6:00pm</u>	County Admin. Building Tenth Street Place	Room 3001, 3 rd Floor 1010 10 th St., Modesto
Patterson	2/15/07	<u>6:00pm</u>	Patterson City Hall	1 Plaza, Patterson
Newman	2/16/07	<u>5:30pm</u>	Newman Council Chambers	1200 Main St., Newman
Ceres	2/20/07	<u>4:30pm</u>	Ceres Resource Center	2321 E. Whitmore Ave., Ceres
Waterford	2/22/07	<u>5:30pm</u>	Beard Community Center	540 C St., Waterford
Oakdale	2/26/07	<u>6:00pm</u>	The Community Center	122 S. 2 nd Ave., Oakdale

MUNICIPAL ADVISORY COUNCILS

Denair	2/6/07	<u>7:00pm</u>	Denair Senior Center	3756 Alameda, Denair
Hickman	2/1/07	<u>7:00pm</u>	Hickman Charter School Office	Hickman
Salida	2/8/07	<u>7:00pm</u>	Salida Library Community Room	4835 Sisk Rd., Salida
Empire	3/12/07	<u>7:00pm</u>	Empire Community Center	18 S. Abbie, Empire
South Modesto	2/28/07	<u>6:00pm</u>	Stanislaus County Ag Center Harvest Hall	3800 Cornucopia Way, Modesto
Keyes	3/15/07	<u>7:00pm</u>	Keyes Sub-station	5463 7 th St., Keyes

ACCESS TO MEETINGS

English notices for meetings are generally placed in The Modesto Bee, Ceres Courier, Oakdale Leader, West Side Index, Waterford News, and Patterson Irrigator. In efforts to seek input and participation from the Spanish-speaking population, a Spanish notice was also published in the local Spanish newspaper, El Sol. The notices were published ten days before the meeting. The Cities in the Planning Area are also requested to provide similar public notices in their local newspapers before meetings in the specific city, as well as for meetings affecting the entire Planning Area. The notices indicate the specific dates by which both written and oral comments must be received. Notices include a telephone number for those who are deaf, hard of hearing, or speech disabled to receive relay communications services. That service is provided by the California Relay Service using the following phone numbers: 1 (800) 735-2929 (text telephones) and 1 (800) 735-2922 (voice). The Notices also include the statement that translator services should be provided by the person requiring such service.

ACCESS TO INFORMATION

All publication notices include a discussion of any documents that are the subject of a meeting, along with a summary of the document, proposed funding levels, and a listing of the locations where the documents may be reviewed. Documents are available at the Planning and Community Development Department's information counter during regular business hours and at similar locations in each of the cities in the Planning Area, as well as in the reference section of the County public library. The notices indicate that documents and other information can be mailed on request in those cases when it is not possible for the interested person to view one of the public copies. In the case of the draft and final Consolidated Plan, the notices also include a reference to displacement that may result from activities associated with the document. All public records and documents associated with development of The Plan will be maintained at the Planning and Community Development Department at the above address for a period of no less than five (5) years.

The County Planning and Community Development Department maintains copies of Final Statements of Community Development Objectives and Projected Use of Funds, HOME Program Applications, Consolidated Plans, Annual Plans and Consolidated Annual Performance Evaluation Reports for all fiscal years since the inception of the County Community Development Block Grant Consortium. Beginning with FY 2002-03, the Department will maintain copies of The Plan, Annual Action Plans, CAPER and CP Plan at its office and on-line at the Planning and Community Development home page:

<http://www.co.stanislaus.ca.us/planning/planhome.htm> for public review.

The Department maintains a library of rules, regulations and records required by the federal and state governments as they apply to the three Entitlement Programs discussed herein. In addition, the Department maintains records of all County policies and procedures, informational documents, written comments received, environmental reviews, office publications, etc. All listed information is available for public review and copying during normal business hours, provided the requested document is public information pursuant to applicable federal, state and local laws.

PUBLIC HEARINGS

The availability of The Plan Update and the Draft Annual Action Plan for public review and comment was noticed through newspaper announcements. The Draft Plan Update and the Annual Action Plan for will be released for its official public review and comment for the each participating jurisdiction during the timeline below:

Jurisdiction	Opening of Public Review Period	Closing of Public Review Period
Ceres	March 26, 2007	May 14, 2007
Newman	March 20, 2007	April 24, 2007
Oakdale	March 19, 2007	April 23, 2007
Patterson	March 20, 2007	May 1, 2007
Waterford	March 15, 2007	April 19, 2007
Stanislaus County	March 20, 2007	May 1, 2007

For all documents requiring adoption by the Board of Supervisors, two public hearings will be held:

- at a time and in a location that is convenient for people who might or will benefit from program funds,
- accessible to people with disabilities, and
- adequately publicized.

The hearings will be scheduled to obtain the views of citizens, public agencies, and other interested parties and will respond to proposals and comments at all stages of The Plan development process. The latter will be accomplished by identifying housing and community development needs, reviewing proposed uses of funds, and reviewing program performance. The County will hold at least two public hearings during each program year cycle, including at least one of which will be held before the proposed Consolidated Plan documents (either the actual Consolidated Plan or future annual amendments) is published for comment.

Summary of Citizen Comments

Throughout the months of February and March, CDBG staff conducted several public meetings throughout the unincorporated areas and at least one general meeting in each of the CDBG participating jurisdictions.

Twelve (12) general meetings were held to discuss needs within the consortia areas and CDBG participating jurisdictions. An evening presentation was conducted on February 12th, 2007 at the County Administration Building.

Stanislaus County

On February 12th, 2007 the County held an evening meeting for the public regarding the content of the Annual Action Plan. Program and project priorities for the jurisdictions for the upcoming fiscal year were discussed. No comments were received.

City of Ceres

A community meeting was held on February 20, 2007 at the Ceres Resource Center. Suggestions were reviewed by the public for the improvements for local infrastructure project that would benefit the jurisdiction. Comments were also made suggesting future (consideration for FY 2008-2009) storm drain and sidewalk improvements in the neighborhood generally bounded by Tamarak, Spruce, and Hemlock Avenues.

City of Newman

A community meeting was held on February 16, 2007.
No Comments were received.

City of Oakdale

A community meeting was held on February 26, 2007.
No Comments were received.

City of Patterson

A community meeting was held on February 15, 2007 at the Patterson City Hall. Comments were received from senior citizens of the El Solyo Village regarding concerns about the lack of transportation services for senior residents of this area. Seniors have to walk along State Highway 33, where there is no sidewalk to get to town. Residents of El Solyo proposed the construction of a sidewalk or a bridge that would meet with 3rd street, therefore eliminating the danger of walking on the side of Highway 33. Eligibility of this project area will be reviewed and if it meets the eligibility criteria of the CDBG program recommendations will be made to the City Council for consideration in FY 2008-2009. Recommendations may also be made designating a public service transportation program proposed by Catholic Charities to focus its services, among other areas, to the residents of El Solyo.

City of Waterford

A community meeting was held on February 22, 2007.
No Comments were received.

Town of Denair

A community meeting was held on February 6, 2007. In general there is a need for senior related public services within the community. A map of eligible census tract areas will be provided at future meetings and a presentation will be offered at the senior mobile home park to educate residents about public service programs that are available to seniors living within the City of Denair.

Town of Hickman

A community meeting was held on February 1, 2007. No Comments were received, but a map of eligible census tract areas has been provided and will hold future meetings to create a list of eligible projects for future fiscal year consideration.

Town of Salida

A community meeting was held on February 8, 2007. A map of eligible census tract areas was requested to help provide a framework for consideration of eligible project areas within the community.

Town of Empire

A community meeting was held on March 12, 2007. No comments were received.

South Modesto

A community meeting was held on February 28, 2007. Several comments/concerns were voiced from Bret Harte Area residents. Two residents of this community addressed the issue of lack of sidewalks. They were very concerned about the people in general, but especially children having to walk to school on the side of the road and often times on the middle of the road due standing water caused by rain, with cars driving by at high speeds. Residents are very concerned about their children and people waking on the side of the road being struck by a passing by vehicle. The Shackelford neighborhood through a successful partnership with the County has addressed sewers, lights, and sidewalks, and looks forward to the addition of a community park in the neighborhood in the future. The representatives for the Olympic Tract/Park Lawn project area also expressed the need for a community/neighborhood park. Overtime these challenges should be addressed with a combination of funds to include, but not limited to, Redevelopment dollars.

West Modesto King Kennedy Collaborative

A presentation was given at a West Modesto King Kennedy Collaborative (WMKKC) meeting on March 13, 2007. Input was received from meeting attendees regarding the need for sidewalk/infrastructure along Rouse Avenue. Children have to walk to and from school along the side of the road and are at risk of being struck by a passing by vehicle. Standing water caused by rain force people to walk in the middle of the lane, creating a greater risk of being struck by a vehicle. The same concern was voiced for the Bret Harte area, which was addressed in the South Modesto community meeting, identified above.

Town of Keyes

A community meeting was held on March 15, 2007. A map of eligible census tract areas has been provided to assist in the development of future projects for consideration of a targeted revitalization area. A representative from the Police Activities League (P.A.L.) program requested to be notified at the time of Public Service Notice of Funding Availability Period.

Stanislaus County- Final Public Hearing

A final Public Hearing was held on May 1, 2007. Comments were received from the South Modesto MAC representatives. The two representatives addressed the issue of lack of sidewalks. They were very concerned about the people in general, but especially children having to walk to school on the side of the road and often times on the middle of the road due standing water caused by rain, with cars driving by at high speeds. The Shackelford neighborhood through a successful partnership with

the County has addressed sewers, lights, and sidewalks. Overtime these challenges should be addressed with a combination of funds to include, but not limited to, Redevelopment dollars. Board of Supervisor members recognized that their comments are valid and that these needs apply to many of areas within the county unincorporated area, and as money becomes available it is distributed in as equitable a manner as possible. Millions of dollars have been spent within this community on infrastructure projects that include the Robertson Road Neighborhood, a project near Ceres, and the Bret Harte Neighborhood.

Institutional Structure (91.215 (i))

The Stanislaus County Board of Supervisors shall adopt the Consolidated Plan (Con Plan) and the document shall, in turn, be approved by HUD prior to implementation of the goals and objectives of the upcoming Annual Action Plan. The Board of Supervisors delegated the responsibility of preparing and implementing the Con Plan to the Planning and Community Development Department due to its experience with programs, such as (Federal) Community Development Block Grant since 2002, (State) Community Development Block Grant since 1991, and (Local) Redevelopment Agency since 1988.

The remaining development plan participants consist of public agencies with ongoing responsibilities for providing housing and related services and private agencies receiving HUD funds. Those public and private agencies are identified later in this document. Monitoring for compliance with the goals and objectives of The Plan will be the primary responsibility of the Planning and Community Development Department, with selected monitoring to be undertaken by specific public- and private-sector agencies. Additional information on the monitoring process is located in the "Monitoring" section of the Plan.

The strengths of the delivery system are related to the responsible public agencies that have been involved in program administration and implementation for an extensive period. If there were weaknesses in the delivery system, it would involve the previous lack of direct communication between public and private service providers. In addition, both the public and private sector agencies previously involved in the delivery of services have been unaware of the functions of and services provided by the other. Over the last five years the County has addressed this shortcoming by both encouraging and becoming more involved in the development and implementation of programs and projects that address the issues outlined in The Plan. The County has been successful in increasing community awareness and involvement by all the CDBG Consortium participating jurisdictions during the last five years. This has allowed the Consortium to successfully implement and address important issues in their respective communities. This shortcoming was also addressed during development of the Housing and Support Services Collaborative that created an extensive listing of public and private service providers. Over the next five years of the Con Plan the Consortium will continue to increase community awareness and involvement and strive to strengthen and broaden the collaboration between the public and private sector to address the priorities of the Con Plan.

Stanislaus County recognizes that there may be gaps in the institutional structure of any entity that performs a service or facilitates construction of a project. To the extent that a gap exists, one of the strategies of The Plan is to take action to close that gap. An example of gap closure is the effort of the Housing and Support Services Collaborative to link potential partners to successfully and fully implement a

program project.

The county has identified a number of constraints to development, especially affordable housing. These constraints include the California Environment Quality Act (CEQA) evaluation, lack of coordination between governmental entities, duplication of permit and inspection services, and State regulations.

Strengths in Stanislaus County

Autonomy in decision-making: each jurisdiction has the capability to provide a comprehensive view of their population's needs. Each jurisdiction also has a clear understanding of the health and human welfare needs of the entire population because it is the principal provider of these types of services.

Joint Ventures between government and non-profit agencies: Government partnerships with non-profits allow for a maximizing of benefits and resources in the Planning Area. By combining resources and funds, many agencies have been able to complete capital projects and meet program goals within a shorter time frame and have increased their ability to be more responsive to community needs.

Monitoring (91.230)

It is the County's intent to monitor all sub-recipients of HUD Program funds on a regular basis. Monitoring will occur to ensure statutory and regulatory requirements are being met and that information submitted to the County is accurate and complete.

Agreements are executed with all sub-recipients that clearly state the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, and all applicable federal requirements. The monitoring process emphasizes on-site field visits, desk audits, open communication and assistance to sub-recipients to create an acceptable data collection and reporting system.

Specifically, the objectives of the County's monitoring program will be to:

- Ensure that sub-recipient implements its program and its individual activities, as described in the application and the sub-recipient Agreement.
- Ensure that sub-recipient conducts its activities in a timely manner, and in accordance with the schedule included in the Agreement.
- Ensure that sub-recipient charges costs to the project, which are eligible under applicable laws and CDBG regulations, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient conducts activities with adequate control over program and financial performance, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
- Identify potential problem areas and assist the sub-recipient with applicable laws and regulations compliance.
- Assist sub-recipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected and not repeated.
- Comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.

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- Determine if any conflicts of interest exist in the operation of the CDBG program per 24 CFR 570.611.
 - Ensure that required records are maintained to demonstrate compliance with applicable regulations.
 - Verify that the outputs and outcomes are realized in a timely manner.
 - Track grantee's progress in fulfilling its goals and objectives set forth in The Plan measured with established guidelines to assure that the program remains on task. Additionally, with data collected by the grantee during monitoring visits and ultimately entered into the IDIS system, this program is capable of presenting the data to defend its progression towards accomplishment of its goals and objectives set forth in The Plan. On a semi-annual basis this information is compiled and compared with the goals and objectives in The plan. If this information reflects the accomplishments set forth in The Plan, the programs will proceed as planned. If this information falls short of the goals set forth, appropriate adjustments will be made and notification sent to the respective sub-recipients to be cognizant of their need to meet certain milestones and timeliness requirements to assure receipt of expected funds for their respective programs.

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, requests 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 quarterly budget activity reports. Monitoring visits are also scheduled quarterly by County staff for each jurisdiction to ensure appropriate expenditure of funds. Finally, the County tracks the timeliness of draw-downs within the IDIS system to assure that the program meets or exceeds the threshold requirements established by HUD.

CDBG Public Service Grant Program

County staff reviews quarterly CDBG statistics tables, narratives, request 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. Monitoring visits are also scheduled quarterly by County staff for each grantee to ensure appropriate expenditure of funds and recommendations are provided to the grantee within 30 days of the monitoring visit.

Emergency Shelter Grant (ESG) Program

County staff reviews quarterly ESG statistical tables, narratives, Request 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. Monitoring visits are also scheduled quarterly by County staff for each grantee to ensure appropriate expenditure of funds (including match requirements). Monitoring will include on-site visits, review of records such as client files, financial records, and interviews with staff and project participants. On-site monitoring will include formal and advance notification of the visit; pre-visit preparation based on review of existing information, and clear conclusions and recommendations provided to the grantee following the monitoring visit. As part of the ESG monitoring process invoices and accompanying

receipts are reviewed for reimbursement eligibility. Once eligibility is confirmed, fifty percent (50%) of the costs related to the project are reimbursed. The sub-recipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-Federal sources.

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. Many applicants have credit challenges and are encouraged to reapply following the mitigation of all deficiencies. Monthly updates are also given on the funding availability for the program. When possible, applicants with credit problems are actively referred to non-profit credit counseling services to address such concerns.

Major Home Repair Loan Program

We successfully collaborate with the Housing Authority of Stanislaus County and use a combination of Redevelopment Set-aside funds along with HOME Consortia contributions that allow us to address the needs of both major and minor home rehabilitation programs. The Housing Authority's local presence has offered a more effective program.

In addition, there are monitoring procedures tailored to the above-mentioned programs, which include but are not limited to compliance with housing codes through on-site inspections and clearance to ensure eligibility for the project's release of funds. Staff is continually working to improve program oversight by attending training on compliance topics, amendments to regulations and/or OMB circulars, and developing written procedures and forms.

Lead-based Paint (91.215 (g))

All housing related programs administered by the Planning and Community Development Department and in collaboration with the HOME Consortia and the Housing Authority of Stanislaus County, required that all units older than 1978 be screened for lead-based paint hazards. If lead is found in any of these units a lead-based paint clearance test is conducted after the work has been completed by a licensed contractor with expertise in this type of work. Final retention is not released until the work the unit has passed the lead-based paint testing requirements. These requirements will assist the County in its goal to eliminate the lead-based hazards within the units of our community.

HOUSING

Housing Needs (91.205)

California's housing supply and affordability crisis most severely impacts families struggling to provide a home for their children. Prices and rents have increased dramatically and many times are impossible for lower-income households to afford. Lower income Californians must consistently allocate more of their income to housing than residents of other states. This is certainly true for families in Stanislaus County. Between 2000 and 2007, housing costs in California have increased. On average, only 4.3% of homes within the County meet the affordability limits for this area.

The minimum household income needed to purchase a median-priced home of \$460,370 in California in October 2004 was \$106,680, based on an average effective mortgage interest rate of 5.70 percent and assuming a 20 percent down payment.

Housing needs are determined by a combination of factors including population trends and projections, the rate of household formations, household size and type, and household income. The relationship between housing supply and demand is also an important factor.

Priority Housing Needs (91.215 (b))

A. **Homeownership**: Priority: High

Analysis: Very low and Low Income household levels have been ranked "High", while Moderate household level groups are ranked "Medium."

Stanislaus County will partner with agencies such as the Housing Authority, STANCO, Visionary Home Builders (formerly known as ACLC), Habitat for Humanity, and other affordable housing developers in future projects. The County has, and will commit redevelopment funds and HOME funds to this priority need.

B. **Rental Housing**: Priority High

Analysis: Stanislaus County will partner with agencies such as the Housing Authority of Stanislaus County, Inter-Faith Ministries, and Community Housing and Shelter Services to assist families and individuals that fall within the very low and low income household brackets that wish to transition from Section 8 rental assistance to a position of homeownership through collaboration with the Housing Authority's Family Self-Sufficiency Program. The ESG program also awards funds to non-profit agencies in pursuit of homeless prevention activities that will assist renters from becoming homeless. These programs can include assistance with first and last months rent along with assistance in making payments toward their security deposit.

Housing Market Analysis (91.210)

Stanislaus County benefits from lower housing costs relative to other areas in California, especially the coastal areas. Because of this price difference, a growing percentage of workers employed in the Bay Area are now commuting from Stanislaus County. HUD's median annual income estimate for Stanislaus County as of Fall of 2006 was \$54,400.

In 2005, the Fair Market Rent (FMR) for Stanislaus County was \$710 for a 2-bedroom apartment. HUD's Fair Market Rents (FMR's) are set at the rental market's 40th percentile. For low and very low-income households there is clearly a lack of supply of affordable rental units, particularly units able to house larger families.

Housing Demands:

In 1950, Stanislaus County could be described as rural. Only 28.2% of the County's population lived in its cities. Since that time, Stanislaus County has experienced rapid population growth, and in the process has become more urban as well as more economically and demographically diverse.

In 2000, the four and five person household categories represented almost half of the total households in Patterson. This could indicate a strong demand for three and four bedroom housing units. One of the major findings of the Analysis to Impediments to Fair Housing was the lack of rental units in Stanislaus County. Due to the high cost of land and lack of adequate land for development, there are currently no known plans for rental units in the cities of Oakdale and Patterson. There is currently no conventional public housing within the unincorporated areas of Stanislaus County.

Specific Housing Objectives (91.215 (b))

- Increase the supply of affordable housing to low-income households.
- Maintain the safe and sanitary housing for low-income households.
- Ensure long-term affordability of units for low-income households.
- Promote homeownership
- Provide shelter for the homeless.
- Provide support services and facilities for the homeless, persons threatened with homelessness, those with special needs, and low-income households.
- Increase the supply of transitional housing.
- Retrofit communities and neighborhoods with public infrastructure (Ex. storm drainage, sewer and water).
- Eliminate the physical barriers that deny access to public and community facilities and places to those with limited mobility.

Federal, State, and local public/private sector resources will be used in efforts to achieve the above stated housing objectives by the use of a combination of CDBG, HOME, CalHFA HELP, Redevelopment Set-aside funds, tax credits, and low-interest loans from state and local sources.

Needs of Public Housing (91.210 (b))

There is an unmet need for assisted housing in Stanislaus County due to:

- The public housing waiting list in Stanislaus County includes 1,895 households, which indicates a demand almost three times the number of public housing units available.
- There is a need for additional Section 8 vouchers for the disabled as well as the need for more permanent housing for the homeless. The waiting list for vouchers and certificates consists of 7,500 households countywide.
- The average wait for privately owned, subsidized housing is more than one year.

Public Housing Strategy (91.210)

The Housing Authority of Stanislaus County is the largest landlord of multi-family and senior housing for the lower income population. The Authority owns and manages over 1,300 rental units. Recently, a 56-unit apartment complex was completed with occupancy at capacity at time of completion.

The Housing Authority is a non-profit, public corporation committed to addressing the unmet needs of the residents and communities of Stanislaus County. The Housing Authority develops and operates subsidized housing facilities in Stanislaus County, with the exception of Riverbank that has its own Housing Authority. The Authority also offers counseling for rent and mortgage delinquency at no charge, under license from the Housing and Urban Development Department. The Housing Authority is governed by a Housing Commission, which is appointed by the Board of Supervisors. The Housing Authority's Mission Statement is to:

- Provide decent, safe, and affordable rental and home ownership housing.
- Provide and promote service opportunities that encourage and support individuals and families achieving greater independence and self-sufficiency.
- Provide opportunities for conserving and upgrading affordable housing stock, improving infrastructure, and stabilizing and creating desirable neighborhoods.

In carrying out its mission, the Housing Authority is committed in providing a high quality of service by:

- Being sensitive to clients needs while treating clients with dignity and respect.
- Utilizing the skills and talents of staff.
- Fostering partnerships.
- Utilizing resources in the most efficient and effective manner.

The primary objective of the Housing Authority of Stanislaus County is to provide decent, safe, sanitary housing for very, low-income and low-income families at an affordable price. The Housing Authority has the responsibility of planning, financing, constructing, purchasing and managing properties using a variety of housing programs. As the manager of rental properties, the Housing Authority performs all the functions of a private owner, including selection of residents, rent collection and property maintenance. In Stanislaus County the Housing Authority manages 1,562 Public Housing Units, 3,984 Housing Choice Vouchers, 54 Moderate Rehabilitation Units, 67 Shelter Plus Care Certificates, 265 Farm Labor Units, 218 Migrant Housing Units and administers 102 local programs. Currently there are 7,000 households on the wait list for the Housing Authority's Section 8 program.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

There has been progress in decreasing the number of barriers in affordable housing over the past several years in Stanislaus County. Although the affordable housing movement has stirred changes, they were not sufficient to deal with the rapid change in the housing market. The following are affordable housing barriers that have been identified:

Availability of Land - The amount of land zoned for residential development is minimal within Stanislaus County. There are some areas that are vacant, but lack the sewer and water infrastructure that is necessary for any type of dense development to occur.

Increased financing/construction costs – The cost of a new home in Stanislaus County has risen by more than 30% within the last two years. The rapid rise of can be attributed to the high cost of land and the effect that commuter households from the San Francisco/East Bay Area has had on the local housing market.

Wages – There is a jobs and housing imbalance in Stanislaus County. The average wage earned in Stanislaus County by a resident of Stanislaus County is not sufficient to afford a home in Stanislaus County. An individual or family needs an income of approximately \$60,000 to afford an average priced home within Stanislaus County.

Limited Resources – Although there is an array of funding resources available to agencies and individuals, the need outweighs the actual funding available. In Stanislaus County there are first time homebuyer assistance programs available in cities and unincorporated areas of the county. The Housing Authority of Stanislaus County also has several programs that are directed toward assisting people buy their first home. One challenge with the existing program is that the income limits for these programs do not relate realistically to the economy of the area.

NIMBY (Not In My Back Yard) – NIMBY is the most complex of all the affordable housing barriers because it is based on human judgment. NIMBY is a philosophy that is adopted by those neighboring a proposed affordable housing development and their refusal to accept the development. Education and outreach are the main tools for combating these obstacles.

HOMELESS

Since homeless persons do not have a permanent address, it is difficult obtain an accurate count of this population. Although there will inevitably be an undercount, the count can be a starting point in order to gain an assessment of this population. The housing needs of homeless persons are more difficult to measure and assess than those of any other population.

Unemployment and under-employment are perhaps the most significant contributing factors to a steadily increasing number of homeless. Housing affordability indexes also consistently rank this county as extremely low. According to a local survey of emergency shelters, and housing and supportive services for the homeless in Stanislaus County, there are a total of 1,593 homeless persons. The following are the results of the 2007 Stanislaus County Homeless Annual Count, conducted in January:

- 415 were in emergency shelters
- 219 in transitional shelter
- 959 were unsheltered

Stanislaus County is an agricultural community. Migrants following the crops are a part of the local demographics. Agricultural workers, whether local or from other parts of the country, are at the mercy of the weather, the market, and the other seasonal variables that affect agribusiness. Farm-workers, except those with year-round positions with specific growers, tend to be very low-income. Many are unable to find adequate, low-cost housing and are either homeless or reside in shelters.

As in other parts of the country, the struggling economy is contributing to an increase in the number of homeless families. This is largely due to unemployment, underemployment, plant closures/job loss, rising rents, inability to manage available resources, personal crises related to illness or injury, mental health, substance abuse or crime.

Homeless Needs (91.205 (b) and 91.215 (c))

Agencies Contacted

Over 100 agencies were contacted during the preparation of The Plan regarding the needs of the clients they serve. Approximately 50% of the agencies responded to the needs and services survey. Additionally, information was obtained during conversations and discussions held during collaborative meetings and other community meeting.

General Needs of the Homeless

There is a general consensus that a combination of factors, such as a lack of affordable housing, health problems, and jobs with inadequate wages have contributed to the growth in the homeless population from the 1990's to the present. The risk of homelessness is increased when extremely low incomes are combined with special needs. Even though they may not hold marginal jobs, single adults in this income sub-category are also at a serious risk of becoming homeless because most assistance programs are established primarily for families, elderly persons, or special needs populations. Due to the lack of resources available to them, some extremely low-income single adults have no option other than to become homeless. Many of these households, especially renters, will need housing and supportive services to prevent them from becoming homeless.

All Homeless in Stanislaus County share key needs. These are:

- Jobs
- Better wages, above minimum level;
- Affordable housing and/or housing subsidies;
- Support services in areas related to life skills

Chief among their other needs:

- Greater availability of food supplies
- Access to health care
- Funds for private transportation and/or access to public transportation;
- Access to vocational training opportunities; and
- Access to substance abuse treatment programs

Emergency and Transitional Shelter Needs

The housing needs of those seeking emergency shelter and/or transitional shelter have dramatically increased in the last ten years. The fastest growing populations in need of shelter are families with children. The reason for this increase is partly due to the rising unemployment and the decline of affordable housing. A large percentage of mentally ill persons are homeless due to the relaxed guidelines for state mental health care institutions. Others in need are homeless persons with drug and alcohol problems, battered women and children, teenage runaways, and evicted tenants.

Priority Homeless Needs

NEED FOR FACILITIES AND SERVICES BY SUBPOPULATIONS OF HOMELESS

Chronic Substance Abusers

According to the Continuum of Care analysis, there is not enough space in residential treatment facilities for all the homeless with substance abuse problems. The availability of more detoxification beds for women has been identified as a need. It is likely that more beds and facilities will be needed in the future.

Supportive housing, especially clean and sober living environments, is needed for persons leaving treatment who do not have homes to which they can return. Substance abusers account for the largest sub-population of homeless persons in Stanislaus County. There is an estimated 950 homeless individuals who are chronic substance abusers. This a high priority group since needs go unmet. Homeless persons with substance abuse problems require longer-term transitional housing combined with treatment programs and other support services.

Mentally Ill

There are an estimated 236 homeless persons in Stanislaus County who are mentally ill. This group will need continual mental health care, drug, and alcohol counseling services. They are also in need of transitional housing when they first leave institutional quarters. Those who are both severely mentally ill and substance abusers have limited services available to them. Afterward, they will need housing in group homes or affordable long-term independent apartments. Dually diagnosed persons with both substance abuse problems and who are mentally ill are estimated to total between 236 to 493 persons.

Runaways

A facility may be needed for self-referring youths (those who are turned out from their homes or are involved in family disputes and need temporary respite). According to the Continuum of Care Plan, there is an estimated 400 homeless youths. The most pressing problem for homeless youths is the lack of shelter space. Many shelters will not accept youths under the age of 18 who are not with their families. Additionally, many of these youths need services that provide proper nutrition, health care, counseling and education.

HIV/AIDS Patients

Those persons who are HIV-positive or have AIDS would benefit from a transitional living facility. A clean and sober halfway house for HIV-positive people leaving treatment programs has also been identified as a need. Accommodations for families where one or more of the adults are living with HIV/AIDS has also been identified as a need.

There is an estimated 65 homeless persons in Stanislaus County with HIV/AIDS. Persons with HIV/AIDS have more of a risk of becoming homeless since their medical condition may prevent them from working. The need for affordable housing will also increase as people live longer with this disease.

Domestic Violence Victims

Victims of domestic violence need additional shelter space for themselves and their children. It is estimated that approximately 313 homeless persons are victims of domestic violence and less than 10% receive needed services. Homeless victims of domestic violence have special needs such as security and the services from involvement with either the civil or criminal justice system. This group may also need legal assistance, a secure and confidential shelter location, specialized counseling, job training and long term transitional affordable housing. These needs become even greater if these victims have children that require care.

Veterans

According to the Area Agency on Aging, at this time there is a need for medical and psychiatric care, social and vocational counseling, and treatment for substance abuse. In 1997, there was an estimated 90 homeless veterans in Stanislaus County.

Many of the veterans that used homeless facilities in prior years have died or not returned to the facilities for assistance. The WE CARE shelter of Turlock noted that many veterans did not survive this winter.

Homeless Inventory (91.210 (c))

Inventory of Facilities/Services related to Homelessness, AIDS, Mental Illness, or Substance Abuse

Many of the agencies providing services to the homeless fall into more than one category. The most common overlap is between social service agencies serving the homeless and those that work with people in danger of becoming homeless. The agencies described in this section have been listed according to their primary function.

Center for Human Services (CHS)

The mission of CHS is to support the well being of youth and families through quality prevention, education and counseling services, through programs that build and strengthen families and the neighborhoods in which they live; and in a way that honors and respects the diversity of the community.

Hutton House

The Hutton House, a program through the Center for Human Services, provides a temporary shelter for up to six teenagers that may be involved in a family crisis or a conflict situation. This six-bed facility provides short-term residents shelter for runaway and homeless youth between the ages of 13 and 17 years. Individual, group and family counseling is provided to residents. Program goals include the reunification of teens with their families and the provision of follow-up and ongoing family counseling after the resident moves.

Pathways

Pathways is a transitional living and support services program that focuses on youth who have "aged out" of the foster care placement system and have limited financial and emotional support. Pathways addresses several individual and community challenges such as homelessness, substance abuse, unemployment, lack of basic living skills, mental and health issues, limited education, and preparation for adulthood. Services include a residential component with a 12-bed capacity in an

apartment setting with support services. Supportive services that are available though the program are case management, mentoring basic/life skills, counseling and resource development. The program also serves teen moms and their infant toddler children. This program is offered through the Center for Human Services and is for young adults aged 18-21.

Children's Crisis Center of Stanislaus County

The Children's Crisis Center is a non-profit organization that provides childcare and shelter services to abused, neglected and at risk children in the community. It also provides overnight emergency shelter on an as needed basis to approximately five to ten youth and children per month (referrals from the police department and the County's Child Protective Services).

The Modesto Men's Gospel Mission and Women's Mission

This privately funded and faith-based shelter is located on a two-block campus that includes seven buildings. The Gospel Mission provides 225 beds to single women with children and single men with children. This agency provides a limited stay of seven nights on the floor, and three nights out, and also serves two meals a day, Monday through Friday, and three meals on the weekend. The Mission serves 150,000 meals per year to clients and to the general public. Approximately two thousand five hundred (2,500) people are served by the Gospel Mission each year. The majority of men (95%) that arrive at the Mission are locals raised in the County and 60% are under 36 years of age.

The Women's Mission provides fifteen beds for temporary shelter to house single women and women with children for a maximum stay of fourteen days. Both Missions require that those seeking shelter participate in religious activities, (this requirement also exempts the Missions from receiving any Federal or State funding assistance). Therefore, the missions must rely strictly on private donations from local churches and the community. Their program also includes a Christian drug and alcohol rehabilitation group counseling to its clients.

The Salvation Army of Stanislaus County

The Salvation Army serves lunches to approximately 250 people per day. Currently, the Salvation Army is experiencing an increase in people needing food and clothing. This agency also offers renter's assistance, energy bill assistance, as well as housing information and referral services to low-income families. Families facing eviction are given a first month's rent allowance and are assisted in finding permanent housing.

Housing Authority of Stanislaus County

The Housing Authority administers fifteen Shelter Plus Care Certificates within Stanislaus County. Participants pay 30% of their income toward rent and receive supportive services through either the Stanislaus County AIDS Project, the Stanislaus County Department of Mental Health, or Stanislaus County Integrated Services Agency.

Nirvana

Nirvana is a non-profit organization that exists to improve the lives of all chemically addicted persons and their families. This organization offers free consultation and evaluation to help a person determine treatment needs. Nirvana also offers a 60-day residential treatment program. Nirvana also provides 6-9 months of services fulfilling the need for long term treatment, residential treatment, case management, one-on-one counseling, anger management groups, and works with Friends Outside

the Employment Development Department (EDD) for clients that need job development and vocational resources, transitional living, clean and sober facilities, dual-diagnosis, crisis intervention, domestic violence classes, relapse prevention, co-dependency classes, men and women support groups, family support services, and free assessments.

Stanislaus County AIDS Project

Provides street outreach for persons with AIDS. Outreach workers frequent parks, local bars, and hotels where high-risk behavior occurs.

Health Services Agency

The mission of the Stanislaus County Health Services Agency (HSA) is to lead the development, implementation, and promotion of public policy and health care services to achieve physical, psychological and social well-being. In partnership with local hospitals and physician groups, it implements and promotes a health delivery system that ensures that Stanislaus County residents have access to quality health care.

Community Services Agency

This agency's mission is to protect children and adults who are at risk to preserve families, provide temporary economic assistance, and promote personal responsibility in the areas of job readiness, self-sufficiency, and to practice program and system integrity through innovative and effective business strategies.

Community Housing and Shelter Services (CHSS)

CHSS is a non-profit organization that is partially funded by the HOPWA program and provides housing services to persons with AIDS. During 1999-2000, this agency was awarded \$70,000 to provide short-term rent, utility or mortgage assistance, tenant-based rental assistance; housing information, and resource identification. From 1999 to March of 2000, CHSS provided services to 120 unduplicated individuals with the following types of HOPWA eligible housing activities:

- 704 shelter rights
- Rental assistance to 55 households,
- Assistance in utility payments to 19 households, and
- Housing counseling and information and referral to 120 individuals

CHSS works closely with and receives referrals from the Stanislaus County Department of Public Health and the Stanislaus Community AIDS Project.

Other Agencies

Other agencies that provide health and housing services, outreach, counseling and information referral to persons with AIDS include the AIDS Care Management Team of the County Health Services Agency and the Doctors Medical Foundation. The latter is the fiscal agent for Ryan White Title II and HOPWA funding.

Supportive Housing and Services for Persons with Developmental Disabilities

California Department of Rehabilitation (CDR)

CDR serves those with a physical, mental or emotional disability that prevents employment. The range of services include medical and vocational evaluation, counseling and guidance, job training and placement, aids and equipment, and other

goods and services needed to find and keep a job.

Disability Resource Agency for Independent Living (DRAIL)

The primary functions of the organization are: the provision of independent living services to consumers, their families, friends and affiliated community groups, and the education of the public regarding both the needs and abilities of persons with disabilities.

Doctors Medical Center Foundation

This agency provides an Adult Day Health Care Program (Miller's Place), which is a licensed community-based health care program that provides services for adults who are unable to function independently in their homes. Miller's Place offers a variety of health, therapeutic and social services designed to improve the quality of life and assist disabled seniors in remaining in their homes. Services provided through the agency are nursing, occupational and physical therapy, speech and language therapy, psychosocial services, nutrition, transportation and recreational activities.

Social Service Programs for Homeless Persons

Community Housing & Shelter Services

Provides outreach, information, and referral flyers to agencies throughout Stanislaus County to the homeless. This agency works with all city police departments, hospitals, mental health agencies, and all homeless providers throughout the County. CHSS has on-call workers in order to provide intake and assessment on evenings and weekends.

During the last fiscal year, CHSS provided shelter services to 1,125 families, 3,597 individuals, for a total of 48,631 nights during the past year. Of those sheltered were 1,995 children.

Golden Valley Health Center

The Golden Valley Health Center's mission is to improve the health status of our patients by providing quality, managed primary health care services to people in the communities we serve, regardless of language, and financial, or cultural barriers. This center provides medical outreach to the general population. Free health services are available for the homeless. There are currently seven medical facilities located in Stanislaus County. There are five facilities in Modesto and one each in Patterson and Westley.

United Samaritans Foundation

The United Samaritans Foundation is an advocate for the poor in the spirit of the Christian tradition. The Foundation searches for areas of need and explores creative and holistic ways to meet those needs. The United Samaritans Foundation currently operates four mobile food service trucks from facilities in Turlock, Hughson, and Modesto that deliver nutritious lunches to nine Stanislaus communities every day of the year. Volunteers help staff the food pantry, clothes closet and various other services.

In Turlock, the Foundation's Samaritan House offers transitional housing for women with children. In Hughson, the Community Center complex includes a county library, county medical office, pharmacy and cafe. This organization provides street outreach and free lunches to over 800 persons a day.

Daily Bread Ministries

This program is sponsored by United Samaritans Foundation which is based in Turlock. Daily Bread provides outreach by delivering free lunches seven days a week to the homeless at 12 locations in Turlock, 12 locations in the Hughson area, and 8 locations in Modesto. The lunches are delivered to locations where the homeless congregate.

Westside Food Pantry

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. This agency provides the public service of providing food for families temporarily out of work, single mothers unable to make ends meet, senior citizens stretching budgets to cover medical expenses, and the terminally ill that need a particular food.

Stanislaus County Department of Behavioral Health and Recovery Services

The mission of this department is to ensure a safer, healthier community by promoting emotional health and recovery. This is accomplished by providing and managing effective prevention and behavioral health services. Services are delivered to its diverse communities throughout integrated systems in partnership with consumers, families, providers, other community agencies, and private industry.

This department administers six regional centers located throughout the County. The results of the work include: accessible, comprehensive, age appropriate, and culturally competent systems that include consumers and families in service planning and treatment. This department funds the following outreach programs for homeless persons with mental illnesses and those with substance abuse problems.

Stanislaus Homeless Outreach Program (SHOP)

Provides street outreach and assessments to the homeless that suffer from mental illness and substance abuse problems.

Haven Women's Center of Stanislaus County

This center provides outreach to homeless women and children in the South County area and within the City of Modesto. It is a four-bedroom house with kitchen, living room, children's room, three bedrooms and an office. It provides 25 beds for women who have been abused or who are in life-threatening situations. The Center also houses the children of abused women. Counseling services, weekly support groups and legal advocacy programs are available.

Community Housing and Shelter Services (CHSS)

CHSS provides temporary shelter for families with dependent children and the mentally ill homeless. CHSS operates its programs and emergency shelter in of a 50-unit motel located in Modesto. CHSS contracts with the motel owner to provide emergency shelter for up to fifteen households per day. Services to on-site clients are provided through contracts with the County Behavioral Health and Recovery Services, the Community Services Agency, and HOPWA funded service providers.

We Care Program

We Care originated from the Turlock Community Collaborative of 2003 as a result of the urgent need for an additional emergency shelter in the County. The Program is based in Turlock, but serves the surrounding unincorporated communities with essential services for the homeless during inclement weather months. This program

serves approximately 35 homeless individuals per night during the months of December through March.

Programs for Preventing Homelessness

A description of the extent and type of general social service programs aimed at preventing low-income people from becoming homeless is given below.

ARC of Stanislaus County (ARC)

ARC is a non-profit organization that serves adults from the ages of 18 to 75 years who are developmentally disabled. ARC offers several programs, such as the Howard Training Center Vocational Program, which is designed for clients who have mastered self-help skills and have a desire to work. Clients receive specialized training and are taught the needed skills to hold a job in a normal work environment.

Catholic Charities/ Stanislaus Elder Abuse Prevention Alliance

The mission of this agency is to address the needs of abused area elders and those who are vulnerable to abuse and are also low/moderate income and all minorities. Their main goals are to increase awareness of elder abuse through dynamics through outreach, advocacy and education. Services provided include: community forums on area senior services to homebound seniors, welfare issues, senior health and safety, home visiting services, training/coordinating of volunteers for families with homebound seniors, development and distribution of information and resource materials to increase community awareness concerning elder abuse, reporting and prevention.

Parents United of Stanislaus County

Parents United is a non-profit organization dedicated to the assistance of parents, children and former victims concerned with child sexual abuse and related problems in the spirit of self-help and mutual support for those whose lives have been affected by these problems.

Sierra Vista Child and Family Center

This agency's mission is to assist children, youth, and adults by empowering and supporting them in becoming stronger and healthier individual, families and communities. Sierra Vista Children's Center provides workshops that emphasize child development, non-violent communication, problem solving skills, nurturing care giving, and developing healthy relationships. Their programs also address mental and health problems and makes appropriate referrals. This agency has provided clinical and medical services to over 4,700 individuals within the last year.

Stanislaus County Department of Aging & Veterans Services

The mission of this department is to maintain, enhance and improve the quality of life for seniors in Stanislaus County by developing systems of home and community based services, which promote independence and self-sufficiency. This department also provides assistance and advocacy to the men and women who served in the Armed Services of America, their dependents and survivors and the general public in obtaining benefits and entitlements from the United States Department of Veterans' Affairs, Department of Defense, and State and local agencies.

This department provides transportation services through Medi-Van to people in need of specialized medical attention in Bay Area hospitals and Veteran's Administration

long-term care facilities. Through linkages with the Community Housing and Shelter Services, Central Valley Homeless Veterans and the Housing Authority of Stanislaus County homeless veterans are helped to find permanent housing. One of the main objectives of this department is to promote the value and benefit of hiring veterans; to increase the understanding and awareness of veterans about entitlement and services. The County Department of Aging and Veteran's Services refers approximately 75-150 clients per day.

Central Valley Opportunity Center (CVOC)

Through a grant from the State of California's Community Services Block Grant Program, this agency provides rental assistance to persons who are homeless or at risk of being homeless due to their inability to pay rent. They serve two to three households per month, and cannot meet the demand for this program.

Pacific Gas and Electric Company

The Pacific Gas and Electric Company (PG&E) operates the following programs for low-income people:

- Low-Income Rate Assistance (LIRA) provides a 15% discount on energy bills to qualified low-income households.
- Relief for Energy Assistance Through Community Help (REACH) provides energy assistance to low-income people not eligible for federal assistance programs and who are experiencing financial difficulty in paying their energy bills.
- Energy Crisis Intervention Program uses state funds to provide assistance to low-income persons facing an energy related crisis.
- Home Energy Assistance Program (HEAP) provides energy assistance payments to low-income customers to help offset the high cost of heating and cooling.

Modesto Irrigation District

MID Cares Program: The Modesto Irrigation District offers a 22.1% discount to eligible low-income customers on their monthly bill. Customers must be at or below the following income guidelines:

People in Household	Monthly Income	Yearly Income
1 or 2	\$1,705	\$20,460
3	\$2,145	\$25,730
4	\$2,585	\$31,000
5	\$3,025	\$36,270
6	\$3,465	\$41,540

For households with more than 6 members, increase the monthly income by \$440 or the annual income by \$5,270 for each additional person. Amounts are based on 155 percent of Federal Poverty Guidelines.

Medical Life Support Program: A discount rate is offered to customers who depend on medical life support devices at home. This discount halves the cost of the first 500 kilowatt hours (kWh) of electricity used in each billing cycle.

Homeless Strategic Plan (91.215 (c))

Homelessness is a challenge in Stanislaus County. Through the notable efforts of local government, non-profit agencies, affordable housing providers, and community volunteers, the county has established some very effective programs and services for assisting homeless and persons at risk of becoming homeless. Despite these efforts, a significant number of people on the streets are recycled month after month through shelters and other emergency services with no foreseeable improvement in the quality of their lives. High unemployment rates and limited education combined with escalating rents have created a myriad of obstacles for low-income families and individuals. The trend in the rental market and economy have seen these factors escalate over the past five years as we see the Central Valley inundated with new residents seeking affordable housing.

While the rents are relatively reasonable in comparison to the San Francisco Bay Area, local wages are grossly inadequate to sufficiently support the cost of living in Stanislaus County for lower income households. Wage levels, combined with cuts in Federal benefits and escalating rents have created a new breed of the homeless that includes the working poor and elderly. Stanislaus County's goals for 2007-2012 are to address the diverse needs of all homeless populations, and to identify and coordinate existing services within the county.

The following strategies have been identified as crucial elements in addressing the issue of homelessness:

Education and Outreach- In order to better serve the homeless population, outreach is required by service providers. Most agencies that deal with the homeless population are non-profits and community groups. The county has awarded Public Service Needs grants to agencies that provide supportive services to special populations. Special populations include not just homeless but those that are also at risk of becoming homeless. The County anticipates to continue offering grants annually for public service needs with future CDBG funds.

Partnerships- It is important for local governments, agencies, and community groups to have an understanding of what services are offered by not only their others. Stanislaus County is involved with collaboration, service providers, community groups and partnerships throughout the county. By creating partnerships, the county has been better able to provide services to communities and agencies.

Stanislaus County is currently involved in developing a Homeless Day Center in partnership with the City of Modesto and the Salvation Army. As part of a sub-committee for the Housing & Supportive Services Collaborative, the County and the City have taken a lead role in the development of a Homeless Day Center. The goals for the Homeless Day Center are to provide legal services, medical treatment, food and education as well as other supportive services. The purpose of the RFQ is to locate a qualified agency or partnership that will be capable of managing the Homeless Day Center. Other agencies involved in the planning efforts of the center are the Disability Resource Agency for Independent Living, the County's Behavioral Health and Recovery Services Department, Project Sentinel, Coalition on Homeless, Nirvana Drug and Alcohol Treatment, and Inter-Faith Ministries. The County will continue to work with the City of Modesto, as well as other cities in dealing with homeless issues.

Prevention and Supportive Services- The County has awarded CDBG grants to several service providers such as the Community Housing and Shelter Services (CHSS) agency who deal with homeless or persons at risk of becoming homeless. In order to address persons who are at risk of becoming homeless, the county will contract with Project Sentinel. Project Sentinel is an agency that specializes in Fair Housing Education and Outreach.

Vocational & Employment Training- Stanislaus County is a partner in the Workforce Development Collaborative which includes non-profit agencies, affordable housing providers, the Community Services Agency, the City of Modesto, and Modesto Junior College. The Collaborative Workforce Development Program offers vocational and employment training to individuals on TANF (those with very low and low incomes). One of the main elements of the Collaborative is the Pre-Construction Training Component which offers on the job training in the residential construction industry. The program also offers supportive services to special populations such as English (ESL) classes, writing skills classes, math classes, legal referrals, and housing referrals. The County will continue its partnership with this Collaborative and its efforts in the workforce development area.

Homeless Projects/Programs

Ten-Year Strategic Plan to End Long-Term Homelessness

Stanislaus County, through Behavioral Health and Recovery Services has contracted with the Corporation for Supportive Housing (CSH) for assistance in developing a ten-year plan to address long-term homelessness in Stanislaus County. CSH has conducted planning meetings and compiled surveys to establish strategies to address this issue. The Planning and Community Development department participated in this effort by committing CDBG funds from FY 2003-2005. A final report will be submitted to the County by mid 2007. The Continuum of Care Collaborative currently has approved the final draft and members plan to present this draft to Consortia City Councils and the Board of Supervisors prior to the end of FY 2006-2007.

Homeless Management Information System (HMIS)

The Housing Authority of Stanislaus County and Stanislaus County Behavioral Health & Recovery Services Department (BHRS) are the lead agencies for the County's HMIS system. In partnership with the County Planning and Community Development Department, the City of Turlock and the City of Modesto, BHRS has researched and developed a strategic plan to implement the HMIS system in Stanislaus County. The County HMIS system will be part of a regional HMIS system that is administered by the Fresno/Madera Continuum of Care. The HMIS project is part of the Ten Year Plan to End Homelessness. Through the Super-NOFA SHP funds administered by the Stanislaus Housing & Support Services Collaborative Executive Committee, the HMIS system was funded \$215,932, and approximately \$53,750 in local cash match dollars. All funded (FY 2005-2007) Collaborative non-profits and County ESG & CDBG homeless related public service grantees will participate in data collection and provide for input into the HMIS System.

Collaboration- Continuum of Care

The "Stanislaus Housing & Support Service Services Collaborative", a multi-agency taskforce, has been formally recognized by the Board of Supervisors as the body that will formulate and recommend policies and programs to address the issues of Homelessness in Stanislaus County. The Housing and Support Services Collaborative

of Stanislaus County considers homelessness as one of its most important challenges. It is a topic that is discussed regularly with consideration given to all ideas expressed so as not to overlook potential solutions.

The Collaborative is comprised of representatives from homeless shelters, non-profits and service providers, property owners, faith-based groups, and business providers within the County. This Collaborative also includes representatives from the County Planning and Community Development Department, Stanislaus County Redevelopment Agency, Stanislaus County Behavioral Health and Recovery Services, City of Modesto Housing Preservation, City of Turlock Community Preservation Department, City of Hughson, Stanislaus County Community Services Agency, and Stanislaus County Sheriff's Office.

It is the intent of this Collaborative to oversee the County's Continuum of Care and to work cooperatively to eliminate duplication of services and to increase service and shelter efficiency. This Collaborative has successfully prepared grant applications that have received funding for the Shelter Plus Care, Permanent Supportive Housing Programs, and the Homeless Management Information System.

All members of the collaborative have expressed a willingness to commit resources to potential solutions. Stanislaus County will consider the commitment of redevelopment funds, HOME funds, as well as CDBG funds for the development of shelters and permanent supportive housing for homeless single individuals and families. The Collaborative will continue to assist homeless persons by helping with funding and the coordination of the activities of service and housing providers with government agencies and among other non-profit and community organizations. The Consortium's underlying goal is to provide permanent supportive housing and to promote self-sufficiency for the County's homeless population.

Stanislaus County continues to consider the issue of homelessness as one of its most important priorities. In the coming year, the County will continue coordinating with the cities of Modesto and Turlock to provide funding to experienced shelter providers to establish a homeless shelter and a homeless day facility.

Homeless Day Facility & Shelter Support

Through the collaborative efforts of the City of Turlock, Stanislaus County, the non-profit WE CARE of Stanislaus County and the local faith-based community, the temporary homeless shelter was opened for the fifth year in November 2006. This partnership committed a total \$45,710 towards the project. There are plans in development for a year round homeless shelter and support services day facility. The shelter currently serves up to 60 people daily, and operates on a first come, first serve basis. Services provided at the shelter include an evening meal provided by various faith-based community congregations, morning snacks and referral services.

Homeless Shelter Support

Stanislaus County continues to partner with the City of Modesto and the Salvation Army to develop a homeless day facility. The site on 320 9th Street in Modesto, California has been identified for this project. The proposed day facility will assist persons that are homeless to address their daily and long-term developmental needs by providing services such as showers, telephones, laundry facilities, and linkages to community agencies such as mental health, substance abuse, employment and training, public health and housing assistance. It is estimated that approximately 100-200 people have been served daily at this facility.

Emergency Shelter Grant Program

The ESG funds are to be used in collaboration with an active, up to date, and accurate referral system ultimately administered through the Stanislaus Housing & Support Service Services Collaborative' Homeless Management Information System (HMIS is currently being administered by the Housing Authority of Stanislaus County under the guidance and monitoring of the collaborative). ESG funds have five applicable uses as follows: Renovation (including Rehabilitation, Conversion), Essential Services, Operational Costs, Homeless Prevention Activities, and Administrative Costs.

It is envisioned that the applicants using the Renovation funds will apply them toward a shelter that is actively working on transitioning its enrollees towards self-sufficiency and permanent, supportive housing. Operational Costs will be an eligible expense to operate this facility. Those non-profits awarded funding for Essential Services and Homeless Prevention Activities will be asked to work in direct collaboration with the shelter awarded the Operational Costs and/or Renovation funds.

Procedures to ensure the confidentiality of records pertaining to individuals provided with any services under any project assisted under the ESG program will be implemented. Also, to the extent possible, grantees are to involve, through employment, volunteer services, and other methods, homeless individuals and families assisted through this program in maintaining, operating facilities, and providing services.

COMMUNITY DEVELOPMENT

Non-Housing Community Development Needs:

1. Public Infrastructure

Priority: High

Analysis

In many neighborhoods and communities of the Planning Area, public infrastructure is minimal or non-existent. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods. Projects have been identified in the Annual Work Plan that will address this.

As a part of Community Revitalization, redevelopment funds are allocated for Area Cleanup Campaigns. This effort will eliminate pockets of insidious collections of trash and debris that induce further 'dumping' and creates a blighting condition.

The priorities for Non-Housing Community Development Needs and the estimated number of priority units recorded in the Community Development Needs Table were derived from the following:

**Stanislaus County Redevelopment Project
Parks Master Plan**

Health Services Agency

Jurisdictions:

**(Stanislaus County, Ceres, Newman, Oakdale, Patterson,
& Waterford)**

-Capital Improvement Plans

Stanislaus County Renaissance 2000 Report

Stanislaus County Economic Development Corporation

Cost estimates were estimated based upon current and recent community development projects and engineer's estimates.

2. Public Services

Through the Public Services Program, the County sets aside 10% of its annual Community Development Block Grant (CDBG) allocation for programs that provide services to low to moderate-income families. Through the program, non-profit agencies offering these services may apply competitively for grants of up to \$20,000. To be eligible for CDBG funds, a project must first meet one of the three National Objectives. They are established by the U.S. Department of housing and Urban Development (HUD). These objectives are: 1) Directly benefit low and moderate income people; 2) Prevent or eliminate slum and blight conditions; 3) Meet a particular urgent community development need.

Grant applications are made available in a CDBG Technical Workshop and an ESG Technical Workshop, which is held in February of each year. Applications received are reviewed and scored by a committee of six (6) representatives from the consortium, the CEO's office, and the Stanislaus County Collaborative. The scores are tallied and a recommendation is made to the Board of Supervisors for approval. Grantee award announcements are made in May at a County Board of Supervisors public hearing.

Antipoverty Strategy (91.215 (h))

There are County departments that administer programs that directly respond to the needs of individuals and families in poverty. The goals of these programs are to provide skills training, knowledge and motivation necessary for the County's unemployed, homeless or individuals at risk of becoming homeless to become self-sufficient.

The Stanislaus County Employment Development Department provides employment training, a partnership with Modesto Junior College facilitates GED instruction, and the Workforce Investment Board is cultivating relationships with area employers for entry-level employment opportunities. Additionally, Stanislaus County in partnership with the City of Modesto has implemented a Workforce Development program focusing on the building trades for employment. This program has been extremely successful in placing program graduates with various companies that use building trades apprentices and professionals.

Cal-WORKS, a program implemented and administered by the Stanislaus County Community Services Agency, is designed to place former recipients of Aid to Families With Dependent Children in employment that ultimately ends the dependency on

public assistance. This program mandates work activity to those receiving the assistance.

Increasing the Quantity and Quality of Jobs

Stanislaus County is estimated to increase by 4,100 jobs (2.6% annually). The retail trade, government and construction industries represented 85.4% of the numeric increases. Similar to the County, the cities of Ceres, Patterson, and Oakdale have a strong retail and service sector, but the County has much stronger proportions of employment in government.

There are a number of organizations that specialize in attracting jobs to Stanislaus County. These include:

Stanislaus Economic Development & Workforce Alliance

The County of Stanislaus partners with the Alliance Worknet, which provides a wide range of employment and training services to the community through various programs under the Federal Workforce Investment Act (WIA). The Alliance is overseen by two separate entities: the Stanislaus County Board of Supervisors and the Stanislaus Economic Development and Workforce Alliance Board (Alliance). The primary function of the Alliance is to increase the readiness of the local workforce to accept employment opportunities.

The Alliance partners with Stanislaus County and its cities in fulfilling the following objectives:

- Promotion of Stanislaus County and its nine incorporated cities as a desirable location for new and expanding businesses.
- To work with public agencies and local businesses to promote cooperation in the economic development process.
- To assist in business retention and expansion efforts by offering programs for technical and financial assistance.

The Alliance offers these programs: Technical Assistance, Training and Education, and Loan Programs. The Alliance's Certified Development Corporation Loan Program can provide up to one million dollars for plant and equipment for local business. This corporation also offers confidential, one-on-one counseling to businesses needing assistance in a variety of areas, and a small business center that offers a wide variety of training seminars and conferences for the business community throughout the year.

The Alliance maintains a small revolving loan fund for gap financing. Typically, the Alliance will provide up to half the business financing needs while a bank provides the other half. The Alliance revolving loans are for terms of up to 7 years and are at competitive interest rates.

Stanislaus County Department of Employment and Training

The mission of this department is to positively impact the success of its community through its collective and unique contribution by preparing area residents to obtain and maintain employment and/or to increase employment through business and community partnerships. The Department of Employment and Training provides services to assist people seeking new careers, to find a job, and to help businesses with employee recruitment and training.

Stanislaus County Senior Center for Employment

This provides subsidized employment to low-income seniors.

Efforts of Coordination

As a result of HUD's Continuum of Care process, a group of housing and service providers meet regularly to coordinate the provision of housing and supportive services. The purpose of the Continuum of Care Homeless Assistance Program is to fund projects that assist homeless persons move to self-sufficiency and permanent housing. Funds will be allocated through a competitive process and may be used for the Supportive Housing Program (SHP) and Shelter Plus Care.

Preparing Low Income Individuals for Jobs

Stanislaus County-Modesto Workforce Development Program

The Stanislaus County-Modesto Workforce Development Program involves a collaboration of three local non-profit agencies, Modesto Junior College, and the City of Modesto. The program consists of four components: Outreach, Training, Housing, and Small Business Training. The goals of the program are:

- The development and implementation of a pre-Construction Skills Training Program that provides employability skills and technical training for participants and a life skills intervention component.
- To Create a Small Contractor Support Center that assists "eligible, participants with licensing, bonding, financing, workman's compensation, and contract bidding that result in the improvement in the economic viability of marginal and small contractors.
- To organize a revolving loan pool that provide fiscal leveraging resources for startup contractors and graduating participants being placed on the job.

The vision of the Workforce Development Program is to create avenues in the construction industry that lead to the enhancement of viable skills, wages, benefits and opportunities for low-income residents of Stanislaus County.

Central Valley Opportunity Center

Central Valley Opportunity Center (CVOC) was founded in 1978 to help raise the economic, educational and social levels of migrant and seasonal farm-workers, and other low-income residents of Madera, Merced and Stanislaus counties. In support of these goals, CVOC offers vocational training in a variety of fields as well as GED and ESL classes to help prepare clients for full time, permanent employment. Other services offered by CVOC include energy payment assistance and home weatherization (Stanislaus County only), and assistance with small business management.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

CHARACTERISTICS AND NEEDS OF PERSONS THREATENED WITH HOMELESSNESS

Under the operating guidelines issued by HUD, the homeless were considered to be all those persons residing in emergency shelters; temporarily housed through charitable organizations; in institutions who were homeless on entry; and, housed at the direct expense of local government agencies because they had no other

resources. Contact was made with identifiable providers of public and private housing, and information was collected from each regarding the numbers served on a daily, weekly, and monthly basis going back over the preceding year.

The following categories of people are in danger of becoming homeless:

- Those receiving public assistance;
- the unemployed and underemployed;
- the functional illiterate;
- all who earn minimum wage and below;
- all who are living in "double up" situations;
- those with little knowledge of basic life skills such as money management, nutrition, problem solving and decision-making;
- those who do not have private transportation and who do not have easy access to public transportation;
- elderly on limited income;
- severely mentally ill not receiving treatment;
- those with mental health problems not sufficiently severe to receive County mental health services and without funds or insurance to pay for private treatment;
- substance abusers;
- those who cannot make a monthly rent or house payment because of illness or job loss;
- the "working poor" who are without health insurance or who have inadequate insurance;
- those who need services but are unaware of their availability or unwilling to accept them; and
- those who drop out of high school and those who become parents while teenagers.

Their needs are:

- Job training;
- Sustainable paying jobs;
- Affordable housing;
- Supplemental food supplies;
- Life-skills training;
- Basic coping skills, financial planning, food shopping, spending;
- Safe, affordable child care;
- Accessible and reliable public transportation;
- Case management services or supportive housing after leaving a shelter;
- Coordinated case management for those involved with a variety of public entities, such as the courts and parole;
- A safe environment that is drug and gang free;
- Recreational programs for adults;
- Chore services, including yard maintenance for the elderly;
- Medication administration assistance for the elderly; and,
- A short-term housing payment program for those with health problems or job loss.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing – The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace – It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

 5/1/2007
 Signature/Authorized Official Date

CEO
 Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2007 , - 2010 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, as assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.



Signature/Authorized Official

5/1/2007

Date

CEO

Title

**LOCAL GOVERNMENT GRANTEE
FY 2007-2012 EMERGENCY SHELTER GRANTS PROGRAM
CERTIFICATIONS BY THE CHIEF EXECUTIVE OFFICER**

I, Richard W. Robinson, Chief Executive Officer of Stanislaus County, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 CFR 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.


I further certify that the agency will comply with:

1. The requirements of 24 CFR 576.53 concerning the continued use of buildings for which emergency shelter grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 CFR 576.55.
3. The requirements of 24 CFR 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 CFR 576.57, other appropriate provisions of 24 CFR Part 576, and other applicable Federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 CFR 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 CFR 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 CFR Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 CFR 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that the recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 CFR 76.56.
10. The requirements of 24 CFR 576.57(e) are met dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 CFR Part 58.
11. The requirements of 24 CFR 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of

termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the results of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

12. The new requirement of the McKinney-Vento Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that State and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such person in place of State and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under State and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the Department of Housing and Urban Development.

By: 
Signature

5/1/2007
Date

Richard W. Robinson
Typed Name of Signatory

CEO
Title

ESG CERTIFICATIONS

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion – It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services – Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other service essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds – It will obtain matching amounts required under 24 CFR §576.71.

Confidentiality – It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan – It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy—It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS – It will comply with HUD's standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.


Signature/Authorized Official

5/1/2007
Date

CEO
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

 5/11/2007
Signature/Authorized Official Date

CEO
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

N/A

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix A –

A. Housing Needs Table

B. Housing Market Analysis

C. Homeless Subpopulations Chart

D. Housing and Community Development Activities Table.

Housing Needs Table			Grantee:													Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income, HIV/AIDS Population		
			Only complete blue sections. Do NOT type in sections other than blue.																						
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems			Current % of Households	Current Number of Households	3-5 Year Quantities										% of Goal				% HSHLD	# HSHLD					
					Year 1		Year 2		Year 3		Year 4*		Year 5*											Multi-Year	
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual										Goal	Actual
Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	2096															100%						
		Any housing problems	74.5	1561										0	####									0	
		Cost Burden > 30%	73.8	1547			10		5		5		20	0	0%										
		Cost Burden >50%	56.5	1185										0	####										
	Small Related	NUMBER OF HOUSEHOLDS	100%	4195																					
		With Any Housing Problems	89.7	3765										0	####										
		Cost Burden > 30%	86.5	3630			20		17		6		7	50	0	0%									
		Cost Burden >50%	74.5	3125										0	####										
	Large Related	NUMBER OF HOUSEHOLDS	100%	1739																					
		With Any Housing Problems	95.4	1659										0	####										
		Cost Burden > 30%	88.0	1530										0	####										
		Cost Burden >50%	67.6	1175										0	####										
All other hshld	NUMBER OF HOUSEHOLDS	100%	2739																						
	With Any Housing Problems	77.5	2124										0	####											
	Cost Burden > 30%	75.7	2074										0	####											
	Cost Burden >50%	67.7	1855										0	####											
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	2068																					
		With Any Housing Problems	78.5	1624										0	####										
		Cost Burden > 30%	78.5	1624	1		1		1		6		6	15	0	0%									
		Cost Burden >50%	55.8	1154										0	####										
	Small Related	NUMBER OF HOUSEHOLDS	100%	1424																					
		With Any Housing Problems	80.0	1139										0	####										
		Cost Burden > 30%	78.3	1115			20		25		5		5	55	0	0%									
		Cost Burden >50%	70.6	1005										0	####										
	Large Related	NUMBER OF HOUSEHOLDS	100%	598																					
		With Any Housing Problems	92.5	553										0	####										
		Cost Burden > 30%	85.8	513										0	####										
		Cost Burden >50%	79.4	475										0	####										
All other hshld	NUMBER OF HOUSEHOLDS	100%	969																						
	With Any Housing Problems	67.0	649										0	####											
	Cost Burden > 30%	67.0	649										0	####											
	Cost Burden >50%	54.7	530										0	####											
TOTAL			100%	1789														100%							

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HSCN 001

Household Income > 50 to <= 80%

Owner

All other hshoh	Large Relat	With Any Housing Problems	80.5	2228											0	####		
		Cost Burden > 30%	25.9	718											0	####		
		Cost Burden > 50%	1.0	29											0	####		
	All other hshoh	NUMBER OF HOUSEHOLDS		100%	2335													
		With Any Housing Problems	56.5	1320											0	####		
		Cost Burden > 30%	51.6	1205											0	####		
	Elderly	NUMBER OF HOUSEHOLDS		100%	4610													
		With Any Housing Problems	32.6	1505											0	####		
		Cost Burden > 30%	32.4	1495		5	6	6	6	23					0	0%		
	Small Related	NUMBER OF HOUSEHOLDS		100%	3778													
		With Any Housing Problems	68.0	2568											0	####		
		Cost Burden > 30%	61.8	2333	3	18	19	22	24	86					0	0%		
	Large Related	NUMBER OF HOUSEHOLDS		100%	2675													
		With Any Housing Problems	83.7	2240											0	####		
		Cost Burden > 30%	58.5	1565											0	####		
All other hshoh	NUMBER OF HOUSEHOLDS		100%	1158														
	With Any Housing Problems	67.6	783											0	####			
	Cost Burden > 30%	67.6	783											0	####			
		Cost Burden > 50%	33.2	384										0	####			
Total Any Housing Problem				0	0	0	0	0	0	0	0	0	0					
Total 215 Renter														0				
Total 215 Owner														0				
Total 215				0	0	0	0	0	0	0	0	0	0					
														Total Disabled		0		
														Tot. Elderly	8622	Total Lead Hazard		0
														Tot. Sm. Related	36876	Total Renters		57390
														Tot. Lg. Related	19468	Total Owners		38461

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Jurisdiction

Housing Market Analysis

Complete cells in blue.

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		1915	1755	1850	5520	
Occupied Units: Owner					0	
Vacant Units: For Rent	0%				0	
Vacant Units: For Sale	#DIV/0!				0	
Total Units Occupied & Vacant		1915	1755	1850	5520	0
Rents: Applicable FMRs (in \$s)						
Rent Affordable at 30% of 50% of MFI (in \$s)						
Public Housing Units						
Occupied Units					0	
Vacant Units					0	
Total Units Occupied & Vacant		0	0	0	0	0
Rehabilitation Needs (in \$s)					0	

50

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Jurisdiction															
		Emergency	Transitional			Data Quality															
1. Homeless Individuals		249	33	719	1001	<input type="text" value="(N) enumerations"/> ▼															
2. Homeless Families with Children		56	64	81	201																
2a. Persons in Homeless with Children Families		166	186	240	592	<input type="text" value="(N) enumerations"/> ▼															
Total (lines 1 + 2a)		415	219	959	1593																
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Jurisdiction															
						Data Quality															
1. Chronically Homeless		82	0	82	82	<input type="text" value="(N) enumerations"/> ▼															
2. Severely Mentally Ill		41	0	41	41																
3. Chronic Substance Abuse		115	0	115	115																
4. Veterans		40	0	40	40																
5. Persons with HIV/AIDS		20	0	20	20																
6. Victims of Domestic Violence		39	0	39	39																
7. Youth (Under 18 years of age)		8	0	8	8																
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities								Total			Priority H. M. L.	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other			
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal				Actual	% of Goal	
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete							
Beds	Emergency Shelters	249	21	228	6	0	6	0	6	0	6	0	6	0	30	0	0%				
	Transitional Housing	33	22	11	7	0	7	0	7	0	7	0	7	0	35	0	0%				
	Permanent Supportive Housing	719	0	719	0	0	8	0	10	0	14	0	16	0	48	0	0%				
	Total	1001	43	958	6	0	6	0	6	0	6	0	6	0	30	0	0%				
Chronically Homeless																					

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H. M. L.	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	56	1	55	6	0	6	0	6	0	6	0	6	0	30	0	0%			
	Transitional Housing	64	0	64	7	0	7	0	7	0	7	0	7	0	35	0	0%			
	Permanent Supportive Housing	321	43	278	37	0	85	0	80	0	85	0	90	0	377	0	0%			
	Total	441	44	397	50	0	98	93	0	0	98	0	103	0	349	93	27%			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

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Housing and Community Development Activities				5-Year Quantities													
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative			
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual		
Needs	Current	Gap															
01 Acquisition of Real Property 570.201(a)	0	0	0	2		2		2		2		2		2		10	0
02 Disposition 570.201(b)	0	0	0													0	0
03 Public Facilities and Improvements (General) 570.201(c)	0	0	0													0	0
03A Senior Centers 570.201(c)	0	0	0													0	0
03B Handicapped Centers 570.201(c)	0	0	0						1				1			2	0
03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0													0	0
03D Youth Centers 570.201(c)	0	0	0													1	0
03E Neighborhood Facilities 570.201(c)	0	0	0	1		1		1		1		1		1		5	0
03F Parks, Recreational Facilities 570.201(c)	0	0	0													0	0
03G Parking Facilities 570.201(c)	0	0	0													0	0
03H Solid Waste Disposal Improvements 570.201(c)	0	0	0	11		84		124		65		65		65		349	0
03I Flood Drain Improvements 570.201(c)	0	0	0	510		515		512		510		510		510		2557	0
03J Water/Sewer Improvements 570.201(c)	0	0	0	1		1		1		1		1		1		5	0
03K Street Improvements 570.201(c)	0	0	0	1		1		1		1		1		1		5	0
03L Sidewalks 570.201(c)	0	0	0													0	0
03M Child Care Centers 570.201(c)	0	0	0													0	0
03N Tree Planting 570.201(c)	0	0	0													0	0
03O Fire Stations/Equipment 570.201(c)	0	0	0													0	0
03P Health Facilities 570.201(c)	0	0	0							1		1		1		2	0
03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0													0	0
03R Asbestos Removal 570.201(c)	0	0	0													0	0
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0	2		2		2		2		2		2		10	0
03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0							1		1		1		2	0
04 Clearance and Demolition 570.201(d)	0	0	0													0	0
04A Clean-up of Contaminated Sites 570.201(d)	0	0	0	4570		5027		5529		6082		6690		6690		###	0
05 Public Services (General) 570.201(e)	0	0	0	340		374		410		452		496		496		2072	0
05A Senior Services 570.201(e)	0	0	0	14		15		16		18		20		20		83	0
05B Handicapped Services 570.201(e)	0	0	0													0	0
05C Legal Services 570.201(E)	0	0	0	928		1020		1121		1233		1357		1357		5659	0
05D Youth Services 570.201(e)	0	0	0	100		110		121		133		146		146		610	0
05E Transportation Services 570.201(e)	0	0	0													0	0
05F Substance Abuse Services 570.201(e)	0	0	0	34		37		41		45		49		49		206	0
05G Battered and Abused Spouses 570.201(e)	0	0	0													0	0
05H Employment Training 570.201(e)	0	0	0													0	0
05I Crime Awareness 570.201(e)	0	0	0	231		254		279		307		338		338		1409	0
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0	231		254		279		307		338		338		1409	0
05K Tenant/Landlord Counseling 570.201(e)	0	0	0													0	0
05L Child Care Services 570.201(e)	0	0	0													0	0
05M Health Services 570.201(e)	0	0	0	200		220		242		266		292		292		1220	0
05N Abused and Neglected Children 570.201(e)	0	0	0	67		73		81		89		98		98		408	0
05O Mental Health Services 570.201(e)	0	0	0							1		1		1		2	0
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(c)	0	0	0													0	0
05Q Subsistence Payments 570.204	0	0	0	1		1		1		1		1		1		5	0
05R Homeownership Assistance (not direct) 570.204	0	0	0													0	0
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)	0	0	0	17		18		20		22		24		24		101	0
05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0					1								0	0
06 Community Assistance 570.201(f)	0	0	0													0	0
07 Urban Renewal Completion 570.201(h)	0	0	0													0	0

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08 Relocation 570.201(i)	0	0	0	1	1	1	1	1	5	0
09 Loss of Rental Income 570.201(j)	0	0	0						0	0
10 Removal of Architectural Barriers 570.201(k)	0	0	0						0	0
11 Privately Owned Utilities 570.201(l)	0	0	0						0	0
12 Construction of Housing 570.201(m)	0	0	0	1	1	1	1	1	5	0
13 Direct Homeownership Assistance 570.201(n)	0	0	0	10	10	10	10	10	50	0
14A Rehab; Single-Unit Residential 570.202	0	0	0	2	2	2	2	2	10	0
14B Rehab; Multi-Unit Residential 570.202	0	0	0	10	10	10	10	10	50	0
14C Public Housing Modernization 570.202	0	0	0	10	10	10	10	10	50	0
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	0	0	0						0	0
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0						0	0
14F Energy Efficiency Improvements 570.202	0	0	0						0	0
14G Acquisition - for Rehabilitation 570.202	0	0	0						0	0
14H Rehabilitation Administration 570.202	0	0	0						0	0
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0	2	2	2	2	2	10	0
15 Code Enforcement 570.202(c)	0	0	0						0	0
16A Residential Historic Preservation 570.202(d)	0	0	0						0	0
16B Non-Residential Historic Preservation 570.202(d)	0	0	0						0	0
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0						0	0
17B CI Infrastructure Development 570.203(a)	0	0	0						0	0
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0						0	0
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0						0	0
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0						0	0
18B ED Technical Assistance 570.203(b)	0	0	0						0	0
18C Micro-Enterprise Assistance	0	0	0						0	0
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0						0	0
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0						0	0
19C CDBG Non-profit Organization Capacity Building	0	0	0						0	0
19D CDBG Assistance to Institutes of Higher Education	0	0	0						0	0
19E CDBG Operation and Repair of Foreclosed Property	0	0	0						0	0
19F Planned Repayment of Section 108 Loan Principal	0	0	0						0	0
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0						0	0
19H State CDBG Technical Assistance to Grantees	0	0	0						0	0
20 Planning 570.205	0	0	0						0	0
21A General Program Administration 570.206	0	0	0	3	3	3	3	3	15	0
21B Indirect Costs 570.206	0	0	0						0	0
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0						0	0
21E Submissions or Applications for Federal Programs 570.206	0	0	0						0	0
21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0						0	0
21G HOME Security Deposits (subject to 5% cap)	0	0	0						0	0
21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0						0	0
21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0						0	0
22 Unprogrammed Funds	0	0	0						0	0
31J Facility based housing - development	0	0	0						0	0
31K Facility based housing - operations	0	0	0						0	0
31G Short term rent mortgage utility payments	0	0	0						0	0
31F Tenant based rental assistance	0	0	0						0	0
31E Supportive service	0	0	0						0	0
31I Housing Information services	0	0	0						0	0
31H Resource Identification	0	0	0						0	0
31B Administration - grantee	0	0	0						0	0
Com 31D Administration - project sponsor	0	0	0			2			0	0
Acquisition of existing rental units	0	0	0						0	0

CDBG	Production of new rental units	0	0	0									0	0		
	Rehabilitation of existing rental units	0	0	0									0	0		
	Rental assistance	0	0	0									0	0		
	Acquisition of existing owner units	0	0	0									0	0		
	Production of new owner units	0	0	0									0	0		
	Rehabilitation of existing owner units	0	0	0									0	0		
	Homeownership assistance	0	0	0									0	0		
HOME	Acquisition of existing rental units	0	0	0									0	0		
	Production of new rental units	0	0	0									0	0		
	Rehabilitation of existing rental units	0	0	0									0	0		
	Rental assistance	0	0	0									0	0		
	Acquisition of existing owner units	0	0	0									0	0		
	Production of new owner units	0	0	0									0	0		
	Rehabilitation of existing owner units	0	0	0									0	0		
Homeownership assistance	0	0	0									0	0			
Totals		0	0	0	7300	0	8048	0	8823	0	9580	0	###	0	###	0

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Appendix B –

Table 1	CDBG Consortium Consolidated Plan Priorities 2007-2012
Table 1A	CDBG Consortium Consolidated Plan Top Priorities 2007-2012
Table 2	Continuum of Care Gaps Analysis
Table 2A	Priority Housing Needs
Table 2B	Community Needs
Table 2C	Special Needs/Non-Homeless
Table 3	Inventory of Facilities and Services for the Homeless

Table 1
Stanislaus County CDBG Consortium- Consolidated Plan Priorities
FY 2007-2012

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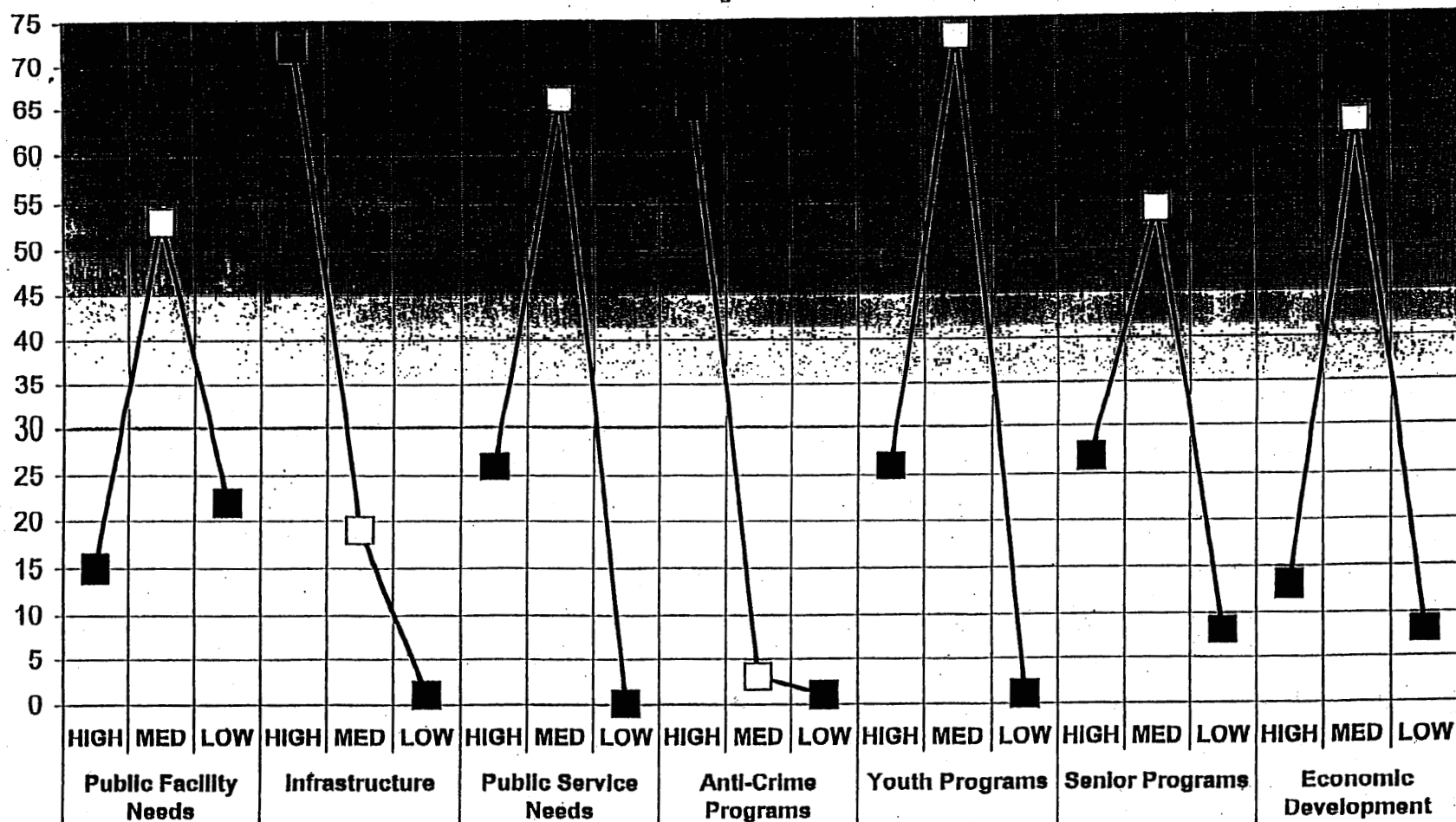
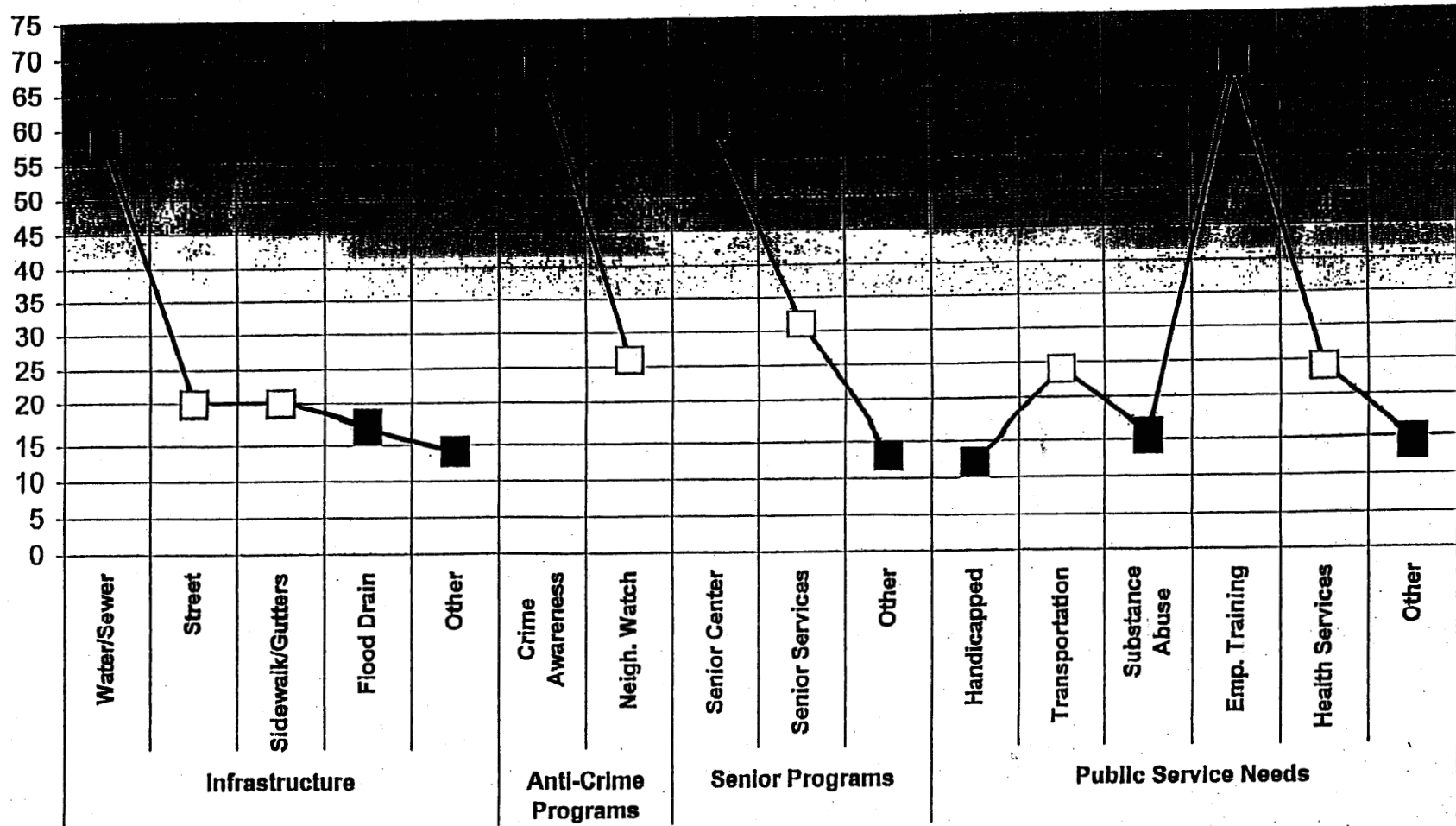


Table 1A
Stanislaus County CDBG Consortium- Consolidated Plan Top Priorities
FY 2007-2012

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Continuum of Care: Gaps Analysis - Individuals

Beds/Units				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	450	214	236	High
Transitional Housing	1,167	416	751	High
Permanent Housing	983	140	843	High
Total	2,600	770	1,830	

Estimated Supportive Services Slots				
Job Training	1,917	750	1,167	High
Case Management	1,000	400	600	High
Substance Abuse Treatment	1,538	400	1,138	High
Mental Health Care	900	400	500	High
Housing Placement	1,167	400	767	High
Life Skills Training	400	200	200	Med

Estimated Sub-Populations				
Chronic Substance Abusers	661	0	661	
Seriously Mentally Ill	500	0	500	
Dually-Diagnosed	661	0	661	
Veterans	257	0	257	
Persons with HIV/AIDS	46	0	46	
Victims of Domestic Violence	448	0	448	
Youth	200	0	200	

Continuum of Care: Gaps Analysis - Persons in Families with Children

Beds/Units				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	2,282	560	1,722	High
Transitional Housing	789	72	717	High
Permanent Housing	1,346	250	1,096	High
Total	4,417	882	3,535	

Estimated Supportive Services Slots				
Job Training	1,825	600	1,225	High
Case Management	913	498	415	High
Child Care	0	0	0	
Substance Abuse Treatment	1,346	400	946	High
Mental Health Care	684	500	184	Low
Housing Placement	2,053	1,000	1,053	High
Life Skills Training	0	0	0	
Other Categories				
Transportation	1,826	1,000	826	High

Estimated Sub-Populations				
Chronic Substance Abusers	1,346	0	1,346	
Seriously Mentally Ill	530	0	530	
Dually-Diagnosed	530	0	530	
Veterans	114	0	114	
Persons with HIV/AIDS	130	0	130	
Victims of Domestic Violence	913	0	913	

Housing Needs

Renter		Need Level	Units	Estimated \$
Small Related	0 - 30% of MFI	High	89	\$5,340,000
	31 - 50% of MFI	High	54	\$3,240,000
	51 - 80% of MFI	Low	25	\$1,500,000
Large Related	0 - 30% of MFI	High	31	\$3,255,000
	31 - 50% of MFI	High	32	\$3,360,000
	51 - 80% of MFI	Low	11	\$1,155,000
Elderly	0 - 30% of MFI	High	18	\$1,080,000
	31 - 50% of MFI	High	24	\$1,440,000
	51 - 80% of MFI	Low	6	\$360,000
All Other	0 - 30% of MFI	High	19	\$1,710,000
	31 - 50% of MFI	High	16	\$1,440,000
	51 - 80% of MFI	Med	7	\$630,000
Owner				
	0 - 30% of MFI	High	70	\$5,950,000
	31 - 50% of MFI	High	68	\$5,780,000
	51 - 80% of MFI	Med	81	\$6,885,000

Community Needs

Anti-Crime Programs			
	Need Level	Units	Estimated \$
Overall	--	0	\$0
Sub-Categories			
Crime Awareness (05I)	--	0	\$0

Economic Development			
	Need Level	Units	Estimated \$
Overall	High	12	\$3,000,000
Sub-Categories			
Rehab; Publicly or Privately-Owned Commer (14E)	--	0	\$0
CI Land Acquisition/Disposition (17A)	--	0	\$0
CI Infrastructure Development (17B)	High	2	\$2,000,000
CI Building Acquisition, Construction, Re (17C)	--	0	\$0
Other Commercial/Industrial Improvements (17D)	--	0	\$0
ED Direct Financial Assistance to For-Pro (18A)	--	0	\$0
ED Technical Assistance (18B)	--	0	\$0
Micro-Enterprise Assistance (18C)	Low	10	\$1,000,000

Infrastructure			
	Need Level	Units	Estimated \$
Overall	--	9,150	\$14,525,000
Sub-Categories			
Flood Drain Improvements (03I)	High	500	\$6,875,000
Water/Sewer Improvements (03J)	High	525	\$2,625,000
Street Improvements (03K)	High	3,875	\$2,900,000
Sidewalks (03L)	High	4,250	\$2,125,000
Tree Planting (03N)	None	0	\$0
Removal of Architectural Barriers (10)	None	0	\$0
Privately Owned Utilities (11)	None	0	\$0

Planning & Administration			
	Need Level	Units	Estimated \$
Overall	--	0	\$0
Sub-Categories			

Community Needs (Page 2)

Public Facilities			
	Need Level	Units	Estimated \$
Overall	Med	4	\$13,500,000
Sub-Categories			
Public Facilities and Improvements (Gener (03)	--	0	\$0
Handicapped Centers (03B)	None	0	\$0
Neighborhood Facilities (03E)	Med	2	\$5,000,000
Parks, Recreational Facilities (03F)	Med	1	\$1,000,000
Parking Facilities (03G)	None	0	\$0
Solid Waste Disposal Improvements (03H)	None	0	\$0
Fire Stations/Equipment (03O)	None	0	\$0
Health Facilities (03P)	Med	1	\$7,500,000
Asbestos Removal (03R)	None	0	\$0
Clean-up of Contaminated Sites (04A)	None	0	\$0
Interim Assistance (06)	None	0	\$0
Non-Residential Historic Preservation (16B)	None	0	\$0

Public Services			
	Need Level	Units	Estimated \$
Overall	--	--	\$3,560,000
Sub-Categories			
Public Services (General) (05)	High	--	\$1,500,000
Handicapped Services (05B)	High	10	\$200,000
Legal Services (05C)	--	0	\$0
Transportation Services (05E)	Med	7	\$140,000
Substance Abuse Services (05F)	Med	2	\$40,000
Employment Training (05H)	High	4	\$1,500,000
Health Services (05M)	Med	3	\$60,000
Mental Health Services (05O)	High	4	\$80,000
Screening for Lead-Based Paint/Lead Hazar (05P)	Low	2	\$40,000

Senior Programs			
	Need Level	Units	Estimated \$
Overall	Low	6	\$1,100,000
Sub-Categories			
Senior Centers (03A)	Low	1	\$1,000,000
Senior Services (05A)	Med	5	\$100,000

Community Needs (Page 3)

Youth Programs			
	Need Level	Units	Estimated \$
Overall	--	17	\$1,850,000
Sub-Categories			
Youth Centers (03D)	High	3	\$500,000
Child Care Centers (03M)	Med	5	\$500,000
Abused and Neglected Children Facilities (03Q)	--	0	\$0
Youth Services (05D)	High	2	\$500,000
Child Care Services (05L)	Med	2	\$250,000
Abused and Neglected Children (05N)	High	5	\$100,000

Other			
	Need Level	Units	Estimated \$
Overall	--	4	\$800,000
Sub-Categories			
Urban Renewal Completion (07)	--	0	\$0
CDBG Non-profit Organization Capacity Bul (19C)	Med	4	\$800,000
CDBG Assistance to Institutes of Higher E (19D)	--	0	\$0
Repayments of Section 108 Loan Principal (19F)	--	0	\$0
Unprogrammed Funds (22)	--	0	\$0

Special Needs/Non-Homeless

Sub-Populations	Priority Need	Estimated \$
Elderly	High	\$2,250,000
Frail Elderly	Med	\$875,000
Severe Mental Illness	High	\$1,000,000
Developmentally Disabled	Med	\$625,000
Physically Disabled	High	\$1,562,500
Persons with Alcohol/Other Drug Addiction	High	\$1,250,000
Persons with HIV/AIDS	Med	\$625,000
TOTAL		\$8,187,500

Table 3
Inventory of Facilities and Services for the Homeless

Organization	Services Provided	Population Served	# of People Served	# of Beds/Units Available
Bethany House	Temp. shelter & health services	Pregnant teens	6-12 teens per year	6 beds
Central Valley Homeless Veterans Project	Temp. shelter & social services	Veterans	26 persons per month	26 beds
Central Valley Opportunity Center	Outreach & referrals	Adults & families	2- 3 families per month	Not Applicable
Community Housing & Shelter Services (CHSS)	Temp. shelter & social services	Adults & children	15 households per day	90 beds
Daily Bread Ministries	Free meals	Adults & children	800 people per day	Not Applicable
Golden Valley Health Centers	Free health & medical services	Adults & children	Not Available	Not Applicable
Haven Women's Center	Temp. Shelter & outreach	Domestic violence victims	Average 300 people per year	25 beds
Hutton House (Center for Human Services)	Temp. Shelter for youths	Runaway youth 13-17 yrs old	8 people per night	8 beds
Inter-Faith Ministries- Redwood Family Center	Transitional Housing	Women & children	70 people per year	70 beds
Inter-Faith Ministries- Santa Fe Project	Transitional Housing	Families	87 people per year	87 beds
Laura's House (CHSS)	Transitional Housing	Substance abusers (Women)	15-20 women & children per year	20 housing units
Modesto Gospel Mission	Temp. food & shelter	Single adults with children	2,000 people per year	225 beds
Nirvana	Treatment program	Chronic substance abusers	33+ per year	66 beds
Pathways (Center for Human Services)	Transitional Housing	Youth	12 youth per year	12 beds
STANCO	Transitional Housing	Families	Average 5 families per year	5 housing units
Stanislaus County AIDS Project (SCAP)	Outreach	HIV/AIDS patients	Not Available	Not Applicable
Stan. Co. Dept. of Aging & Veteran's Services	Outreach & social services	Elderly & veteran's	Not Available	Not Applicable
Stanislaus Homeless Outreach Program	Outreach & assessments	Adults & children	Not Available	Not Applicable
Children's Crisis Center- Turlock Location	Overnight emergency shelter	Children	27 children per night	27 beds
Children's Crisis Center- Guardian House	Overnight emergency shelter	Children	22 children per night	22 beds
Children's Crisis Center- Sawyer House	Overnight emergency shelter	Children	20 children per night	20 beds
Children's Crisis Center- Cricket House	Overnight emergency shelter	Adults & children	10 children per night	10 beds
The Salvation Army of Stanislaus County	Food, clothing & referrals	Adults, children & families	250 people per day	Not Applicable
Salvation Army- Emergency Shelter	Overnight emergency shelter	Adults	45 people	45 beds
United Samaritans Foundation (USF)	Temp. shelter & social services	Adults & children	800 people per day	Not Applicable
USF- We Care Program	Temp. shelter & social services	Adults	30 people per night	30 beds
United Way of Stanislaus County	Outreach & social services	Adults & children	500-800 people per day	Not Applicable

60

Appendix C-

Maps:

Airport Neighborhood
Bret Harte
Ceres
Crows Landing
Denair
Empire
Grayson
Hickman
Keyes
Knight's Ferry
La Grange
Monterey Park Tract
Newman
Oakdale
Patterson
Robertson Road
Salida
Shackelford
Valley Home
Waterford
Westley
West Modesto

U.S. Census Bureau

American FactFinder

Airport Neighborhood

TM-P065. Median Family Income in 1999: 2000
 Universe: Families
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Modesto city, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Legend

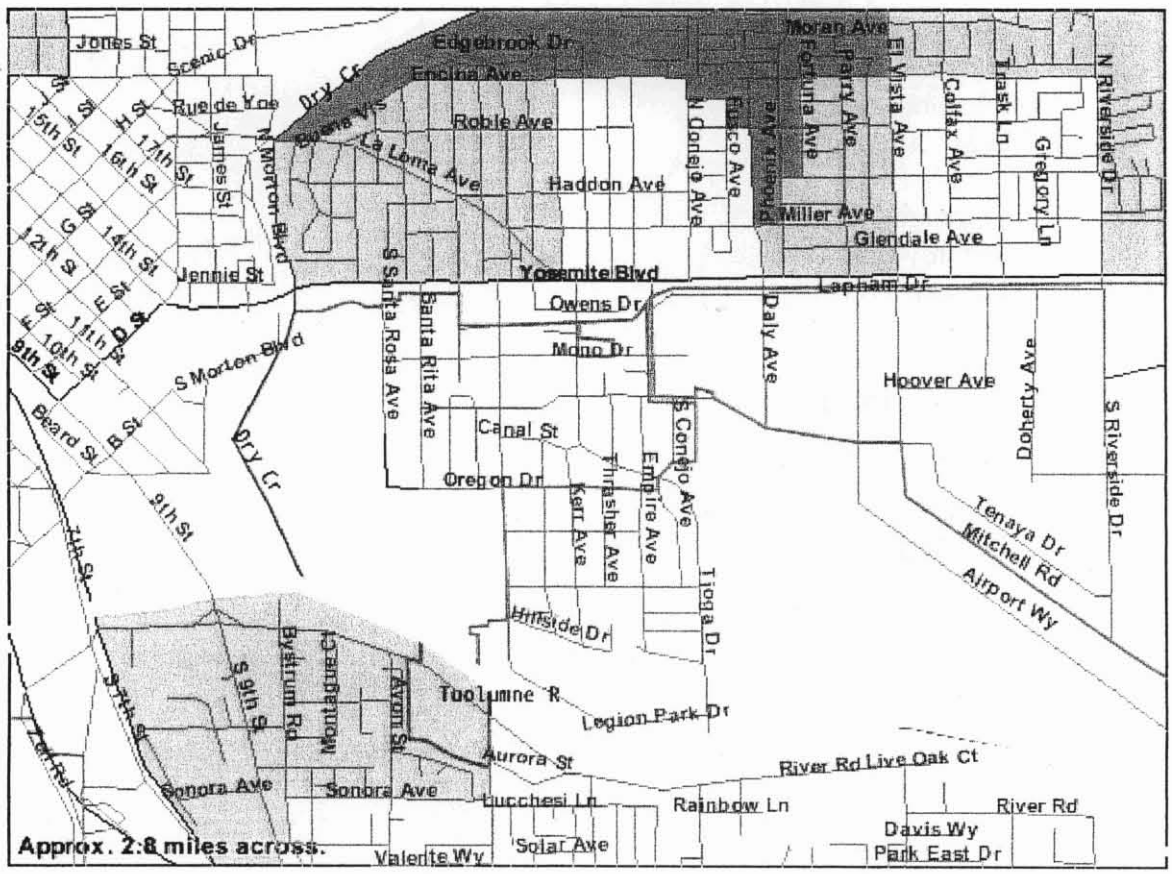
Data Classes

Dollars

0 - 23802
24438 - 36426
37098 - 48828
50526 - 62458
65938 - 95070

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P77.

U.S. Census Bureau

American FactFinder

TM-P065. Median Family Income in 1999: 2000
 Universe: Families
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Bret Harte CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

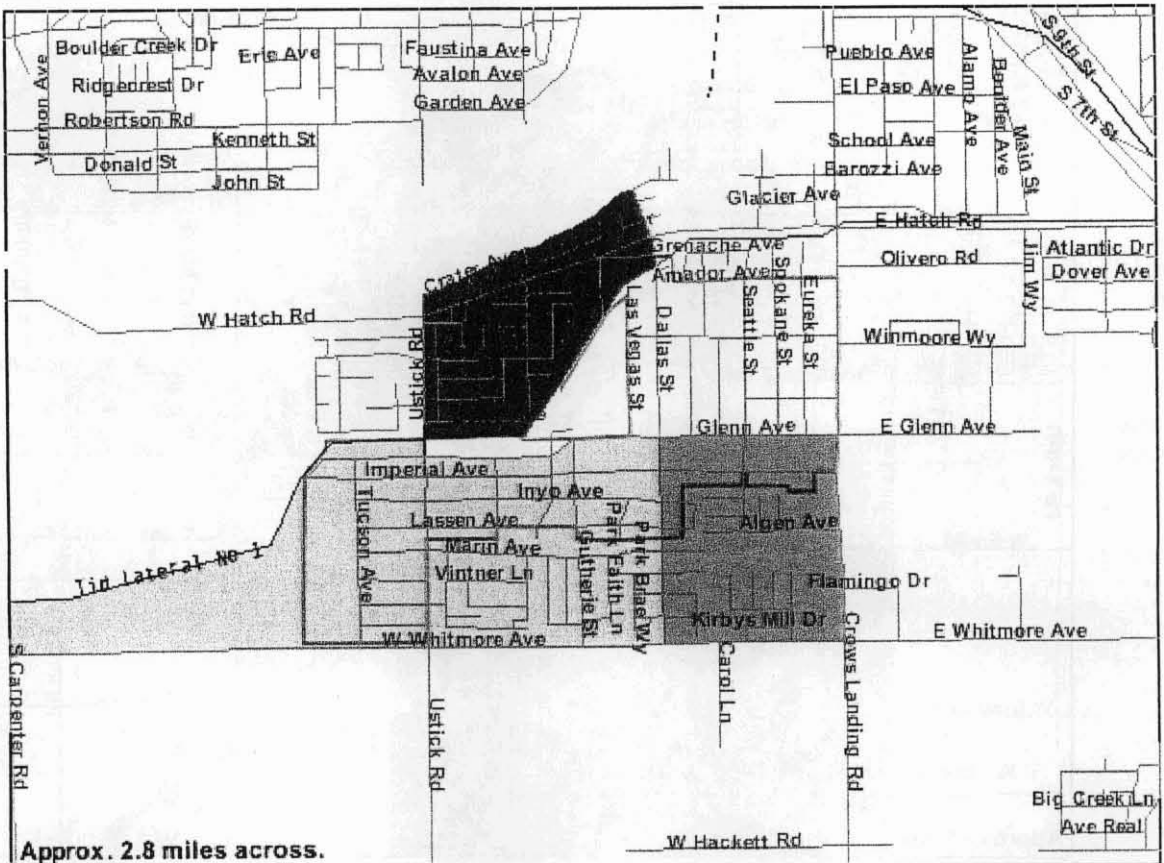
Legend

Data Classes

Dollars

27246 - 27246
28534 - 28534
32563 - 35603
38929 - 38929
43424 - 43424

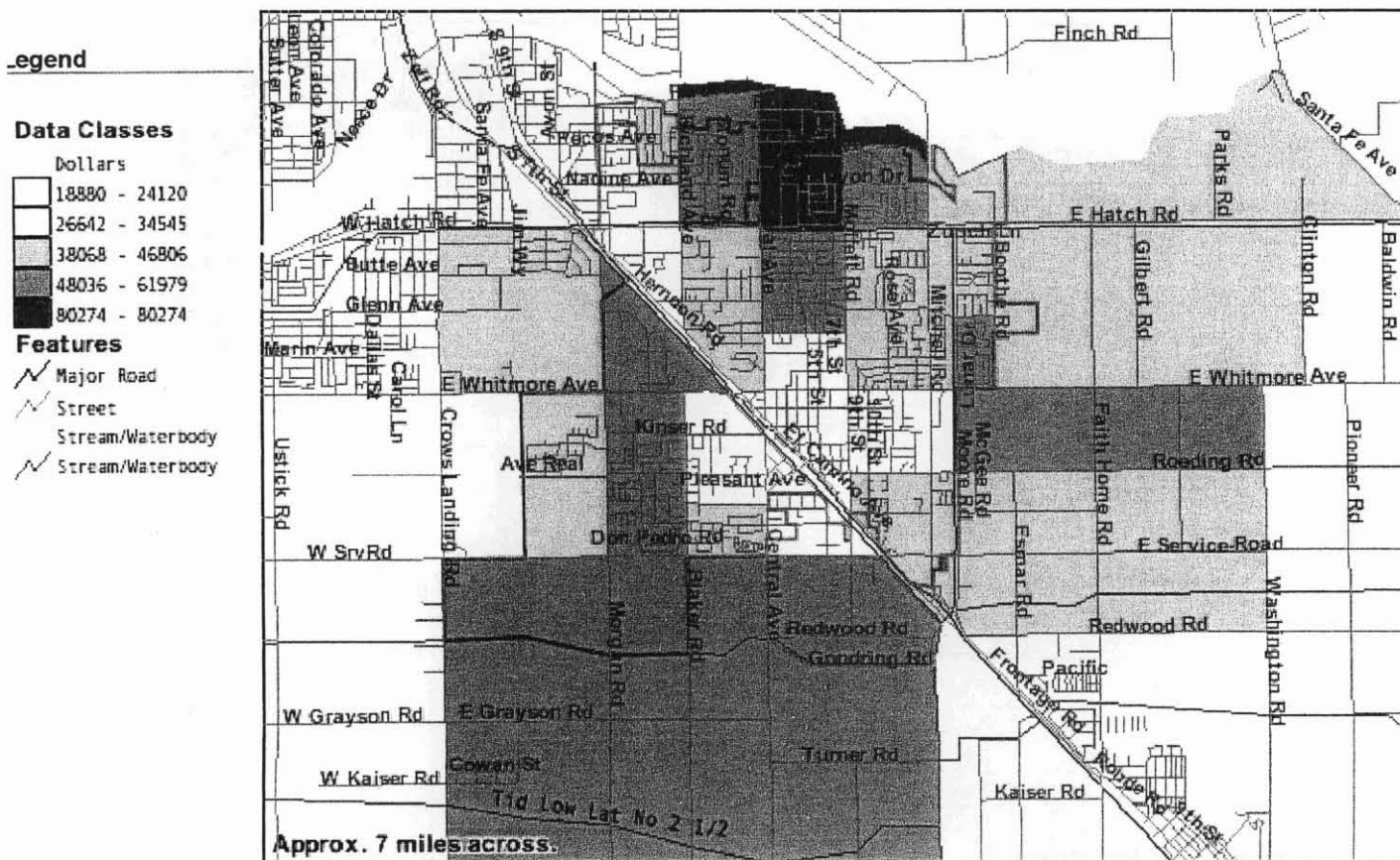
- Features**
- Major Road
 - Street
 - Stream/Waterbody
 - Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P77.

TM-P065. Median Family Income in 1999: 2000
 Universe: Families
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Ceres city, California by Block Group

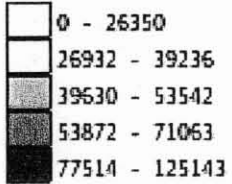
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P77.

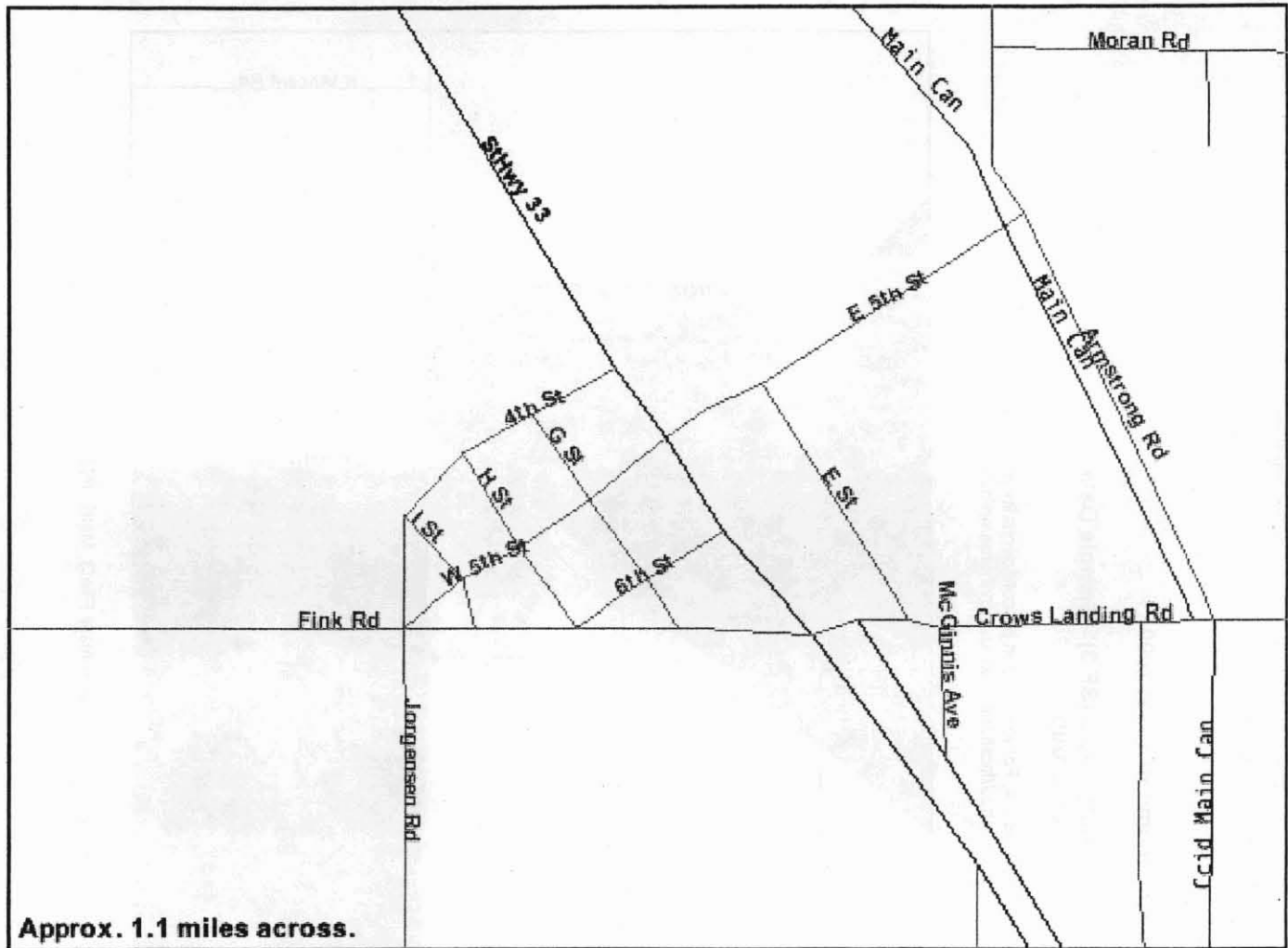
Data Classes

Dollars



Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Crows Landing

71

CROWS LANDING

U.S. Census Bureau

American FactFinder

TM-P065. Median Family Income in 1999: 2000

Universe: Families

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Denair CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Legend

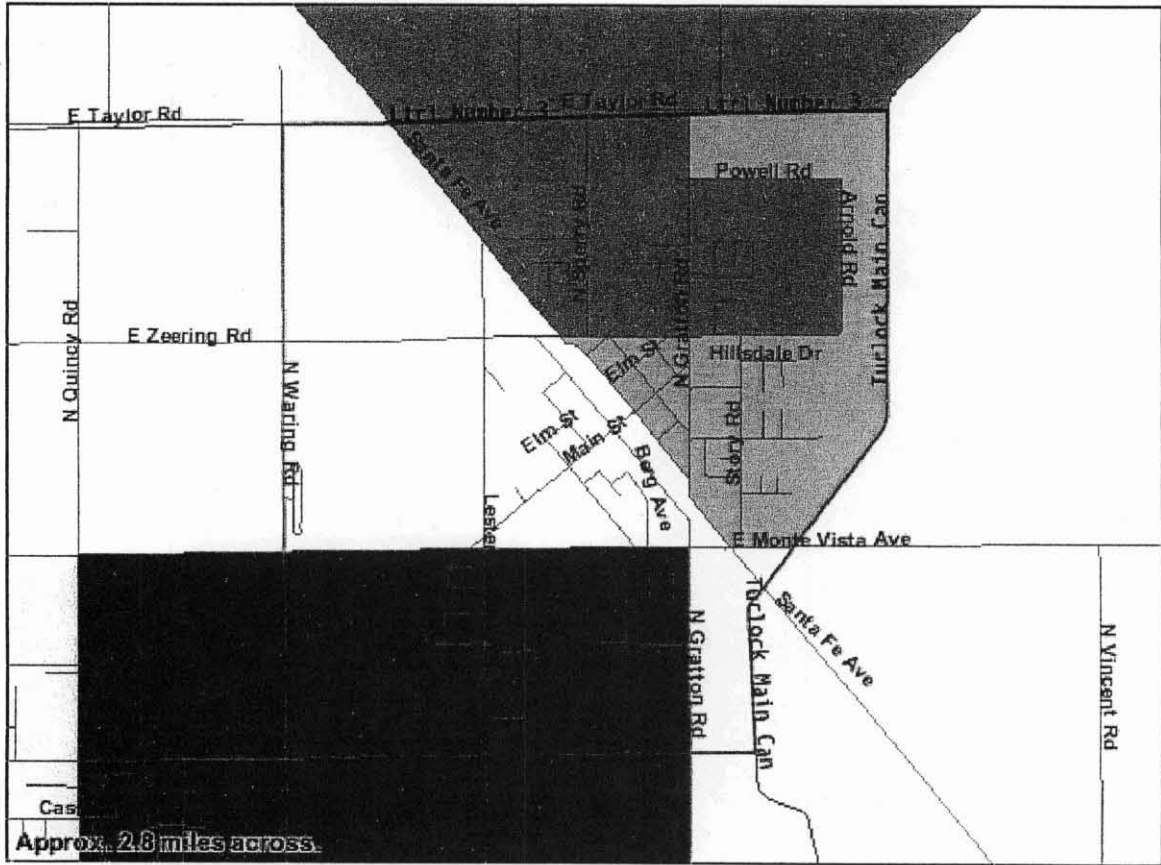
Data Classes

Dollars

	44375 - 44375
	52188 - 52188
	55556 - 55556
	55938 - 55938
	58214 - 58214

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P77.

U.S. Census Bureau
American FactFinder



TM-P065. Median Family Income in 1999: 2000
 Universe: Families
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Empire CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Legend

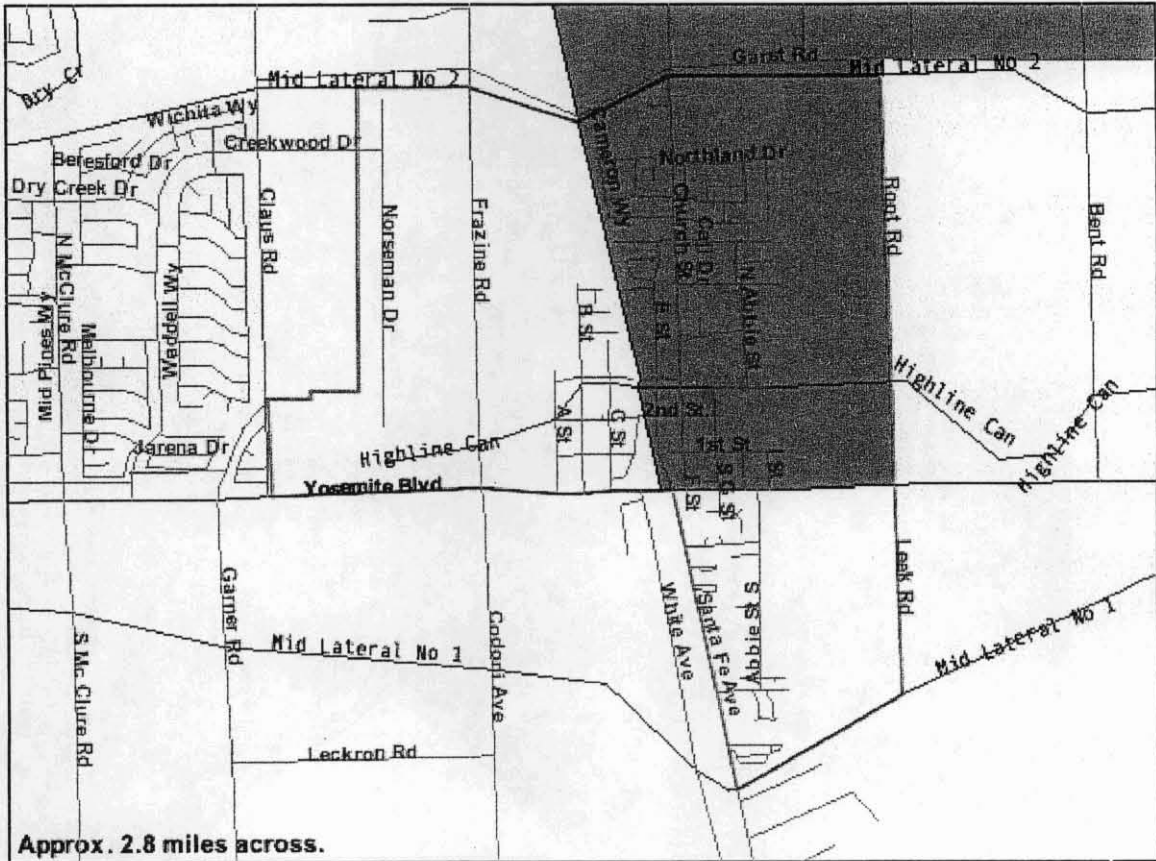
Data Classes

Dollars

	23239 - 23239
	31791 - 31791
	40875 - 40875

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P77.

U.S. Census Bureau

American FactFinder



TM-P065. Median Family Income in 1999: 2000

Universe: Families

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Grayson CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Legend

Data Classes

Dollars

■ 48629 - 48629

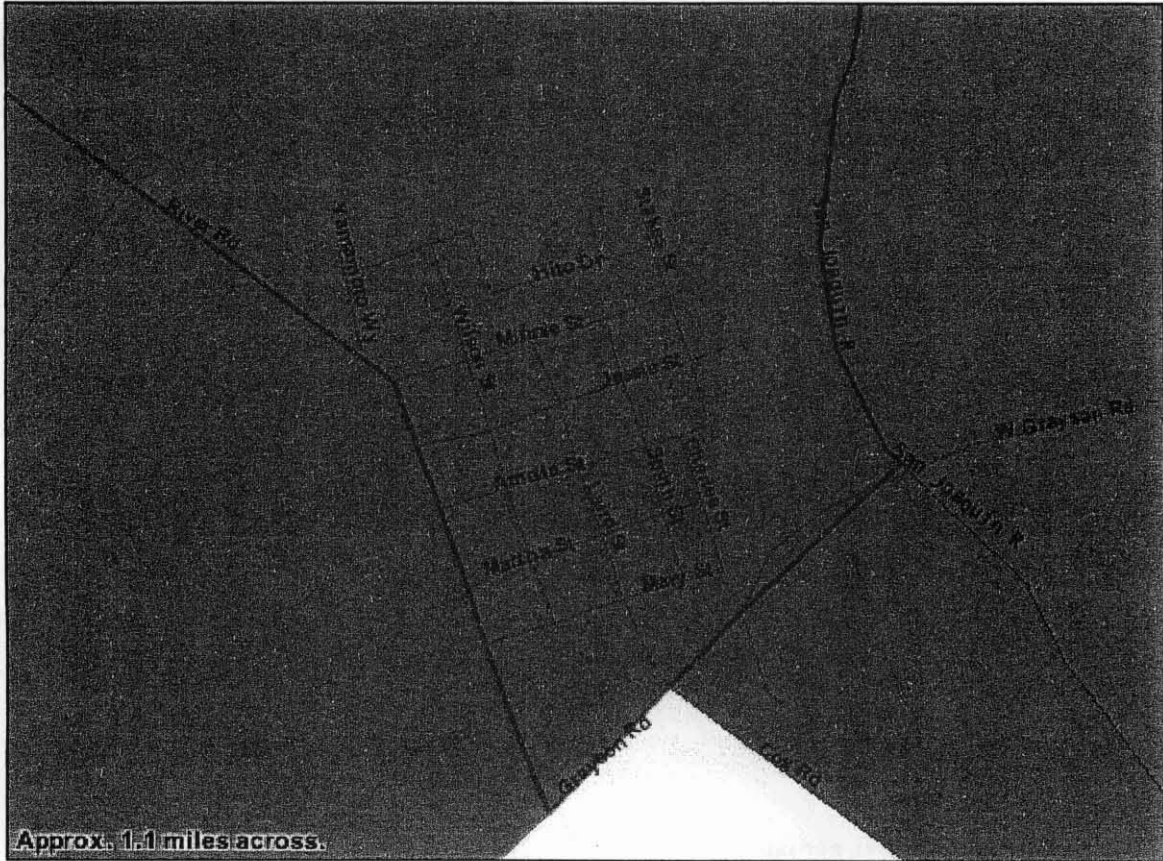
Features

— Major Road

— Street

— Stream/Waterbody

— Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P77.

U.S. Census Bureau

American FactFinder

TM-P065. Median Family Income in 1999: 2000

Universe: Families

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Hickman CDP, California by Block Group



NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Legend

Data Classes

Dollars

35313 - 35313

50833 - 50833

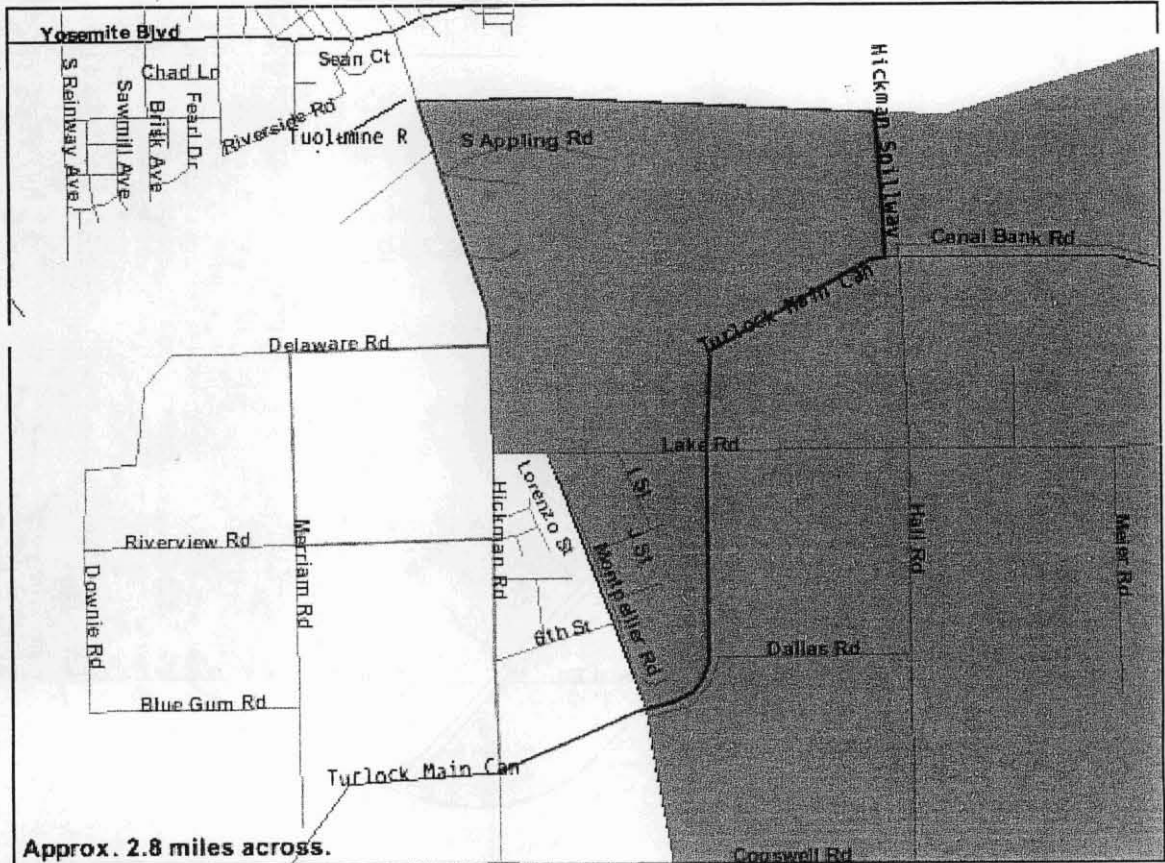
Features

Major Road

Street

Stream/Waterbody

Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P77.

U.S. Census Bureau

American FactFinder

TM-P065. Median Family Income in 1999: 2000

Universe: Families

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Keyes CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Legend

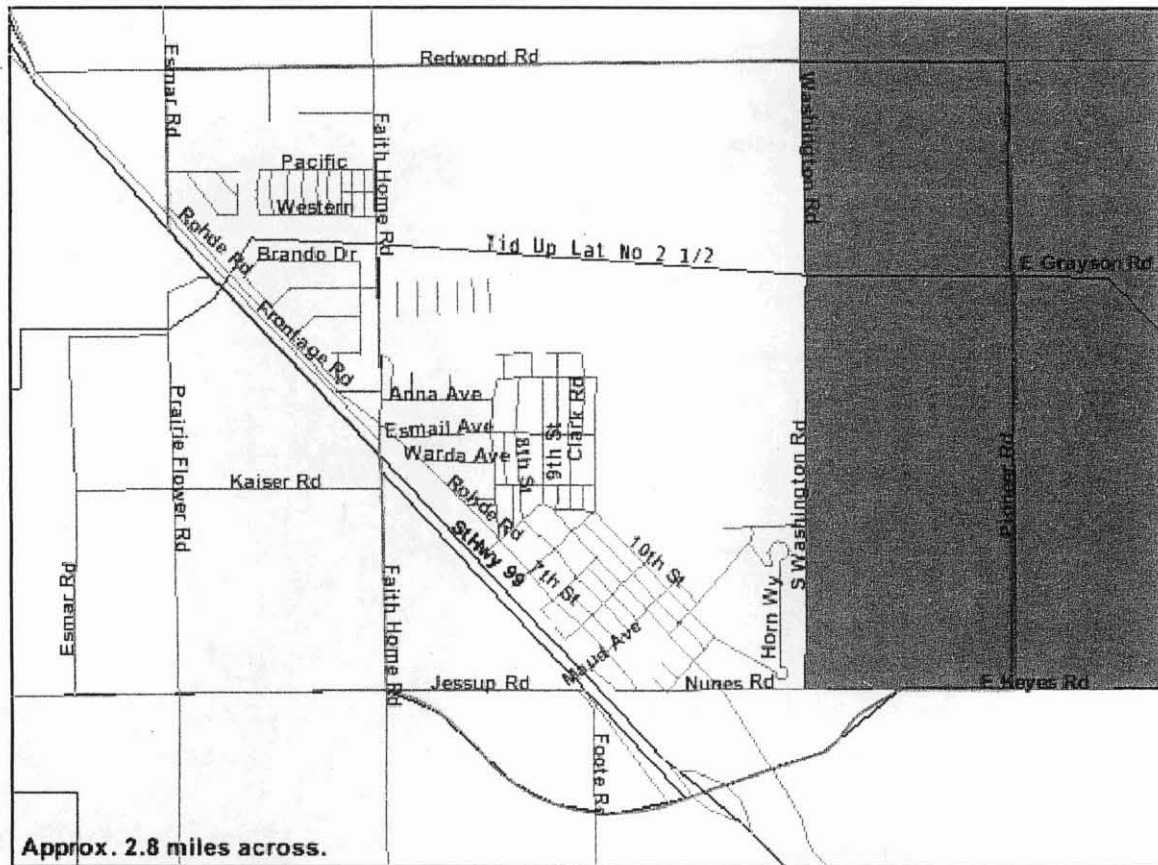
Data Classes

Dollars

- 32321 - 32321
- 42417 - 42417
- 55417 - 55417

Features

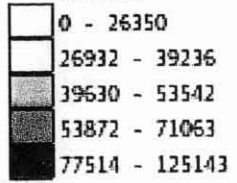
- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P77.

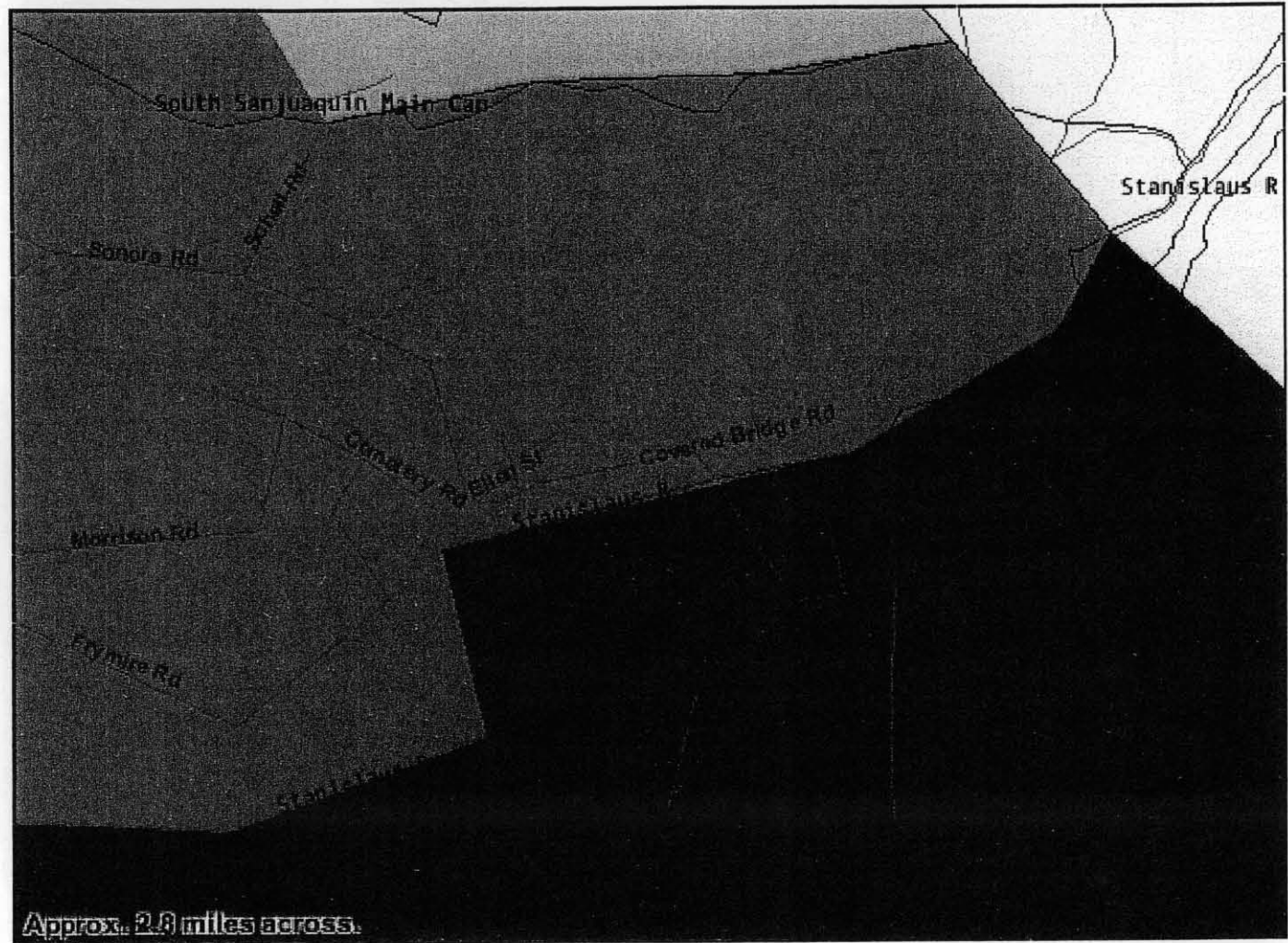
Data Classes

Dollars



Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



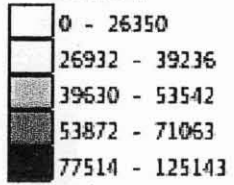
77

Knight's Ferry

KNIGHT'S FERRY

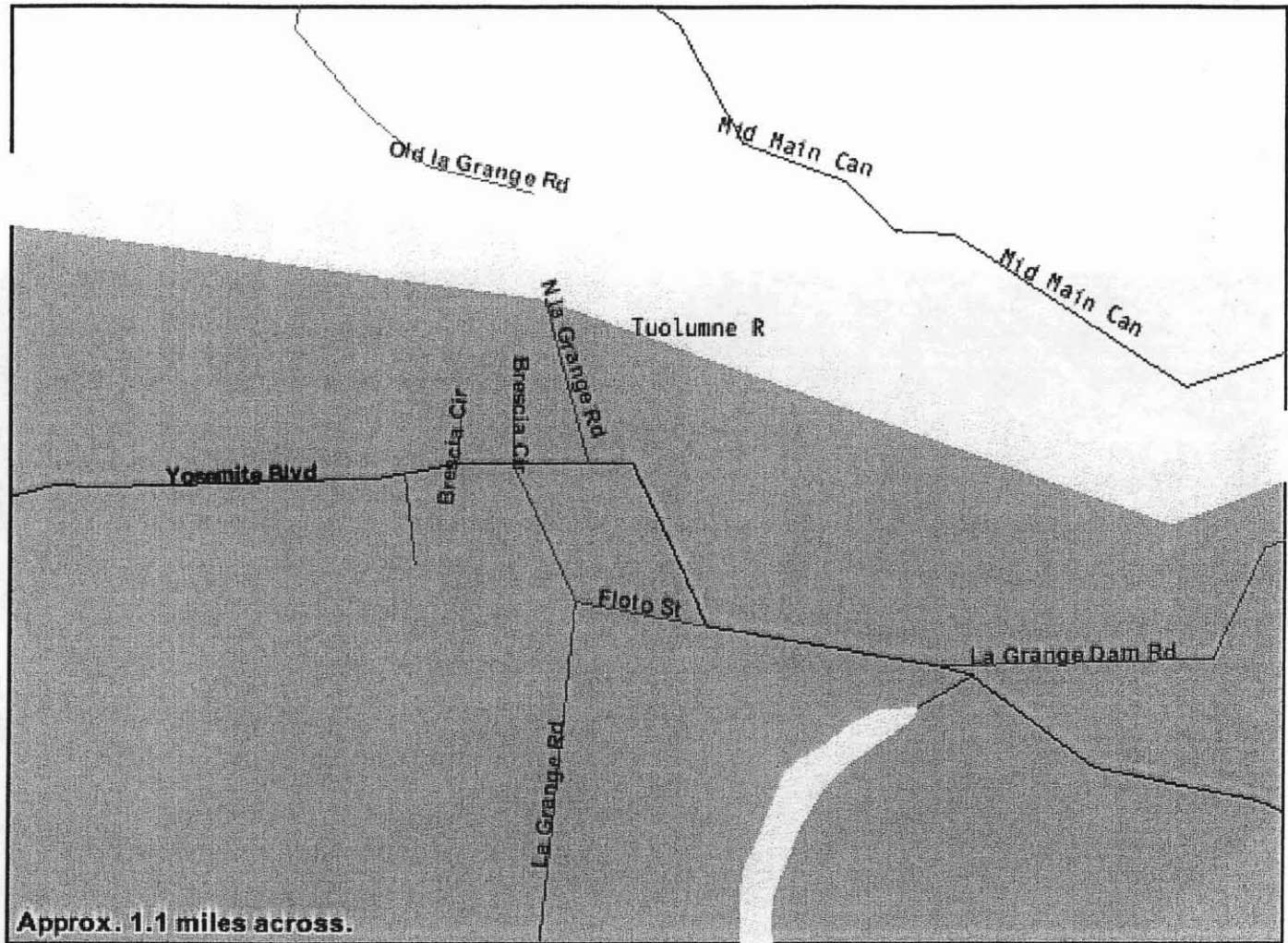
Data Classes

Dollars



Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



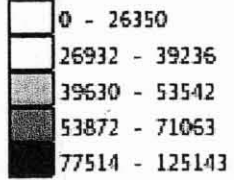
78

La Grange

LA GRANGE

Data Classes

Dollars

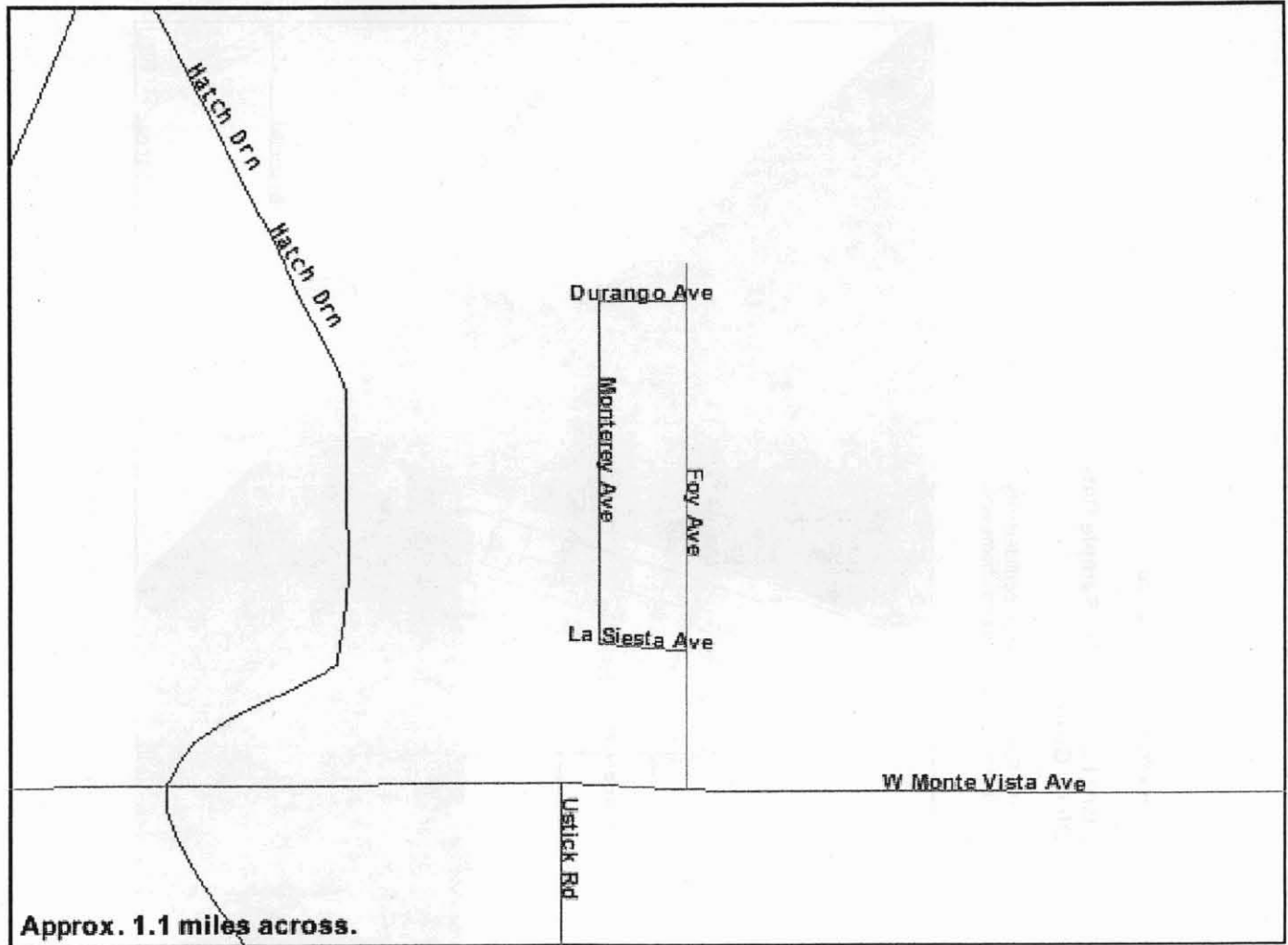


Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

62

79



MONTEREY PARK

Monterey Park

TM-P063. Median Household Income in 1999: 2000

Universe: Households





Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Newman city, California by Block Group





NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

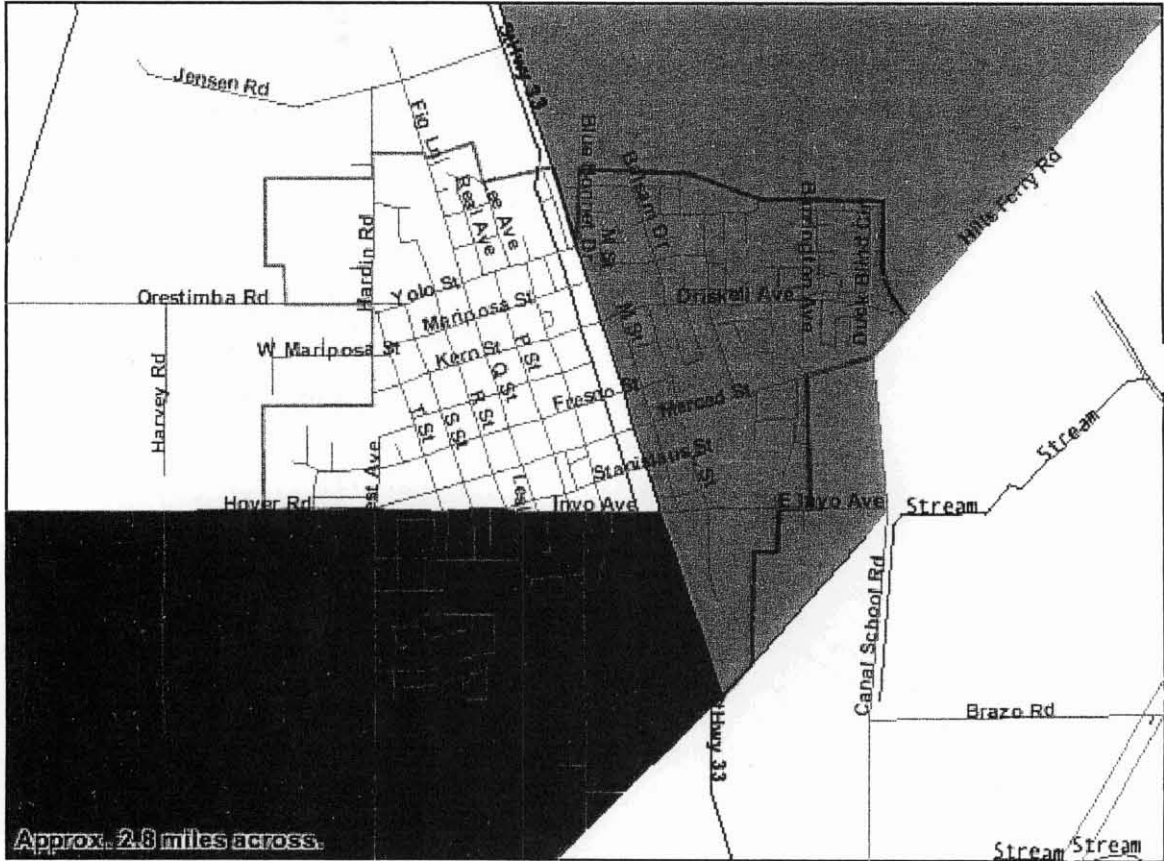
Legend

Data Classes

Dollars	
	33667 - 33667
	40833 - 40833
	42112 - 42112
	46471 - 46471

Features

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

U.S. Census Bureau

American FactFinder

TM-P063. Median Household Income in 1999: 2000

Universe: Households

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Oakdale city, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Legend

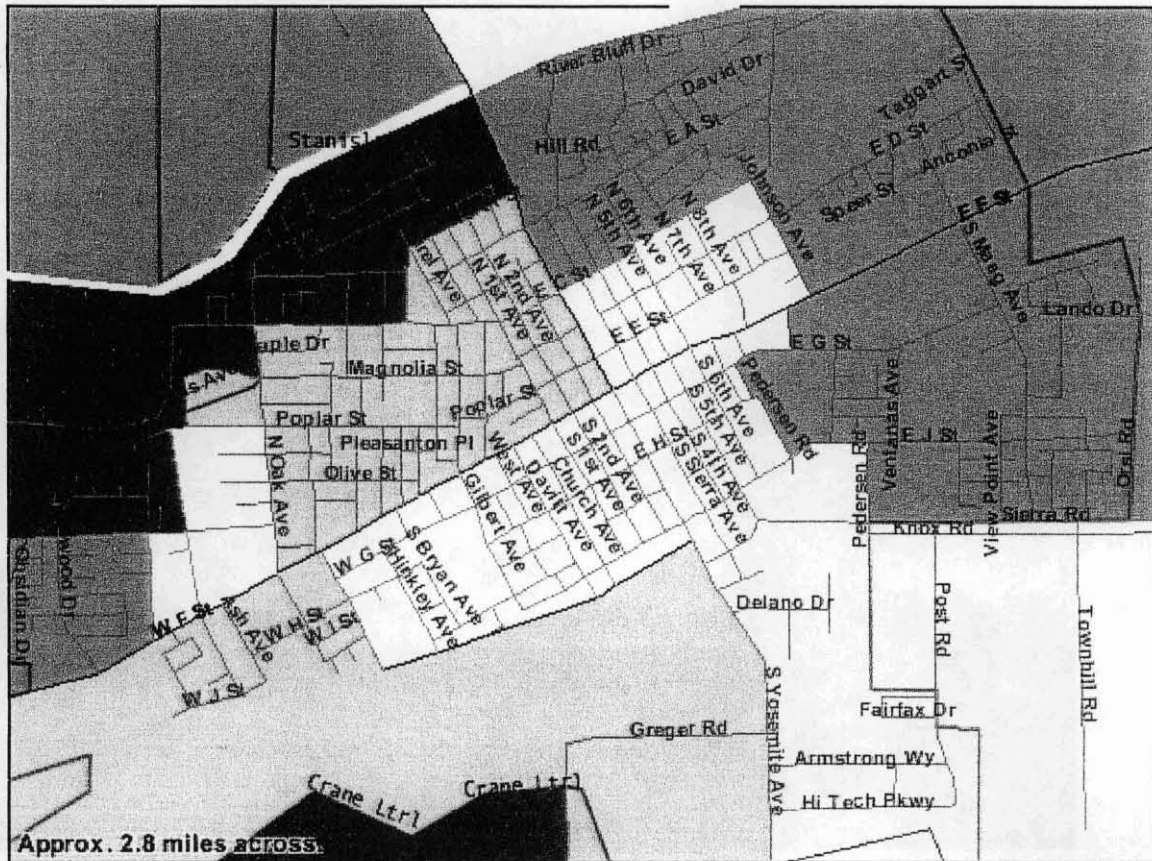
Data Classes

Dollars

	16458 - 16458
	28125 - 33550
	36750 - 40903
	42813 - 46607
	56827 - 77514

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

TM-P063. Median Household Income in 1999: 2000

Universe: Households

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Patterson city, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Legend

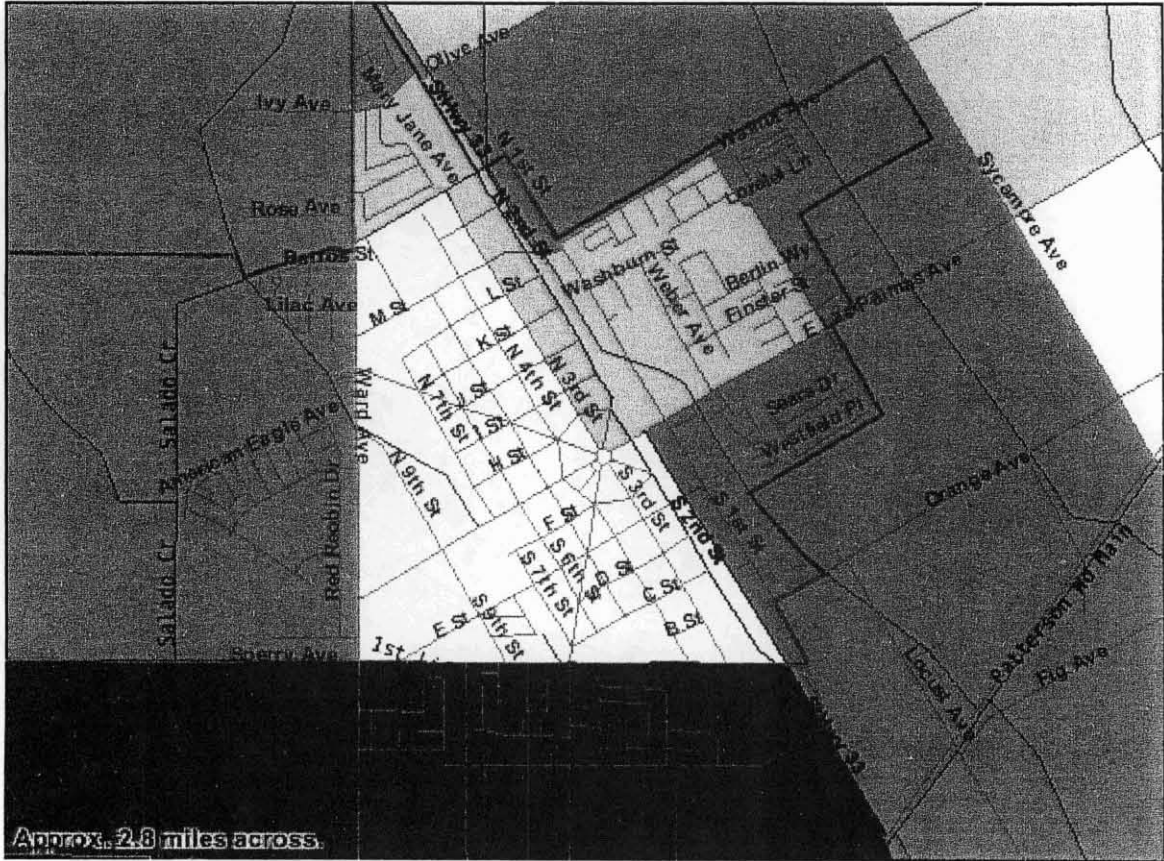
Data Classes

Dollars

25833 - 25833
32837 - 32837
38696 - 43952
50074 - 55089
69327 - 69327

Features

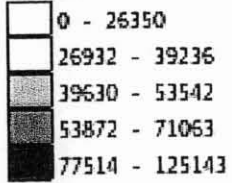
- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

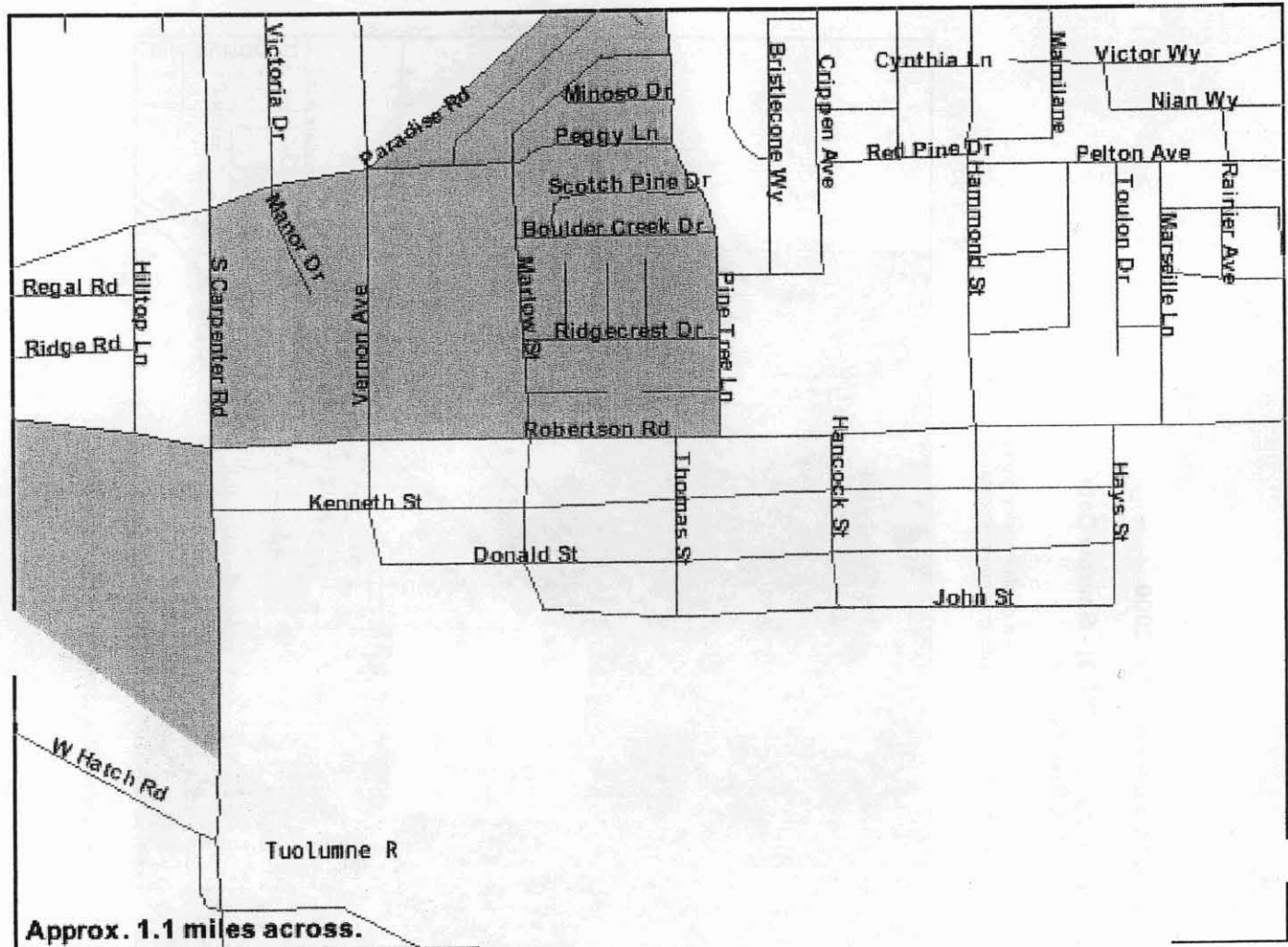
Data Classes

Dollars



Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



ROBERTSON ROAD NEIGHBORHOOD

U.S. Census Bureau

American FactFinder

TM-P063. Median Household Income in 1999; 2000

Universe: Households

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data






Salida CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.





Legend

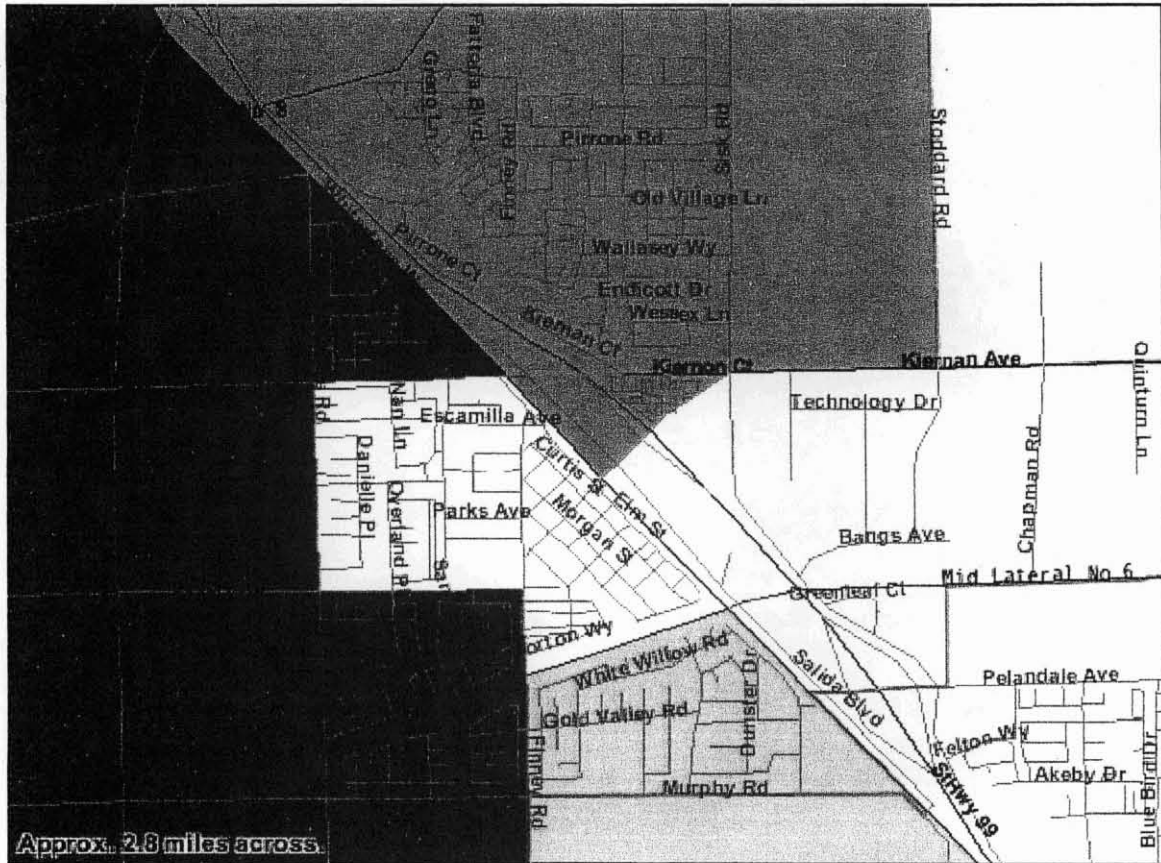
Data Classes

Dollars

-  29942 - 29942
-  49250 - 51359
-  60478 - 60478
-  60818 - 60818
-  65795 - 69327

Features

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

U.S. Census Bureau

American FactFinder

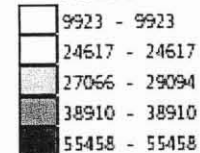
TM-P063. Median Household Income in 1999; 2000
Universe: Households
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Shackelford CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datnotes/expsf3.htm>.

Legend

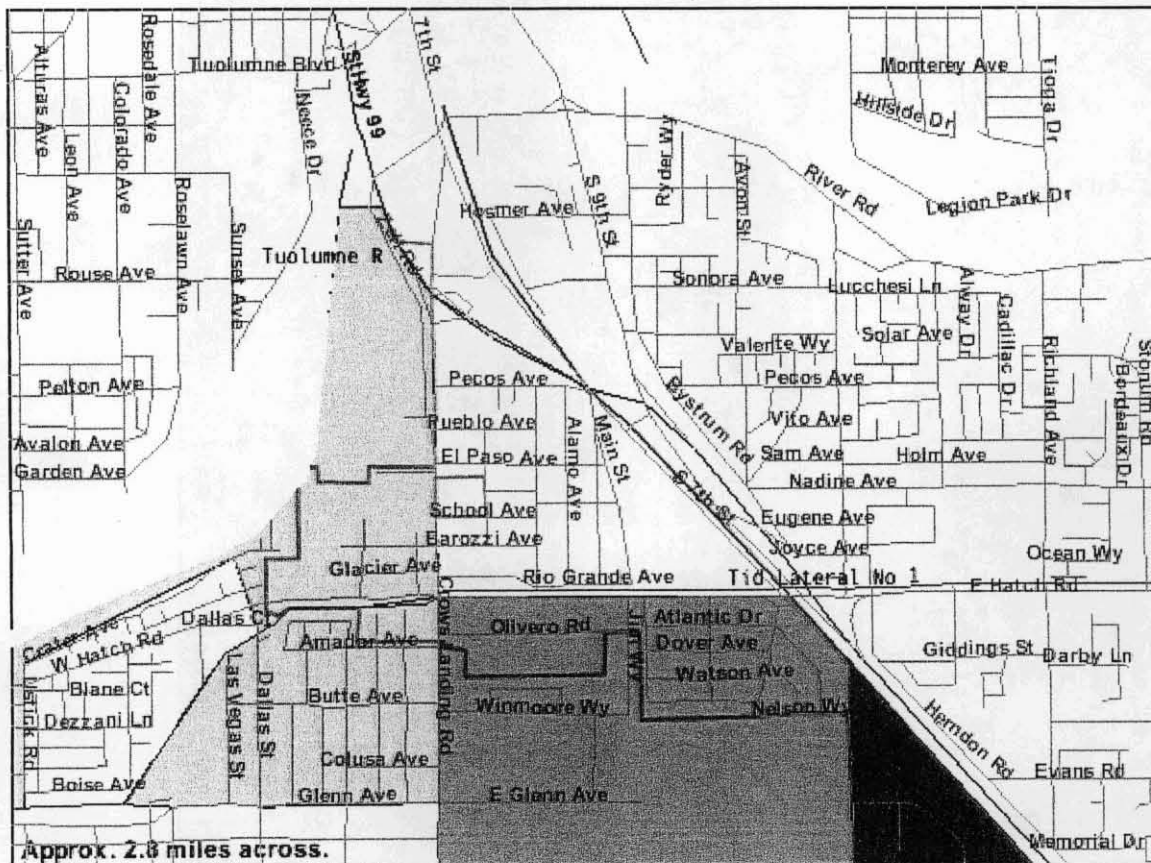
Data Classes

Dollars



Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody







Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

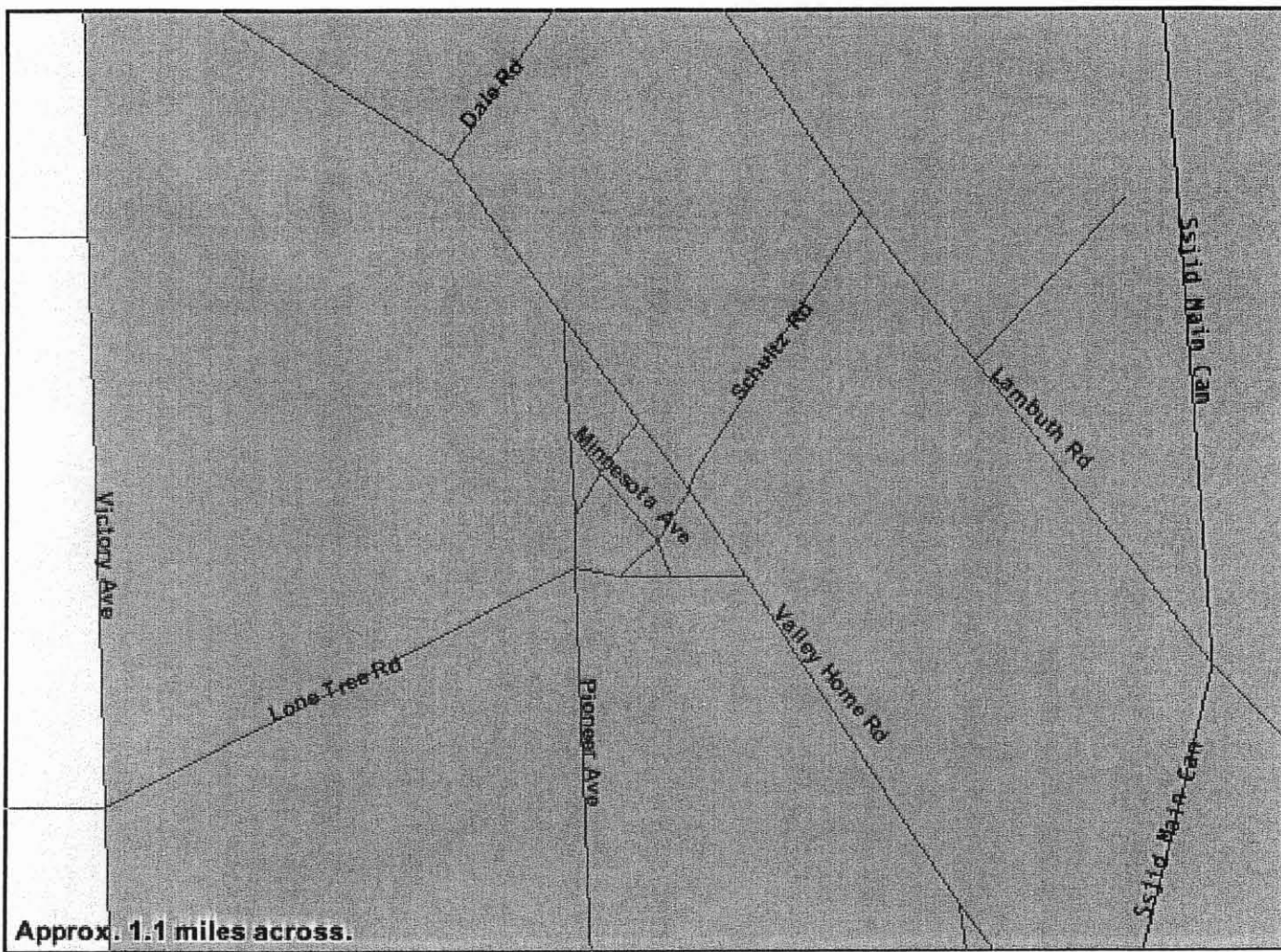
Data Classes

Dollars

0 - 26350
26932 - 39236
39630 - 53542
53872 - 71063
77514 - 125143

Features

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody



Valley Home

VALLEY HOME



U.S. Census Bureau

American FactFinder

TM-P063. Median Household Income in 1999: 2000

Universe: Households

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Waterford city, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Legend

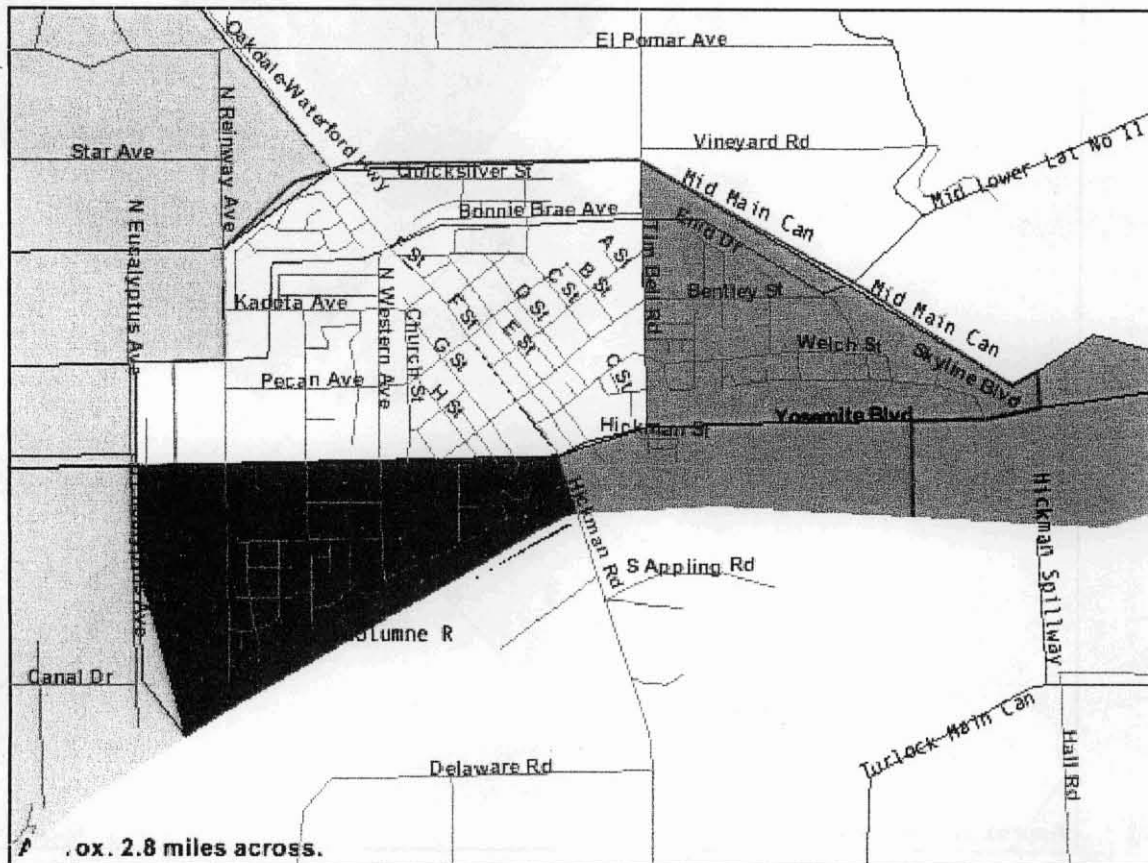
Data Classes

Dollars

	34816 - 34816
	36071 - 36071
	37333 - 37333
	45642 - 45642
	45694 - 45694

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.



TM-P063. Median Household Income in 1999: 2000
Universe: **Households**
Data Set: **Census 2000 Summary File 3 (SF 3) - Sample Data**
Westley CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.





Legend

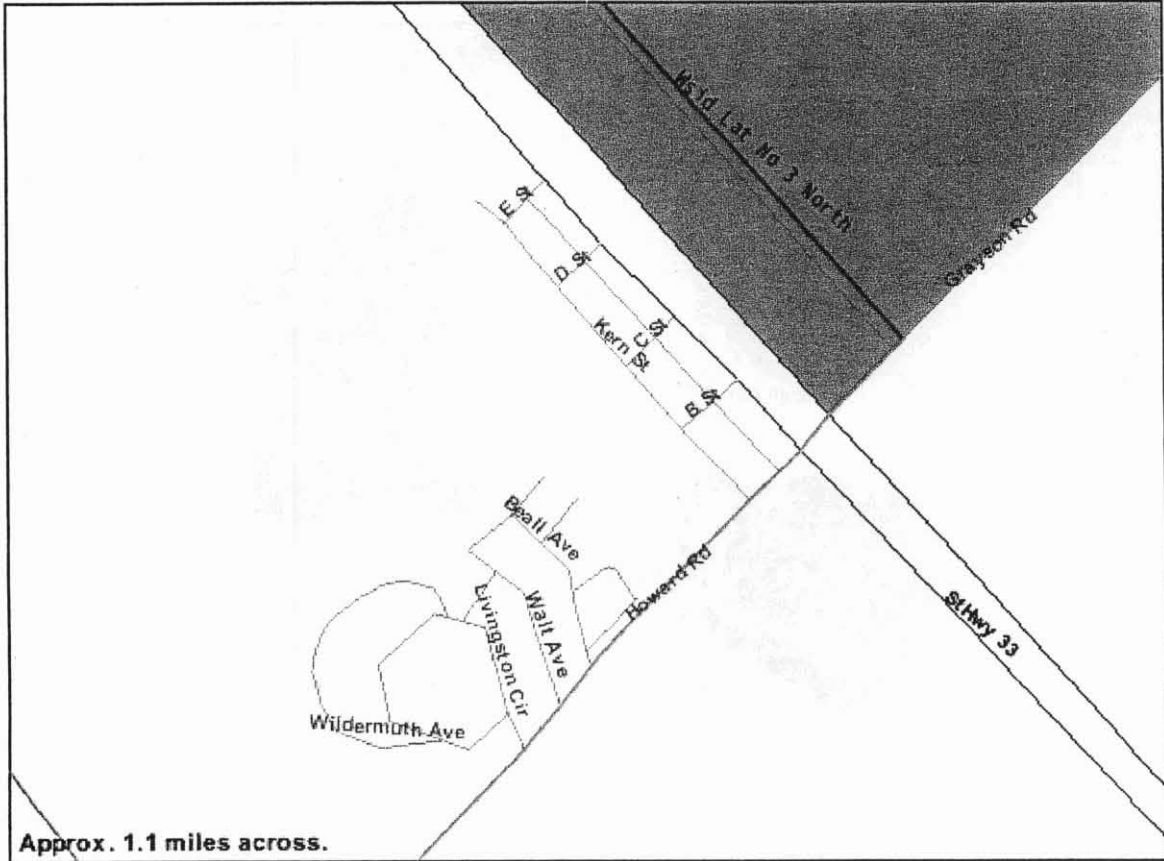
Data Classes

Dollars

-  25547 - 25547
-  48065 - 48065

Features

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

TM-P063. Median Household Income in 1999: 2000

Universe: Households

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

West Modesto CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Legend

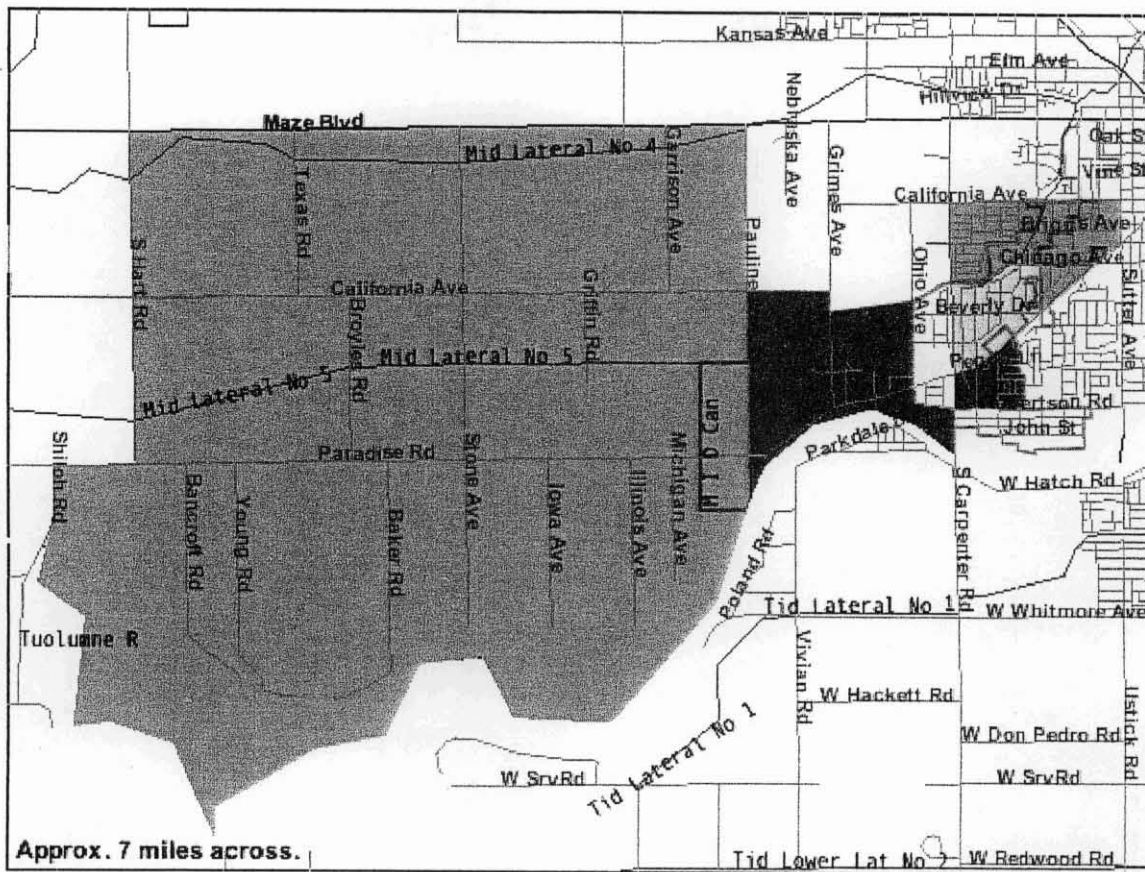
Data Classes

Dollars

25450 - 25625
27647 - 27647
33929 - 33929
35042 - 35875
41250 - 43375

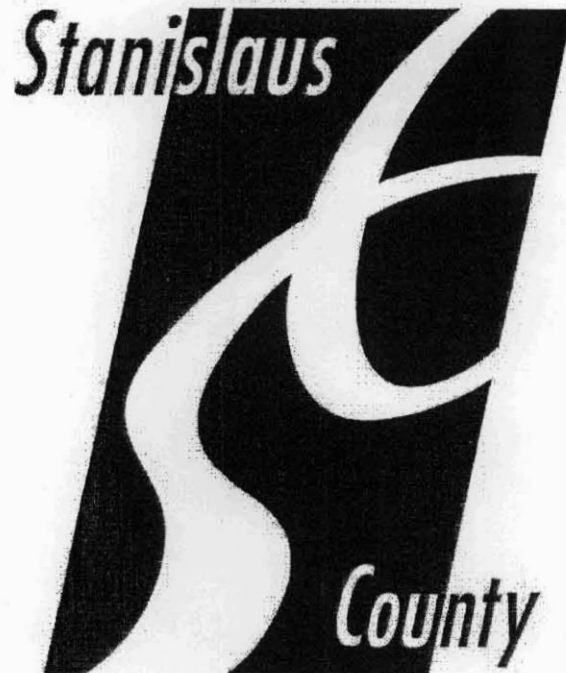
Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

Community Development Block Grant Consortium



Striving to be the Best

Annual Action Plan Fiscal Year 2008-2009

AMENDED 11/18/08

Prepared by the Stanislaus County
Planning and Community
Development Department 1010 10th
Street, Suite 3400
Modesto CA, 95354
209.525.6330



April 2008

STANISLAUS COUNTY
BOARD OF SUPERVISORS

District 1, Chair	William O'Brien
District 2, Vice-Chair	Thomas W. Mayfield
District 3	Jeff Grover
District 4	Dick Monteith
District 5	Jim DeMartini

CITY OF CERES

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

CITY OF OAKDALE

Mayor	Farrell Jackson
Mayor Pro Tem	Katherine Morgan
Councilmember	Michael Brennan
Councilmember	Tom Dunlop
Councilmember	Toni Hanson

CITY OF NEWMAN

Mayor	John Fantazia
Councilmember	Robert Martina
Councilmember	Mike Crinklaw
Councilmember	Ed Katen
Councilmember	Ted Kelly

CITY OF PATTERSON

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Councilmember	Dejeune Shelton
Councilmember	Sam Cuellar

CITY OF WATERFORD

Mayor	William Broderick Villa
Vice Mayor	Ken Krause
Councilmember	Charlie Goeken
Councilmember	Jim Weaver
Councilmember	Jose Aldaco

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Second Program Year 2008-2009 Action Plan

Narrative Responses

GENERAL

Executive Summary



Stanislaus County will be entering its seventh year as an Entitlement Jurisdiction for Community Development Block Grant (CDBG) funds and the fifth year as a recipient of Emergency Shelter Grant (ESG) funds. For Fiscal-Year 2008-2009, these grant amounts are approximately:

CDBG	\$2,463,579
ESG	\$ 109,694
TOTAL	\$2,573,273

The County is part of a six-member CDBG/ESG consortium that includes the cities of Ceres, Newman, Oakdale, Patterson, and Waterford.

OBJECTIVES:

There are three specific goals of the Federal Community Development Block Grant. They are:

1. Provide decent housing;
2. Provide a suitable living environment; and,
3. Expand economic opportunities

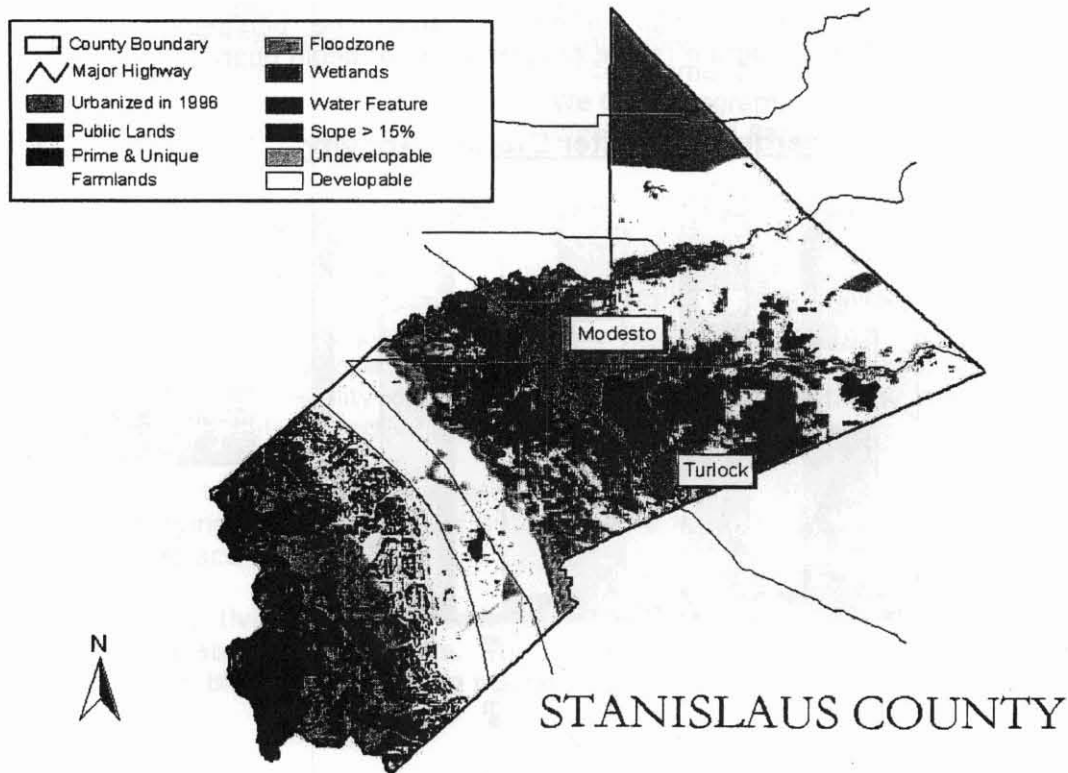
The Annual Action Plan has been developed to assist the six participating jurisdictions achieve these three goals. The overriding consideration that is required of the CDBG and ESG programs is to benefit those members of the population that meet the definition of Targeted Income. A Targeted Income person is one who earns 80% or less of the median area income. In 2008, the median area income in Stanislaus County for one person was \$31,650. Additionally, if a project benefits a

City Infrastructure projects are tracked by timeline criteria. Cities are encouraged to begin their environmental work on projects in early March of each year so that the construction phase of the project can begin in July at the beginning of the fiscal year. Fund draw requests are made on a quarterly basis and timeline compliance is confirmed at that time to assure the membership that the Consortia's collective projects are on task.

Staff also encourages the development of Revitalization Strategies throughout the Consortium to better enable the stimulation of economic opportunities for local residents who will be better positioned to move themselves and their community out of slum or blighted conditions. These strategies will also be tools that are used to evaluate the community's performance activities from year to year.

Action Plan

Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford identified their CDBG program area through several combined methods. For the development of the Annual Action Plan, the participating jurisdictions used population information derived from the U.S. Census regarding median household income, housing tenure, housing occupancy, disability status, employment status, and poverty status. Information was also compiled from the County's Continuum of Care annual report, state-certified Housing Elements (2003), and California State Department of Finance reports. The target areas for the County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford are the very low, low and moderate-income areas of the jurisdictions. Although funds are used for all residents of the Consortium's participating jurisdictions, priority is given to programs and projects in the target areas.



The following represents the activities to be undertaken by the participating jurisdictions using funds from their respective CDBG allocations:

Stanislaus County



Empire Storm Drainage Infrastructure Project: Staff will continue to oversee the design and engineering phase of the Empire Storm Drainage Infrastructure Project. Stanislaus County staff will also continue to provide administrative services to each of the consortia members, as well as to its own programs and projects. The Federal Housing and Urban Development Department recognizes Stanislaus County as the sole grantee for the designation of Community Development Block Grant Entitlement. Accordingly, staff is responsible for the receipt and expenditure of funds, environmental documentation for projects and eligibility determination of programs and those persons accessing the services of the programs.

T3- Workforce Technology Development: This fiscal year the County is also partnering with the Cities of Newman and Oakdale to expand their Workforce Development Endeavors to more of the Consortia cities over the coming fiscal years.

Revitalization Strategies: The Stanislaus County Unincorporated Area has governing bodies called Municipal Advisory Councils (M.A.C.) that reside over the five (5) towns/areas and their respective spheres of influence, most of the MAC's have areas that meet the criteria of a slum and/or blighted community, and will benefit from the development of such strategies. Over the coming fiscal year staff hopes to collaborate with two of these entities to develop a number of strategies that can be submitted to HUD for consideration and approval.

Analysis for Impediments (A.I.): Staff also intends to coordinate with a qualified entity to update our A.I. to reflect our changing climate related to challenges such as a regional foreclosure crisis and continued high unemployment rates. The A.I. identifies obstacles, (i.e., "impediments") to fair housing choice through a comprehensive review and analysis of policies, procedures and practices, in both the public and private sectors of the locality that directly or indirectly impinge on equal housing opportunities.

City of Waterford



Brethren Park Rehabilitation Project: The City of Waterford will undertake the Brethren Park Rehabilitation Project. The project will include frontage improvements, some on-site flat work with a sidewalk and grass. Valley gutter work in the old residential areas of Waterford will also be undertaken.

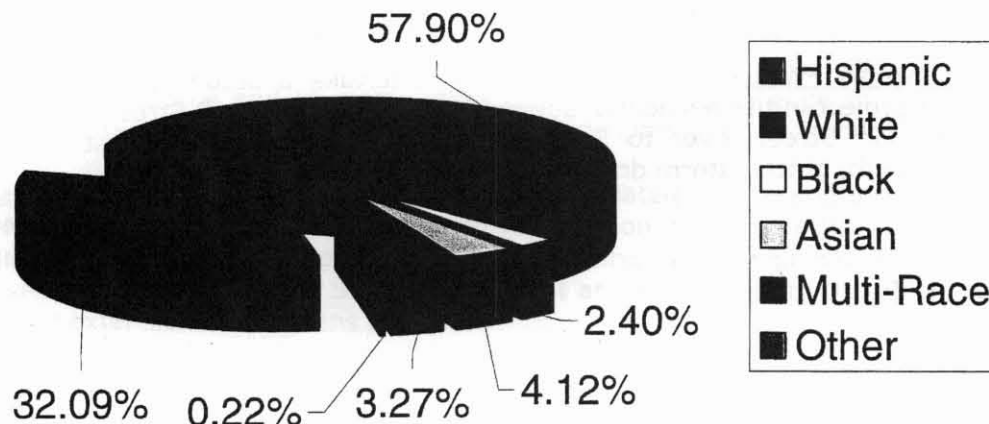
Skyline Park Project: The City will also undertake the Rehabilitation of park frontage improvements, along with sidewalk, curb, gutters, and storm drainage improvements to include drywells.

Downtown Residential Valley Gutter Repair Project: Downtown residential valley gutters that have broken and allow water to collect under the roadways, causing the roadways to breakup, accelerating overall infrastructure deterioration in the area.

General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**

Stanislaus County Ethnicity/Race



The Stanislaus County Consolidated Planning Area is comprised of the unincorporated portions of Stanislaus County and the cities of Ceres, Newman, Oakdale, Patterson, and Waterford. The planning area is located just south and east of the San Francisco/Oakland metropolitan region and east of the San Jose/Silicon Valley area. It is bordered to the north by San Joaquin County, the east by Tuolumne and Calaveras Counties, and the south by Merced County. In the environment of California's rapidly urbanizing San Joaquin Valley, the entire County is a focal point of an area that many forecasters believe will be the fastest growing region in the state of California in the coming decades.

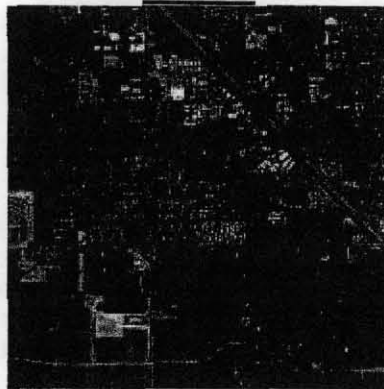
State Route 99 and Interstate 5, two of the State's major north/south roadways, pass through the County, offering excellent access in both these directions. Due to the presence of the Union Pacific and the Burlington Northern and Santa Fe railroads, available Amtrak Service, an intercity bus line, a metropolitan airport, the County is strategically located to continue its major role in intra-and interstate trade. This regional transportation network in conjunction with relatively low land and power costs has attracted nonagricultural-related industrial development.

Historically, food processing has been one of the area's largest manufacturing activities.

The increasingly close ties to the San Francisco Bay Area, the Sacramento metropolitan area, and the larger Central Valley have resulted in more interregional travel and have strained the County's roadways.

Description of the Local Jurisdictions

Ceres



The City of Ceres is located in the central San Joaquin Valley, 80 miles south of Sacramento and 95 miles east of San Francisco, in the heart of Stanislaus County. Ceres is in one of the Central Valley's richest and most diverse agricultural areas and is the home of the new \$14 million County Agriculture Center.

Ceres is a growing community with an approximate population of 41,997 as of January 2007.

Newman



The City of Newman is located thirty miles southwest of Modesto. The city is located in an agriculturally rich geographical area that includes a large food processing facility, historic downtown buildings, and a variety of light industrial and highway commercial development.

Newman is a growing community with an approximate population of 10,302 as of January 2007.

Oakdale



The City of Oakdale located in the northeasterly portion of the county, on the south bank of the Stanislaus River is at the intersection of State Highways 108 and 120. It is approximately twenty miles from the County Seat of Modesto and has a current city population of approximately 18,628. The city is situated at the base of the Sierra Nevada Mountains. It is the gateway to Yosemite National Park and the Sierra Nevada foothills and the Stanislaus River winds through town.

Patterson



The City of Patterson is situated in western Stanislaus County on Highway 33 between Interstate 5, three miles to the west, and the San Joaquin River, about three miles to the east. Patterson is approximately 15 miles west of Modesto, the county seat, and proclaims to be the "Apricot Capital of the World."

The city of Patterson has experienced a rapid growth rate due to its convenient location and proximity to the Bay Area. The population of the City of Patterson was 20,875 as of January 1, 2007, according to the official estimate certified by the California State Department of Finance's Demographic Research Unit. This represents an 8.33% increase over the previous 12 months and an 80% increase from the April 1, 2000 census, which counted 11,606 residents.

The City derives much of its economic vitality from agriculture, food processing, and distribution. It is also home to a rapidly expanding business park adjacent to Interstate 5.

Waterford



Waterford is the 8th largest city in Stanislaus County with a population which has grown steadily from 2,683 in 1980 to over 8,590 today. Residents of and visitors to Waterford enjoy a full spectrum of year-round recreational activities. Unfortunately, Waterford is currently the lowest generating sales tax city in Stanislaus County. The city generates less sales tax than cities of smaller size in the same county. This is partly due to the lower overall income of the city residents, but mostly due to the absence of attractive shopping destinations. The downtown has several vacant commercial properties, due to absentee landlords and inability to find tenants. The downtown area has limited on-street parking and very little off-street parking. The streets, sidewalks and city services downtown are in need of repair.

Stanislaus County



The county is a combination of both urban and rural development. There are thirteen communities that are home to 115,036 citizens that reside in the unincorporated limits of the county. There are subdivisions, businesses, industrial parks, Highway Commercial Corners, public open space and facilities and farms, both large and small. For the most part, residential urban development has most recently occurred in the community of Salida, but older and larger residential neighborhoods are adjacent to the city of Modesto, the seat of Stanislaus County.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

The main objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding opportunities for persons of low and moderate-income.

Approximately 10% of the Consortium's CDBG entitlement allocation is designated under the "Public Service" category. The Public Service program provides funds to non-profit organizations, through a competitive application process, to provide essential public service programs throughout the participating CDBG Consortium jurisdictions.

The remaining funds are distributed among the Consortia members, via a formula that represents poverty and population census data, to address community infrastructure needs. These needs may include, but are not limited to, sidewalks and storm drainage to community facilities. CDBG funds are used to address infrastructure improvement needs, which in turn improve the quality of life promoting safe and healthy communities.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

One of the biggest challenges in meeting the needs of the underserved is the lack of sufficient funding for services provided by local governments, non-profits, and other agencies. Service providers faced with this challenge are expected to provide more and more services with the same, if not smaller, budget every year. Many non-profits and agencies struggle to operate and provide services in the face of lack of funding.

To address this obstacle, the county will continue to seek funding opportunities through different sources, encourage projects or programs that leverage funds, and ensure that projects and programs are operated as effectively and efficiently as possible.

The County, in partnership with the Housing Authority of the County of Stanislaus, continues to support the Family Self Sufficiency program to assist low and moderate-income persons to become homeowners. The county has also partnered with Habitat for Humanity in the purchase of several lots for the construction of affordable housing units to be made available to low and moderate-income households.

The Planning Department staff has also successfully applied for and been awarded CalHome funds to assist with the expansion of the County First Time Homebuyer Program during the coming fiscal year.

A strong partnership with the Stanislaus Housing and Support Services Collaborative also allows for the distribution of much needed SuperNOFA funds to affordable housing developers within the County.

- 4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.**

In order to address the many priority needs addressed in the Strategic Plan a combination of Federal, State, and local dollars will continue to be employed to assist those in need of essential services within the community of Stanislaus County. The combination of Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), CalHome (First Time Home Buyer Program Funds - State), HOME Investment Partnerships Program (HOME), local Redevelopment Agency funds (RDA), Economic Development Agency (EDA) project matching contributions, and other various projects matching fund sources help to address many of the priority needs and objectives identified in the plan.

Managing the Process

- 1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.**

Stanislaus County has designated its Planning and Community Development Department, which administers the programs on its behalf, to also serve as the lead agency for overseeing the development of the Annual Action Plan.

The Annual Action Plan was prepared by staff from the following Planning and Community Development Department's divisions: Redevelopment Agency and CDBG Program Division, with the assistance of staff from the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford. Staff from the following County departments also played a key role in the development of the Consolidated Plan: Chief Executive Office (CEO), Health Services Agency (HSA), Community Services Agency (CSA), Behavioral Health and Recovery Services (BHRS), as well as staff from the Housing Authority of the County of Stanislaus. The Housing and Support Services Collaborative of Stanislaus County (which includes representatives from countywide service providers) also provided a significant amount of input.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

Relationships with the above mentioned resource providers consisted of written contacts, phone interviews, electronic information transfers, and face-to-face meetings, both public and informal, with both public and private sector agencies and service providers. The former were generally utilized to generate data and update previously provided information. The latter, generally taking the form of informal meetings between staff and occasional formal public hearings, were used to review draft documents and receive public comments on those documents, respectively.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

The Stanislaus County Planning and Community Development Department, as administrator of the Stanislaus County CDBG Consortium, coordinates and consults with other program providers, local, state and federal government entities, non-profit and for-profit agencies and business, professional organizations, interest groups, and other parties interested in the implementation of Federal programs.

Specifically, they are: Housing Authority, Health Services Agency, Community Services Agency, Behavioral Health and Recovery Services (County); Housing and Community Development (State); USDA/Rural Development, Economic Development Administration, HUD (Federal); California Coalition for Affordable Housing (non-profit); Habitat for Humanity, Stanislaus County Affordable Housing Corporation (STANCO), and Self-Help Enterprises, SHE (non-profit).

Stanislaus County will participate in regularly scheduled meetings with the cities of Modesto and Turlock to coordinate any CDBG, HOME and ESG funded activity that may be of benefit to each of the separate entitlement communities within Stanislaus County. Further, quarterly meetings will be held between the participating jurisdictions of the CDBG consortium. This will assure that the activities outlined in the Action Plan are given the fullest attention for design and implementation or construction.

The Stanislaus County CDBG Consortium will maintain its membership and active involvement in the Housing and Support Services Collaborative to continue outreach and information sharing with other county agencies serving similar clientele.

Citizen Participation



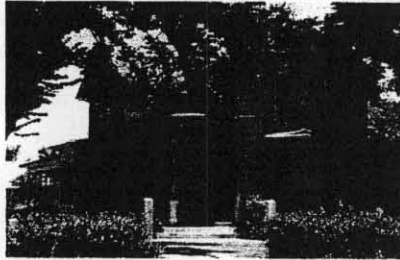
**Celebrating 30 Years of Developing
America's Communities**

1. Provide a summary of the citizen participation process.

Citizen Participation (CP) is an integral part of the planning and implementation processes for the Community Development Block Grant (CDBG) and the Emergency Shelter Grant (ESG) Program, pursuant to the rules and regulations governing administration of the programs. In their attempt to assure adequate opportunity for participation by program beneficiaries and the general public, the County Board of Supervisors have prescribed Consolidated Plan (Plan) pre-submission, Plan amendment, grantee performance, sub-recipient monitoring and record maintenance requirements. The Stanislaus County CDBG Consortium not only complies with Federal regulations, but also wishes to insure that all residents of the participating jurisdictions, and principally families with low or moderate incomes, have the opportunity to participate in the needs identification and strategy formulation process for these programs. This CP Plan outlines the steps developed by the County to insure compliance with federal regulations governing implementation of the two federal programs administered by the County Planning and Community Development Department, and meet their mandate to involve local residents in the planning and implementation of related projects and programs. All required elements are contained herein including: encouragement of citizen participation; information to be provided (including specific information regarding public hearings and Plan amendments); access to records; technical assistance; and comments and complaints.

The CP process involves: scheduling, publicizing and conducting meetings and public hearings; providing technical assistance to applicants and other interested persons/groups; and maintaining accurate and current information regarding the CDBG and ESG program which is available to citizens upon request.

2. Provide a summary of citizen comments or views on the plan.



In order to elicit public participation in the preparation of the Draft Annual Action Plan, public notices were published defining the development process and how persons, agencies and interested groups could participate. This year the County was able to post announcements regarding the CDBG program on the Planning and Community Development internet homepage, which facilitated the receipt of citizen input online. A series of public meetings was held in February 2008 to discuss the preparation of the Draft Annual Action Plan. That series included:

<u>JURISDICTION</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
<u>County/Cities</u>			
Stanislaus County	February 12, 2008	6:00 pm	1010 10 th St. Modesto
City of Ceres	February 20, 2008	5:30 pm	2321 E. Whitmore Ceres
City of Newman	February 7, 2008	5:00 pm	1200 Main St. Newman
City of Oakdale	February 25, 2008	6:00 pm	122 S. 2 nd Ave. Oakdale
City of Patterson	February 12, 2008	6:00 pm	118 North 2 nd St, Patterson
City of Waterford	February 28, 2008	6:30 pm	540 C St. Waterford
<u>Municipal Advisory Councils</u>			
Denair	February 5, 2008	7:00 pm	3756 Alameda, Denair
Empire	February 11, 2008	7:00 pm	18 S. Abbie, Empire
Hickman	February 7, 2008	7:00 pm	Hickman
Keyes	February 21, 2008	7:00 pm	5463 7 th St. Keyes
Salida	February 26, 2008	7:00 pm	4835 Sisk Rd, Salida
South Modesto	February 27, 2008	6:00 pm	3800 Cornucopia Way, Mod.

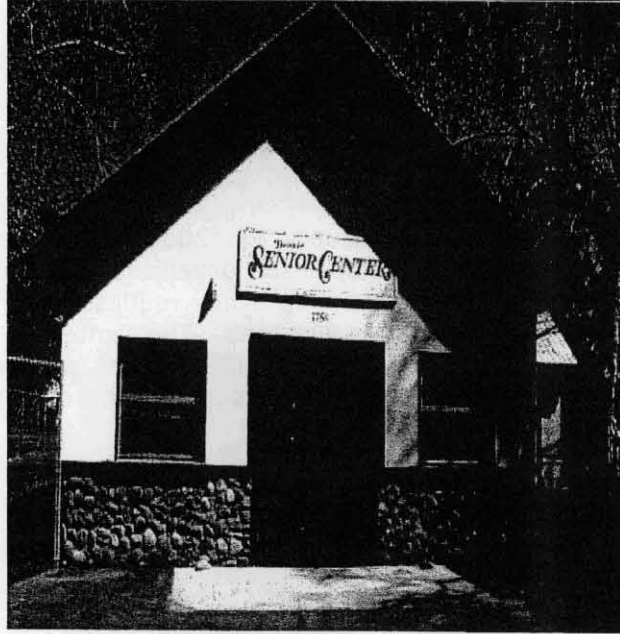
Public meetings were held in each of the participating Urban County jurisdictions to develop and prepare the Annual Action Plan and to ensure proposed activity consistency with the Consolidated Plan.

The availability of the Draft Annual Action Plan for public review and comment was noticed through newspaper announcements. The Draft Annual Action Plan was released for its official public review and comment on March 4, 2008.

Copies of the Draft Annual Action Plan were made available for review at the County Planning and Community Development Department, the Planning Departments of the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford and the Stanislaus County Main Library. The Plans will also be taken to the city councils of Ceres, Oakdale, Newman, Patterson, and Waterford for review. A final public hearing was held April 8, 2008 before the Stanislaus County Board of Supervisors.

The Planning and Community Development Department considered all oral and written public comments received in preparing and revising the Plan. A summary of responses to public comments on the review of the Draft Annual Action Plan is included herein and entitled Summary of Citizen Comments. Opportunities were facilitated and or to the extent it was received, testimony given during public meetings and hearings from interested persons and agencies was considered during the Plan's revision process.

Summary of Citizen Comments



Throughout the months of February and March, CDBG staff conducted several public meetings throughout the unincorporated areas and at least one general meeting in each of the CDBG participating jurisdictions.

Twelve (12) general meetings were held to discuss needs within the consortia areas and CDBG participating jurisdictions. An evening presentation was conducted on February 12th, 2008 at the County Administration Building.

Stanislaus County

On February 12th, 2008 the County held an evening meeting for the public regarding the content of the Annual Action Plan. Program and project priorities for the jurisdictions for the upcoming fiscal year were discussed. No comments were received.

City of Ceres

A community meeting was held on February 20, 2008 at the Ceres Resource Center. Comments were received from community members addressing several issues. Referrals were made to city departments regarding issues not related to the action plan. Comments specifically addressing the Action Plan were concerning the need for infrastructure improvements along 4th street, near Ceres High School. Residents of this area expressed concern for the safety of children/youth walking to and from school, and the general public walking along 4th street. The lack of sidewalks forces children and residents to walk along the side of the street and around standing water, during the rainy season, becoming a hazard due to traffic. Residents requested the installation of curb, gutter and sidewalk. Eligibility of this project area will be reviewed and if it meets the eligibility criteria of the CDBG program, recommendations will be made to the City Council for consideration in FY 2009-2010.

Residents also expressed importance of public service programs and the positive impact the services have on their lives.

City of Newman

A community meeting was held on February 7, 2008.
No Comments were received.

City of Oakdale

A community meeting was held on February 25, 2008.
No Comments were received.

City of Patterson

A community meeting was held on February 12, 2008 at the Westside Resource Center. Representatives from a local faith-based organization expressed a need for homeless services within the city of Patterson. They requested that some funds be directed to provide homeless programs in the area. The Center for Human Services has submitted a proposal under the CDBG Public Services program to provide a variety of homeless assistance services in Patterson. If approved for funding, this need will be addressed.

City of Waterford

A community meeting was held on February 28, 2008.
No Comments were received.

Town of Denair

A community meeting was held on February 5, 2008. In general there is a need for street lighting within certain areas of the community. A discussion was given explaining the need for a Revitalization Strategy to be completed by the Municipal Advisory Council (MAC), if they are considering a request for funds to provide services such as code enforcement, or other eligible services within an eligible designated primarily residential area of the community. Further information is to be provided at future MAC meetings.

Town of Hickman

A community meeting was held on February 7, 2008. There was discussion about amending their Strategic Plan to be considered for approval as a Revitalization Strategy. Staff requested a copy of the plan and mentioned that they would review the plan and follow up with recommendations, including "next step" considerations that would need to be endorsed by the MAC.

Town of Salida

A community meeting was held on February 26, 2008.
A discussion was given explaining the need for a Revitalization Strategy to be completed by the Municipal Advisory Council (MAC), if they are considering a request for funds to provide services such as code enforcement, or other eligible services within an eligible designated primarily residential area of the community. Further information is to be provided at future MAC meetings.

Town of Empire

A community meeting was held on February 11, 2008.
The MAC members reiterated the need for infrastructure improvements within their community and are encouraged by the investment of CDBG funds to continue the design and engineering phase of the Storm Drainage Infrastructure Project.

South Modesto

A community meeting was held on February 27, 2008.
A discussion was given explaining the need for a Revitalization Strategy to be completed by the Municipal Advisory Council (MAC), if they are considering a request

for funds to provide services such as code enforcement, or other eligible services within an eligible designated primarily residential area of the community. Further information is to be provided at future MAC meetings.

Town of Keyes

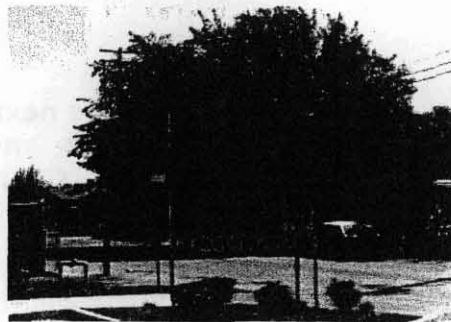
A community meeting was held on February 21, 2008.

In general there is a need for code enforcement within certain areas of the community. A discussion was given explaining the need for a Revitalization Strategy to be completed by the Municipal Advisory Council (MAC), if they are considering a request for funds to provide services such as code enforcement, or other eligible services within an eligible designated primarily residential area of the community. Further information is to be provided at future MAC meetings.

Stanislaus County- Final Public Hearing

A final Public Hearing was held on April 8, 2008.

- 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.**



English notices for meetings are generally placed in The Modesto Bee, Ceres Courier, Oakdale Leader, West Side Index, Waterford News, and Patterson Irrigator. In efforts to seek input and participation from the Spanish-speaking population, a Spanish notice was also published in the local Spanish newspaper, Vida en el Valle. The notices were published ten days before the meeting. The Cities in the Planning Area are also requested to provide similar public notices in their local newspapers before meetings in the specific city, as well as for meetings affecting the entire Planning Area. The notices indicate the specific dates by which both written and oral comments must be received. Notices include a telephone number for those who are deaf, hard of hearing, or speech disabled to receive relay communications services. That service is provided by the California Relay Service using the following phone numbers: 1 (800) 735-2929 (text telephones) and 1 (800) 735-2922 (voice). The notices also include the statement that translator services should be provided by the person requiring such service.

- 4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.**

All comments relating to the 2008-2009 CDBG/ESG Annual Action Plan were accepted.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Stanislaus County recognizes that gaps could exist in the institutional structure of any entity that performs a service or facilitates construction of a project. To the extent that a gap exists, a strategy of the Consolidated Plan is to take action to close that gap. Example of gap closure is the effort of the Housing and Support Services Collaborative to link potential partners to successfully and fully implement a program project as well as new partnerships formed with agencies supporting the Probation Action Committee Team (P.A.C.T.).

During monitoring, agency-to-agency referrals are also tracked to verify that participants receiving services do not experience any gaps as they strive to reach their goal of independence from the need of public services within the community. The development of the HMIS System also has the potential to actively refer consumers of homeless services in a way that greatly reduces, if not eliminates, the needs of those transitioning from the streets towards permanent housing.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

It is the County's intent to monitor all sub-recipients of HUD Program funds on a regular basis. Monitoring will occur to ensure statutory and regulatory requirements are being met and that information submitted to the County is accurate and complete.

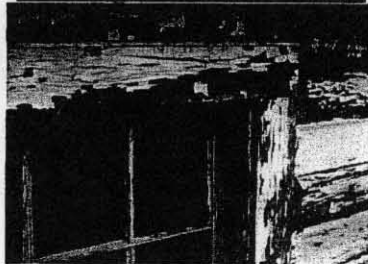
An agreement will be executed with all sub-recipients which will clearly state the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, applicable federal requirements, etc. The monitoring process will emphasize on-site field visits, desk audits, open communications and assistance to sub-recipients to create a good data collection and reporting system.

Specifically, the objectives of the County's monitoring program will be to:

- Ensure that sub-recipient implements its program and its individual activities, as described in the application and the sub-recipient Agreement.
- Ensure that sub-recipient conducts its activities in a timely manner, in accordance with the schedule included in the Agreement.
- Ensure that sub-recipient charges costs to the project, which are eligible under applicable laws and CDBG regulations, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient conducts activities with adequate control over program and financial performance, and reasonable in light of the services or products.

- Ensure that sub-recipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
- Identify potential problem areas and assist the sub-recipient with applicable laws and regulations compliance.
- Assist sub-recipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected and not repeated.
- Comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.
- Determine if any conflicts of interest exist in the operation of the CDBG program per 24 CFR 570.611.
- Ensure that required records are maintained to demonstrate compliance with applicable regulations.
- Verify that the outputs and outcomes are realized in a timely manner.
- Track grantee's progress in fulfilling its goals and objectives set forth in the Consolidated Plan, measured with established guidelines to assure that the program remains on task. Additionally, with data collected by the grantee during monitoring visits and ultimately entered into the IDIS system, this program is capable of presenting the data to defend its progression towards accomplishment of its goals and objectives set forth in The Plan. On a semi-annual basis this information is compiled and compared with the goals and objectives in the Consolidated Plan. If this information reflects the accomplishments set forth in The Plan, the programs will proceed as planned. If this information falls short of the goals set forth, appropriate adjustments will be made and notification sent to the respective sub-recipients to be cognizant of their need to meet certain milestones and timeliness requirements to assure receipt of program expected funds for their respective programs.

Lead-based Paint



- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.**

The CDBG staff works with the Childhood Lead Poisoning Prevention Program to provide information in the unincorporated areas and the participating jurisdictions. 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

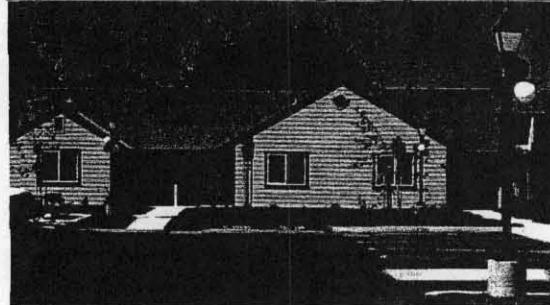
either from the laboratory or physician. If the blood level is 10ug/dL (micrograms per deciliter), notification is made to the family. Once a child meets the case definition, an environmental investigation is performed by a Registered Environmental Health Specialist. If possible, the potential source of lead exposure is determined.

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 the source eradication.

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). These actions are part of the overall strategy of the Consolidated Plan and will continue their implementation in activities funded by that Plan.

HOUSING

Specific Housing Objectives



*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

The Consolidated Plan identifies homeownership and rental housing as top priorities to be addressed. Specific housing objectives are to increase the supply of affordable housing, maintain safe and sanitary housing for low-income households, ensure long-term affordability of units for low-income households, promote homeownership, retrofit communities and neighborhoods with public infrastructure, and eliminate the physical barriers that deny access to public and community facilities and places to those with limited mobility.

During the month of March the County will also be conducting foreclosure training workshops to empower those dealing with concerns related to foreclosure. Education and informational tools will be provided to help consumers prevent falling into the position of losing their homes and possibly facing homelessness.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Stanislaus County anticipates approximately \$2,463,579 in Community Development Block Grant and \$109,694 in Emergency Shelter Grant funding for the 2008 program year.

Over the next plan year, the County intends to pursue state and other local funds to increase the amount of resources available to assist low and moderate income families and individuals. The following summarizes these resources:

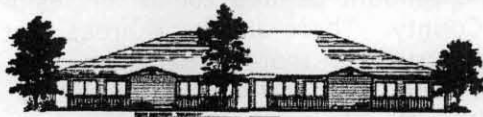
Federal Resources: HUD CDBG, ESG, and HOME funds will continue to be used to fill funding gaps for affordable housing projects/programs as needed to help leverage other funds when possible.

State Resources: The State of California has made available additional funding for affordable housing projects/programs through the passage of Proposition 1C. Stanislaus County has been awarded funds to provide down payment assistance to first time home buyers in the form of CalHome.

Redevelopment Agency Housing Set Aside: The Stanislaus County Redevelopment Agency will continue to set aside up to 25% of its tax increment to be dedicated to the creation of affordable housing.

HUD Section 8 Program: The Housing Authority of the County of Stanislaus administers the HUD Section 8 Voucher program which is vital in providing affordable housing opportunities to low and moderate-income households.

Needs of Public Housing



1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

The county will continue to assist the Housing Authority in the rehabilitation of its existing public housing units and in the search for opportunities to increase their housing inventory. Credit counseling and home ownership courses are also offered to low/moderate-income individuals/households.

The county will also continue partnering with the Housing Authority to provide housing opportunities for migrants, homeless, special needs, low-income families, and multiple-family construction projects.

- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.**

Not Applicable. The Housing Authority of the county of Stanislaus has been identified as a "High Performer."

Barriers to Affordable Housing



- 1. Describe the actions that will take place during the next year to remove barriers to affordable housing.**

The following are affordable housing barriers that have been identified:

Availability of Land: The amount of land zoned for residential development is minimal within Stanislaus County. There are some areas that are vacant, but lack the sewer and water infrastructure that is necessary for any type of dense development to occur. Affordable housing development is encouraged to occur within the cities of Stanislaus County as they have the infrastructure available to support the development of housing.

Wages: There is a jobs and housing imbalance in Stanislaus County. The average wage earned in Stanislaus County by a resident of Stanislaus County is not sufficient to afford a home in Stanislaus County. According to a study by the Center for Housing Policy released on January 2008, homebuyers must earn approximately \$98,000 to afford an average priced home in Stanislaus County, based on 2007 third quarter home sales and wage data.

Efforts are being made by the Economic Development Action Committee (EDAC) to update the Comprehensive Economic Development Strategy (CEDS) through the efforts of staff and the partnering cities. Once this document is updated and approved by the state, the Economic Development Agency (EDA) is hopefully to fund a number of projects that will cause economic stimulus to occur through the development of livable wage jobs to offset the current worker to available jobs imbalance.

Limited Resources: Although there is an array of funding resources available to agencies and individuals, the need outweighs the actual funding available. In Stanislaus County there are first time homebuyer assistance programs available in cities and unincorporated areas of the county. One challenge with the existing program is that the income limits for these programs do not relate realistically to the economy of the area. This combined with the foreclosure crisis and the devaluation of available housing stock has outstripped the funds we have available, causing the Planning Department to begin a waitlist.

NIMBY (Not In My Back Yard): NIMBY is the most complex of all the affordable housing barriers because it is based on human judgment. NIMBY is a philosophy that is adopted by those neighboring a proposed affordable housing development and their refusal to accept the development. Education and outreach are the main tools for combating these obstacles.

HOME/American Dream Down Payment Initiative (ADDI)



1. Describe other forms of investment not described in § 92.205(b).

Stanislaus County is a participating jurisdiction under the City of Turlock HOME Consortium. The county utilizes its annual HOME funds allocation to assist low and moderate income households through its First Time Home Buyers Down Payment Assistance Program (DPA). ADDI funds are utilized by the City of Turlock's DPA program.

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

Not Applicable

If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:

Not Applicable

HOMELESS

Specific Homeless Prevention Elements



*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

- 1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.**

The following chart indicates the resources acquired through the Stanislaus Housing and Support Services Collaborative to assist those individuals/families directly suffering from homelessness along with those in jeopardy of becoming homeless.

**Fiscal Year 2007
Continuum of Care
Homeless Assistance Awards Report**

Turlock/Modesto/Stanislaus County CoC

Stanislaus Community Assistance Project	SHP	\$470,787.00
Turning Point Community Program	SHP	\$292,572.00
Stanislaus Community Assistance Project	SHPR	\$355,000.00
Center for Human Services	SHP	\$272,047.00
Community Housing and Shelter Services	SHPR	\$285,941.00
Center for Human Services	SHPR	\$128,983.00
Community Housing and Shelter Services	SHPR	\$205,025.00
Housing Authority of the County of Stanislaus	SPRC	\$538,140.00
	Total:	\$2,548,495.00

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

With continued funding for our Housing Rehabilitation programs, we are able to limit/reduce the amount of affordable housing units that fall into disrepair. If these units are maintained and are able to meet appropriate health and safety standards, then the families/individuals are able to maintain their housing status without having to face the prospect of homelessness.

Those that face a short-term financial crisis are able to seek assistance through agencies such as Community Housing and Support Services Collaborative, who provide rental vouchers to prevent people in jeopardy of becoming homeless within seven (7) to ten (10) days.

With the use of Emergency Shelter Grant (ESG) funds we also collaborate with Inter-Faith Ministries that assists the transition of families from homelessness to permanent housing within a 6-month cycle with over a 72% success rate.

- Faith-based community participates with human and financial resources in serving the needs of the homeless.
- Food
- Shelter
- Clothing

These resources ease the financial burden of the homeless and assist in the facilitation of achieving permanent shelter.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

Approval of the Stanislaus Housing and Support Services Collaboratives'(SHSSC) 10-Year Plan to End Long-Term Homelessness has been received from all participating Consortia City Councils (as well as the City of Modesto) and the County Board of Supervisors. We will provide the SHSSC and Turlock Collaborative annual updates regarding the plan and continue to develop the vision of addressing the housing and support service needs of this population; as well as, updates about the communities goal of meeting the pledged number of affordable housing units intended to serve the chronically homeless by the end of FY 2012.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

With continued funding for our Housing Rehabilitation programs, we are able to limit/reduce the amount of affordable housing units that fall into a state of disrepair. If these units are maintained and are able to meet appropriate health and safety standards, then the families/individuals are able to maintain their housing status without having to face the prospect of homelessness.

Those that face a short term financial crisis are able to seek assistance through agencies such as Community Housing and Shelter Services who provides rental vouchers to prevent people in jeopardy of becoming homeless within seven to ten days.

With the use of Emergency Shelter Grant (ESG) funds, we also collaborate with Inter-Faith Ministries that assists the transition of families from homelessness to permanent housing within a 6 month cycle with over a 72% success rate.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Discharge Policy

On July 10th, 2001 the Board of Supervisors of Stanislaus County unanimously designated the Stanislaus Housing and Support Services Collaborative (SHSSC) as the planning and coordinating body for homeless programs and services in Stanislaus County; directed staff to seek Modesto City Council Support for similar designation to facilitate the collaboration of efforts on behalf of the homeless (City of Modesto adopted June 26, 2001 by Resolution No. 2001-313); directed staff to explore the feasibility of a collaborative effort to fund a grant writing capability to be shared by the City/County and Housing Authority; requested SHSSC submit bylaws for Board review; and, designated the SHSSC to develop and implement the Continuum of Care Plan as required by HUD – BHRIS and CSA 2001-530.

As part of the designation to develop and implement the Continuum of Care Plan includes the following discharge policy (excerpt from the SHSSC Continuum of Care Plan):

The Stanislaus County Continuum of Care is working with the appropriate local and State government agencies to ensure that discharge policies for persons leaving publicly funded institutions or systems of care are being developed and implemented to prevent the discharge of persons from immediately resulting in homelessness. The following illustrates policies currently in place within the County and future plans to improve the discharge planning process.

Through contracted services provided by Telecare SHOP, (the county's primary agency which conducts extensive outreach to chronically homeless mentally ill individuals), Behavioral Health and Recovery Services provides treatment and discharge planning to adults with serious mental illness and/or chemical addiction. SHOP has extensive policies in place to ensure that patients and mentally ill inmates are not discharged into inappropriate settings such as shelters, the streets, hotels or motels. Discharge planning is multi-disciplinary and begins at the time of admission to the facility. SHOP has the primary responsibility of discharge planning for each patient. The discharge planning team involves the patient, family, guardians, and community agencies to develop a plan for a living situation, medication, vocational, social and educational needs; community based follow-up; support services; and meaningful life activities. The discharge planning process also includes looking at a supportive or protective environment if the patient is expected to be incapable of independent living. SHOP case managers work directly with BHRIS to arrange appropriate follow-up services, including housing, for the patients who are

discharged. Information regarding the patient's diagnosis and medications and other pertinent information is forwarded to the various agencies that will be providing the follow-up services for the patient. To ensure that discharges do not result in homelessness, the SCHSSC works closely with SHOP to ensure current policies are effective.

Appropriate discharge settings include nursing homes, basic care facilities, adult foster care, and independent living. SHOP assists individuals in completing applications for this and other mainstream resources such as Social Security prior to the patient's discharge. In addition, the Housing Authority will be collaborating with BHRS to provide Section 8 Vouchers for persons who are homeless and being discharged from institutions, hospitals, or jail facilities.

In Stanislaus County, Social Service Agencies are responsible for ensuring that children and youth in foster care settings are returned to their families or to settings other than homeless circumstances. During fiscal year 03-04 a planning group comprised of mental health representatives and the members of the SCHSSC who provide transitional and permanent supportive housing to youth out of foster care or other children's systems of care developed a comprehensive policy designed to decrease discharges to McKinney Vento beds, emergency shelters, psychiatric hospitalization and homelessness. In October 2003, the Stanislaus County Youth Focus Group developed a report, which is now utilized statewide to address the needs of youth exiting children's systems of care. With direction from the focus group, the needs assessment was conducted by consumer representatives within the mental health system who interviewed and evaluated their young adult peers and developed an assessment of gaps in services.

The Stanislaus County Community Services Agency in collaboration with supportive service and housing providers have developed programs to prevent youth from entering McKinney-Vento emergency shelter systems. Presently, there are four government and community-based projects designed to provide transitional to permanent supportive housing. Supportive services through Child Welfare includes an after care social worker who connects the youth with services such as access to mainstream resources, education, financial, vocational, and mental health/substance abuse services. Three district transitional and permanent supportive housing service programs are offered for young adults, and young families through age 24, and one program is specifically designed for youth 17 to 19 years of age.

The CA Department of Corrections (CDC) recently developed the Police and Corrections Team Program (PACT), which is required within each parole district statewide. This program, also referred to as Community Policing, is a nationally recognized partnership between law enforcement and local service providers to ensure that parolees are provided with a connection to adequate supportive and housing services to improve their success in reintegrating into the community. In June 2004, members of the SCHSSC met with the coordinators of this program to discuss their role in the CoC Plan. Members of the PACT team expressed an interest in working with the collaborative in developing a comprehensive discharge plan for parolees residing in Stanislaus County. On July 8, 2004, the PACT team held its first meeting, which consisted of local law enforcement, parolees, and local service providing agencies.

The SCHSSC envisions the discharge planning process beginning at the time of admission to a facility. However this is not occurring consistently. Currently, discharge arrangements are made only for the inmates with serious mental illness or who have HIV/AIDS who choose to receive services from the local Human Service Centers. The Department of Corrections does make arrangements with the local Probation and Parole (P&P) when necessary. P&P does monitor the living situations of the parolees on an on-going basis. Because of the nature of some of the persons' crimes (felonies, sexual offenders, drug related charges), persons exiting the penitentiary are faced with limited discharge options, which may include shelters.

The SCHSSC is working with the coordinators of PACT and is in the process of establishing a Discharge Planning Subcommittee. This sub-committee will attend county and possibly statewide discharge policy planning meetings, make connections with local and state government agencies regarding their discharge planning policies and processes, report their findings to the SCHSSC, and monitor the discharge processes to ensure that discharges do not result in homelessness.

This committee will comprise of members who represent the mentally ill, substance abusers, youth out of foster care, disabled and parolee populations and who can identify the specific needs within each sub-population in order to create better discharge plans for these populations. This committee will be "liaison" to work with the SCHSSC, Department of Corrections (DOC), local law enforcement, service providers, housing providers and other institutions or facilities. With its diverse membership representing special populations, this committee will be well positioned to serve as an "overseer" for discharge planning. If necessary, this committee can, as a countywide advocacy group, raise concerns regarding discharge planning to the appropriate agencies. The liaison will also report to the SCHSSC any issues of concern to determine whether there are on-going issues surrounding inappropriate discharges.

Other actions, which will be undertaken, include contacting the DOC to discuss the importance of initiating discharge planning at the time of admissions and the need to hold regular meetings of aftercare coordinators regarding the discharge of inmates with serious mental illnesses and chemical dependency needs into the community. Based on the results of this research, the SCHSSC will consider the needs in developing permanent supportive housing for inmates released from facility settings.

The Stanislaus County Community Development Block Grant Program (CDBG), in response to the federal requirement that all Annual Action Plans have a policy that relates to potential homelessness of individuals being released from local, state, or federal funded institutions (e.g. jail, prison, and foster-care program), provides for the following support for those persons.

There are a number of local service providers that are part of the Police and Corrections Team Program (P.A.C.T.) and meet twice a month to share their support services with recent parolees. Agencies participating include:

United Samaritan Foundation - meals
Employment Development Dept. - employment opportunities
Dept. of Motor Vehicles - identification
Advancing Vibrant Communities - matches needs with providers
King-Kennedy Memorial Center - educational skills
People's Christian Fellowship Church - supportive living

Modesto Learning Center - education
AEGIS Medical Systems - addiction treatment
New Hope Recovery - addiction treatment
Friends Outside - job development
Salvation Army - meals, rehabilitation
Reformers Unanimous - faith-based
Modesto Gospel Mission - meals, shelter
AGAPE House - shelter, discipleship
Solidarity Fellowship - shelter, sober living communities, employment opportunities
Community Rehabilitation and Educational Services - shelter, recovery program for men
Celebrate Recovery - recovery program
Dept. of Child Support Services - Angel Tree Network
Proposition 36 - drug treatment programs

To the extent that shelter services are needed, Stanislaus County will interface with the appropriate service agency to access shelter. Should there be a need that cannot be met utilizing any of the above shelter providers, Stanislaus County will utilize other agencies that are not part of PACT, but nevertheless provide shelter for the homeless and Target Income Group.

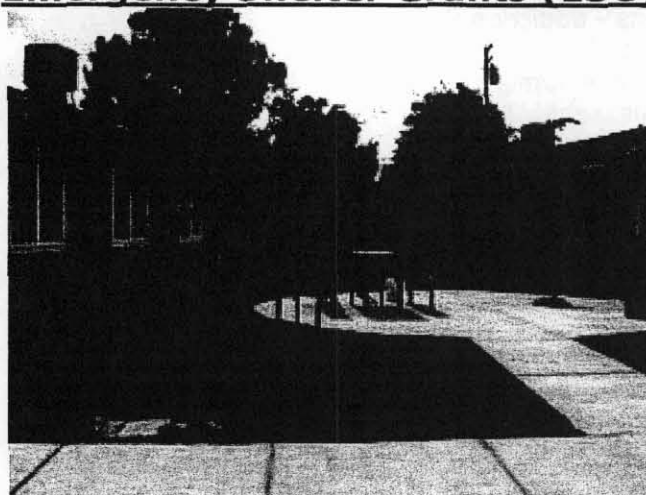
These agencies include:

We Care
Community Housing and Shelter Services
Interfaith Ministries

The CDBG program will interface with the Stanislaus County Community Services Agency to respond with shelter needs of those persons 'aging-out' of the Foster care system.

County Staff will also work with agencies (e.g. Behavioral Health and Recovery Services (BHRS) to develop housing projects that respond to needs beyond a stand-alone shelter (i.e. a facility that would include among other things medical services).

Emergency Shelter Grants (ESG)



Overview of Program

Funds have been set aside for this program to allow non-profit agencies and service providers to apply through a competitive process for an Emergency Shelter Program (ESG) grant. The maximum amount that an eligible agency may apply for is outlined in this section. The public service grant is for a service provider to provide a service to eligible Stanislaus County Consortia residents. The activities funded must meet the regulations outlined in this section. Applications were released in early January 2008 and were due for submittal February 15, 2008. Submitted applications were received by the County Planning and Community Development department and reviewed and scored by a review team, consisting of a representative from the Cities of Oakdale, Patterson, Ceres, Newman, Waterford, the Stanislaus County Chief Executive Office, and a representative from the Housing and Supportive Services of Stanislaus County Collaborative. This year's grant applicants presented to the grant review team on February 19 and 20, 2008. Staff made final recommendations regarding funding allocations for the ESG program.

The purpose of ESG funds is to help operate these 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.

ESG serves a variety of homeless persons and families, with no restrictions. Any targeting of ESG funds results from local service and shelter providers design of programs to address the specific needs of various homeless subpopulations, such as victims of domestic violence, youth, mentally ill, veterans, or families with children. A portion of ESG may be used to serve persons at imminent risk of losing their permanent housing and becoming homeless.

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

ESSENTIAL SERVICES: \$32,908 (FY 07 rollover \$4,407) \$37,315:

(24 CFR 576.3)

Eligible Activities

ESG funds can be used to provide essential services to address the needs of homeless persons living on the street, in emergency shelters or in transitional housing. Essential services can address the immediate needs of the homeless, and can help enable homeless persons become more independent and to secure permanent housing.

Essential services includes services concerned with employment, health, drug abuse, and education and may include (but are not limited to):

- Assistance in obtaining permanent housing;
- Medical and psychological counseling and supervision;
- Employment counseling;
- Nutritional counseling;
- Substance abuse treatment and counseling;
- Assistance in obtaining other Federal, State and local assistance including mental health benefits; employment counseling; medical assistance; Veteran's benefits; and income support assistance such as Supplemental Security Income benefits, Aid to Families with Dependent Children, General Assistance, and Food Stamps.
- Other services such as child care, transportation, job placement and job training; and
- Staff salaries necessary to provide the above services.

Use Restrictions

Grant amounts awarded may be used to provide an essential service...only if the service is a NEW service, or is a quantifiable increase in the level of a service above that which the unit of general local government, (or in case of a non-profit organization, the unit of general local government in which the proposed activities are to be located).

Ineligible Activities

- Existing services and staff (services must be new or provided to more persons)
- Salary of case management supervisor when not working directly on

- participant issues
- Advocacy, planning and organizational capacity building
- Staff recruitment and training
- Transportation costs not directly associated with service delivery

HOMELESS PREVENTION: \$32,908 (FY 07 Rollover \$949) \$33,857:
(24 CFR 576.21 (a)(4))

Eligible Activities

Efforts to prevent homelessness such as financial assistance to families who have received eviction notices or notices of termination of utility services if:

- the inability of the family to make the required payments is due to a sudden reduction in income;
- the assistance is necessary to avoid the eviction or termination of services;
- there is a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and
- the assistance will not supplant funding for pre-existing homelessness prevention activities from other sources.

Homeless prevention means activities or programs designed to prevent the incidence of homelessness, including (but not limited to):

- Short-term subsidies to defray rent and utility payments for families that have received eviction or utility termination notices;
- Security deposits or first month's rent to permit a homeless family to move into its own apartment;
- Mediation programs for landlord-tenant disputes;
- Legal services programs for the representation of indigent tenants in eviction proceedings;
- Payments to prevent foreclosure on a home; and
- Other programs and activities designed to prevent the incidence of homelessness.

Ineligible Activities

Ineligible homeless prevention costs include:

- Housing/services to homeless persons
- Direct payments to individuals
- Long-term assistance beyond six (6) months
- Application for Federal Funds

OPERATIONAL COSTS: \$10,969 (FY Rollover 10,970) \$21,939:
(24 CFR 576.3)

Eligible Activities

The term "operating costs" means expenses incurred by a recipient that include:

- Maintenance, operation, insurance, utilities and furnishings, except that not more than 10% of the amount of any grant received under this subtitle may be used for costs of staff.

- Payment for shelter maintenance, operation, rent, repairs, security, fuel, equipment, insurance, utilities, food and furnishings. Not more than 10% of the grant amount may be used for costs of staff.

Ineligible Activities

Ineligible operating or maintenance costs include:

- Recruitment or on-going training of staff
- Depreciation
- Costs associated with the organization rather than the supportive housing project (advertisements, pamphlets about organization, surveys, etc)
- Staff training, entertainment, conferences or retreats
- Public relations or fund raising
- Bad debts/late fees
- Mortgage payments

RENOVATION/REHAB/CONVERSION: 27,424 (FY 07 Rollover \$10,884)
\$38,308:

(24 CFR 576.3)

Eligible Activities

- Conversion- means a change in the use of a building to an emergency shelter for the homeless under this part, where the cost of conversion and any rehabilitation costs exceed 75% of the value of the building after conversion.
- Major Rehabilitation- means rehabilitation costs in excess of 75% of the value of building before renovation.
- Renovation- means rehabilitation that involves costs of 75% or less of the value of the building before renovation.

Use Restrictions

Certifications on Use of Assistance 42 U.S.C.11375 (c)- Each grantee shall certify that it will:

- in the case of assistance involving major rehabilitation or conversion, maintain any building for which assistance is used under this part as a shelter for homeless individuals and families for not less than a 10 year period; or
- in the case of assistance involving rehabilitation (other than major rehabilitation and conversion), maintain any building for which assistance is used under this part as a shelter for homeless individuals and families for not less than a 3-year period.
- Any renovation carried out with assistance under this subtitle shall be sufficient to ensure that the building involved is safe and sanitary.
- Major rehabilitation and conversion are defined as the costs of improvement that are more than 75% of the value of the building before rehabilitation. A shelter receiving this level of improvement must be used as a shelter for at least 10 years.
- Renovation is defined as the costs of improvements that are less than 75% of the value of the building before rehabilitation. A shelter receiving this level of improvement must be used as a shelter for at least 3 years.

Lead-Based Paint Requirements- Any ESG housing or services sites regularly frequented by children less than 6 years of age are encouraged to use ESG funds for testing and may use ESG rehabilitation funds for necessary abatement procedures.

Ineligible Activities

Ineligible rehabilitation or renovation costs include:

- Acquisition of real property
- New construction
- Property clearance or demolition
- Rehabilitation administration
- Staff training or fund raising activities associated with rehabilitation
- Building maintenance and repairs

ADMINISTRATIVE COSTS \$5,485:

(24 CFR 576.21(A)(5))

Eligible Activities

Eligible administrative costs include staff to operate the program, preparation, progress reports, audits, and monitoring of recipients.

Ineligible Activities

- Preparation of Consolidated Plan and other application submissions
- Conferences or training in professional fields such as accounting and management
- Salary of organization's executive director (except to the extent they carry out eligible administrative functions)

To be eligible for ESG assistance, a public service project must serve very low, and low income households. These income categories are defined as those at or below 80% of the area median income.

HUD February 2008

NUMBER IN HOUSEHOLD	VERY LOW INCOME	LOW INCOME
1	\$19,800	\$31,650
2	\$22,600	\$36,150
3	\$25,450	\$40,700
4	\$28,250	\$45,200
5	\$30,500	\$48,800
6	\$32,750	\$52,450
7	\$35,050	\$56,050
8	\$37,300	\$59,650

2008-2009 Emergency Shelter Grant Program Grantees

Inter-Faith Ministries, Santa Fe Project: \$39,822

Inter-Faith Ministries has a lease agreement with the Housing Authority of the County of Stanislaus for 22 units at their Migrant Camp in Empire, CA. These funds will be to continue and expand a housing program for eligible families during inclement weather months. This program also counsels and provides services that lead to permanent housing and employment opportunity. The program will serve 135 individuals, with 35 families finding permanent housing at the end of their stay at the shelter.

Inter-Faith Ministries, Redwood Family Center: \$18,705

Renovation of their kitchen facility to include a commercial refrigerator along with other health and safety related items.

Community Housing and Shelter Services, Homeless Prevention: \$25,000

The purpose of the program will be to address the specific needs of the homeless as well as households that are at risk of losing their permanent housing and becoming homeless. The program projects that 1080 individuals in 360 household will receive housing counseling, up to 72 individuals in 24 households will receive assistance with move-in rent or rent to avoid eviction, therefore preventing homelessness. Up to 252 individuals in 84 families will receive short-term emergency shelter.

Children's Crisis Center, Guardian House Shelter Program: \$28,290

This agency is requesting ESG funds to add a new component to Guardian House Shelter Services with the addition of a Children's Therapeutic Play Program. This new program will benefit homeless abused, neglected children, and at-risk children living within the City of Oakdale. The shelter provides the essential services of respite childcare, emergency shelter, case management, 24-hour crisis hot-line, and family education.

COMMUNITY DEVELOPMENT

Community Development

- 1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.**

Public Improvements and Facilities

All of the participants in the Urban County are faced with either the non-existence of certain public infrastructure (e.g. sewer, sidewalks) or the deterioration of existing infrastructure caused by time, material, and installation methodology used decades ago. Examples include water systems and distribution lines and community facilities. Stanislaus County has completed the design-drawing for storm drainage infrastructure for the community of Empire. The County is currently in the final phase of connecting units in the Robertson Road neighborhood that are in jeopardy of experiencing failing septic tanks. To date we have assisted over forty (40) families connect to the sewer mainline that was installed with the assistance of CDBG funds.

Funding for public improvements and facilities can come from a variety of resources that include, but are not limited to: redevelopment agency, CDBG, USDA/RD, state infrastructure bank, and regional water board.

Non-Homeless Persons with Special Needs

Stanislaus County continues the implementation of a workforce development program in partnership with the Workforce Development Collaborative. The program assists low-income residents receive training through work experience with a potential employer.

This program will expand into the communities of Newman and Oakdale in the coming fiscal year, where the program intends to assist an additional 400 individuals in their goals to attain the necessary technological related skills necessary to be employable within growing technology sector of our community.

Public Services

The Consortium has agreed to set aside approximately ten percent (10%), or \$246,370, of the CDBG FY 2008-2009 allocation to the Stanislaus County Public Service Grant Program. Non-profits, service providers and community organizations may participate in a competitive grant process for \$20,000 grants. The Consortium also has \$109,694 available in Emergency Shelter Grant Program (ESG) funds that will also be distributed in a competitive grant process.

Grant applications were made available in a CDBG/ESG Technical Workshop, which was held on January 16, 2008. Applications received were reviewed and scored by a committee consisting of five (5) representatives from the consortium (one from each respective city), a representative from the county's CEO office, and a representative

from the county's Behavioral Health and Recovery Services office. After scores were tallied, the recommendation was presented to the Board of Supervisors for approval. Grantee award announcements will be made on April 8, 2008 at a County Board of Supervisors public hearing. The activities funded will further the goals and objectives of the Consolidated Plan.

Annual Allocations

The 2008-09 annual jurisdictional allocations of the CDBG Program funding are as follows:

Jurisdiction	Community Development Block Grant
Stanislaus County (includes admin.)	\$932,924
City of Ceres	\$267,376
City of Newman	\$252,742
City of Oakdale	\$209,855
City of Patterson	\$221,285
City of Waterford	\$240,027
Public Service Grant Program	\$246,370
Workforce Development	\$20,000
MAC Revitalization Survey	\$20,000
Fair Housing	\$40,000
Analysis to Impediments	\$13,000
Total	\$2,463,579.00

A summary of the activities to be funded by the above noted allocations follows. Specific activity information is contained in the individual activity descriptions of the Annual Action Plan submittal. The proposed CDBG Public Service Programs for the upcoming fiscal year are described in this section.

It is anticipated that all projects included in this Annual Action Plan will be implemented during this fiscal year. However, there may be some projects (e.g. extensive infrastructure) that may require funding from multiple years to complete the project. It is expected that for these projects, at least preliminary work will begin in the year in which the projects are initially funded.

Proposed Projects for Fiscal Year 2008-2009

Stanislaus County

Empire Infrastructure Project:

The area 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. This project includes the completion of the engineering and design work for the project, which includes the appropriate publications, along with a process for choosing a qualified bidder to undertake the construction phase of the project. - Allocate \$612,659.



Affordable Housing Programs

- The County offers both a Minor Home Repair and Major Home Repair Program, and it is projected that the programs will be able to assist 12 and 4 homeowners, respectively, over the coming fiscal year using a combination of HOME and RDA set-aside for match purposes.
- In partnership with the Housing Authority of the County of Stanislaus (HA) the county was able to assist in the purchase of a unit that is currently being used as part of a lease-to-own program. The current participant has successfully purchased the unit and is now a first time homeowner. Staff endeavors to partner with the HA again to pursue two more lease-to-own unit purchases to continue this program that offers families in the Family Self-Sufficiency program the opportunity to attain homeownership.
- The County will also continue to partner with Habitat for Humanity using RDA funds to assist in the process of site acquisition. Over the past fiscal year the County was able to assist in the purchase of 3 properties, which will be used to provide affordable housing to 3 families.

Fair Housing Program

- The County will be contracting with Project Sentinel during the 2008-2009 fiscal year to carry on its Fair Housing Program. Funds will be used to provide fair housing information, housing counseling and tenant/landlord mediation services to residents of the unincorporated areas of Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson and Waterford. Project Sentinel

provides housing advocacy to the County Consortium's jurisdictions through community forums, town-hall meetings, and housing fairs. - Allocate \$40,000

Analysis of Impediments to Fair Housing

- This analysis will review a broad array of public and private practices and policies. These will include 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 geographic concentration of ethnic groups was reviewed.

The report will identify affordability and a need to educate the front line and managerial staff in all levels of government how to identify fair housing complaints and how to make appropriate referrals as the primary impediments to fair housing. - Allocate up to \$13,000

Stanislaus Workforce Development (T3) Program

- One of the main goals of the program is create pathways that lead to increased skills, wages and opportunities for low-income residents, families and communities through the involvement of technology training.

CDBG funds will be used to add a new component to the program. Two additional sites that serve a new segment of the population of the County that had not been previously reached, primarily the City of Newman and Oakdale. Through the County's Workforce Development Collaborative there is a commitment to provide job and career development opportunities to the under-served in the community. The Targeted Technology Training Program (T3 Program) will conduct training sessions 2-3 times a week at the Redwood Family Center and Santa Fe Project. The Redwood Family Center is located in West Modesto and serves as a Clean and Sober transitional housing program for women with children. Through the utilization of the T3 Program, the Center will be able to assist its program participants develop and further their computer skills.

The second site will alternate between the Santa Fe Project located in Empire as well as site in the Airport Neighborhood. The Santa Fe Project serves as a winter shelter for women and men with children.

The T-3 Program participants will be able to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Approximately 400 individuals will be participating in the technology program. - Allocate \$20,000

MAC Revitalization Strategy Survey

The Stanislaus County Unincorporated Area has governing bodies called Municipal Advisory Councils (M.A.C.) that reside over the five (5) towns/areas and their respective spheres of influence, most of the MAC's have areas that meet the criteria of a slum and/or blighted community, and will benefit from the development of such strategies. Over the coming fiscal year staff hopes to collaborate with two of these

entities to develop a number of strategies that can be submitted to HUD for consideration and approval. – Allocate up to \$20,000

Stanislaus County-CDBG Program Administration

- Stanislaus County will provide management and administration services to the County's Community Development Block Grant (CDBG) Consortium program. The funds will cover the costs of salary, publications, public notices, and other eligible costs directly related to the program. These funds will also cover administration costs incurred from administering the ESG program. – Allocate \$320,265

Stanislaus County-CDBG Program Income

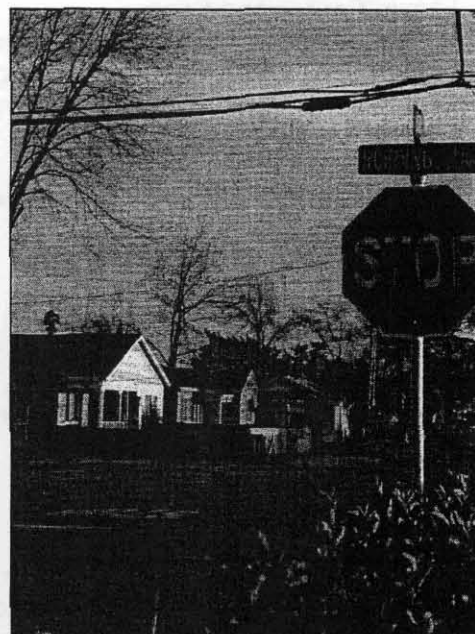
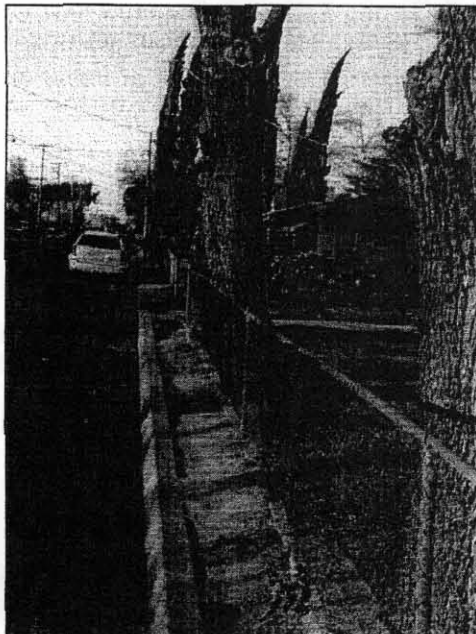
- Stanislaus County may receive approximately up to \$100,000 from residential rehabilitation loans, which will be paid back to the County. These loans were originally granted with CDBG funds to low-income individuals. Program income funds serve to increase the unallocated fund balance available for redistribution to the counties Rehabilitation Programs.

City of Ceres

9th Street Infrastructure Project:

The City of Ceres will undertake an infrastructure improvements project in the low-income residential area along 9th Street, from Roeding Road to the north to El Camino Avenue to the south. Improvements will consist of sewer and water line replacement and infill of curb, gutter, sidewalk, and ADA accessible ramps.

– Allocate \$240,638



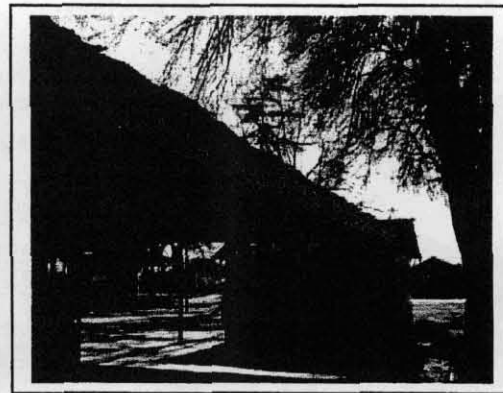
Project Administration

- This expenditure includes costs associated management, oversight, and coordination of the related CDBG infrastructure projects. – Allocate \$26,738

City of Newman

Pioneer Park Project

This project would continue the rehabilitation of Pioneer Park, located within one of Newman's two target areas. The picnic shelter is deteriorated and needs to be reconstructed. Installation of a modernized irrigation system and new hardscape will also be conducted. – Allocate \$50,000



Sewer Replacement Infrastructure Project

This project consists of the removal and replacement of deteriorated water lines, sewer lines, refurbishment of old manholes, and replacement of non-conforming fire hydrants. The project area includes all streets within the following area: Highway 33 to the east, Inyo Avenue to the south, T Street to the west, and Yolo Street to the north. – Allocate \$17,467.62

Fresno/T Street Infrastructure Project

Install curb, gutter and sidewalk in the income eligible residential area of Fresno Street bounded by R Street to the east and T Street to the west. – Allocate \$150,000.00



T3 Workforce Technology Development

The City will carry out a computer training program which will teach income eligible residents (those below 80% AMI) computer skills that will assert them with finding a job and/or progressing within the employment field. - Allocate \$10,000

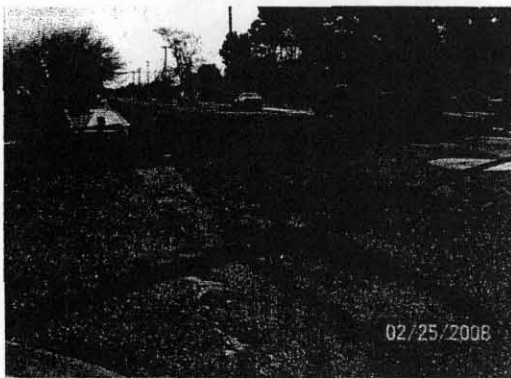
Project Administration

This expenditure includes costs associated management, oversight, and coordination of the related CDBG infrastructure projects. - Allocate \$25,274

City of Oakdale

Oak Avenue Infrastructure Project:

The City of Oakdale will conduct infrastructure improvements on the west-side of North Oak Avenue between West F Street and Poplar Street. Infrastructure improvements will consist of sidewalk, curb, gutter, ADA ramps, and street overlay. - Allocate \$178,870



T3 Workforce Technology Development

This program will provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Up to 200 individuals will be participating in the technology program. Allocate \$10,000

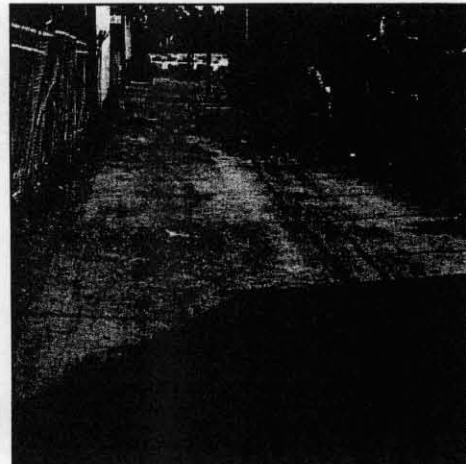
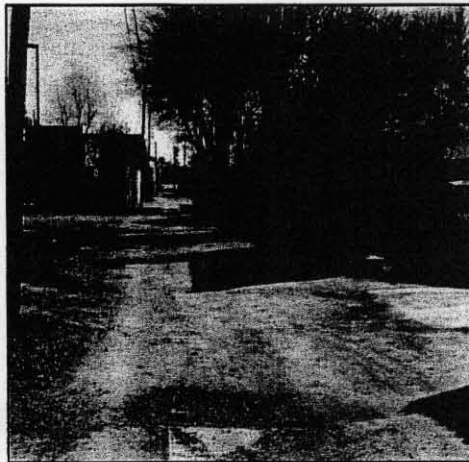
Project Administration

This expenditure includes costs associated management, oversight, and coordination of the related CDBG infrastructure projects. - Allocate \$20,986

City of Patterson

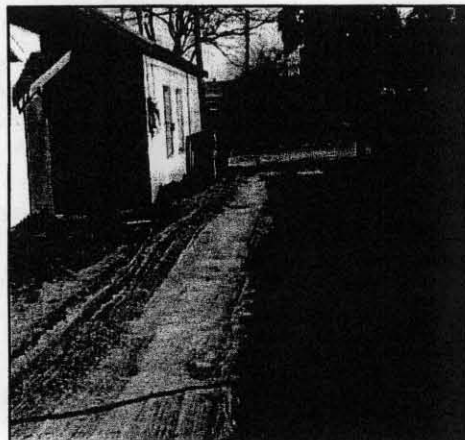
Third Street Sewer & Water Project

The City of Patterson will continue with the second phase of Third Street Infrastructure Project which includes the replacement of deteriorated sewer and water lines. -Allocate \$100,000



Downtown Overlay Project

An overlay project that will ultimately repave the downtown area from E Street south to A Street and S. 5th over to S. 3rd, including curb, gutter, and storm drainage improvements. - Allocate \$99,156.78



Project Administration

This expenditure includes costs associated management, oversight, and coordination of the related CDBG infrastructure projects. - Allocation \$22,129

City of Waterford

Brethren Park Rehabilitation Project

The City of Waterford will undertake the Brethren Park Rehabilitation Project, including infrastructure improvements such as sidewalk, curb, gutter, storm drainage and ADA related improvements. - Allocate \$160,000

Downtown Residential Valley Gutter Repair Project

This project will include improvements to the downtown residential valley gutters that have broken and now allow water to collect under the roadways, causing the roadways to breakup, accelerating overall infrastructure deterioration in the area. Allocate - \$56,024

Project Administration

This expenditure includes costs associated management, oversight, and coordination of the related CDBG infrastructure projects. - Allocate \$24,003

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICE GRANT PROGRAM

Overview of Program

The Stanislaus County Public Service Grant Program will distribute approximately \$246,358 to eligible non-profits and agencies for public service programs throughout the participating jurisdictions of the CDBG Consortium. To be eligible for Community Development Block Grant (CDBG) funds, a project must first meet one of the three National Objectives of the Community Development Block Grant Program. They are established by the U.S. Department of Housing and Urban Development (HUD). These objectives are: 1) Directly benefit low and moderate income people; 2) Prevent or eliminate slum and blight conditions; 3) Meet a particular urgent community development need. (The last objective is generally considered by HUD to mean an unusual condition posing an immediate threat to health and welfare such as an earthquake or other natural disaster.) HUD has established a list of eligible activities, and allows the local grantee, Stanislaus County, to select activities in accordance with its own community development objectives.

The County may fund non-profit organizations under the "Public Services" category. To be eligible for CDBG assistance, a public service project must serve low and moderate-income households. Low and moderate-income families are defined as those at or below 80% of the area median income.

Public services include, but are not limited to: job training, child care, drug abuse counseling and treatment, services for senior citizens, health care, recreation programs, energy conservation counseling, services for homeless persons, education programs, public safety services, and fair housing counseling.

Funds have been set aside for this program that allows 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 a service provider to provide a new or expanded service to

eligible Stanislaus County Consortia residents. The activities funded must meet a CDBG national objective. Applications were released January 16, 2008 and were due February 15, 2008. Submitted applications were then received by County CDBG staff and reviewed and scored by a team consisting of a representative from the cities of Ceres, Oakdale, and Patterson, Waterford, the County Chief Executive Office, and county Behavioral Health and Recovery Services. This year's grant applicants presented their proposals to the grant review team on February 19 or 20, 2008. Below area the results of that review and are recommended for funding.

Public Service Grants for Fiscal Year 2008-2009

Catholic Charities, Assisted Transportation Program: \$20,000

The Senior Self-Sufficiency program will provide direct service to Stanislaus County residents who are age 60 or older by helping them maintain their independence by providing assisted transportation to and from medical appointments and for grocery shopping. When appropriate, referrals to other more suited transportation modes will be provided. This agency is requesting funds to help finance the delivery of transportation to and from medical appointments for at risk seniors who are of low and moderate-incomes who live in Ceres, Newman, Patterson, Waterford, Oakdale, and the unincorporated areas of the county.

Center for Human Services – Patterson Teen Center Youth Employment Program: \$18,263

Provide employment and work readiness programming for low to moderate-income youth in Patterson, Grayson, and Westley.

Center for Human Services – Homeless Assistance: \$15,387

Provide the citizens of Patterson and surrounding Stanislaus County areas that are very low to moderate-income the opportunity to receive homeless assistance services from the Westside Community Alliance out of the Patterson Family Resource Center.

Center for Human Services/Ceres Partnership – Youth Activities Task Force.: \$16,000

Increase youth activities available for children from low to moderate-income families from the Ceres Unified School District area. The program will provide assistance with scholarships for youth to participate in sports programs available through the Ceres Parks & Recreation Department.

Center for Human Services – Youth Court: \$15,570

Expansion of the Youth Court program designed to introduce youth to the justice system while providing consequences to first-time youth offenders. Participation in Youth Court allows a juvenile to avoid formal prosecution and a legal record.

Children's Crisis Center, Guardian House Children's Nutrition & Education Program: \$14,240

This unique program is the first and only one in Stanislaus County offering childcare as a method of sheltering and feeding children at risk of abuse, neglect, homelessness and exploitation. During the first year of operation the Guardian House in Oakdale provided Respite Childcare, case management, 24-hour Family LINE and Family Nurturing classes to children and their families, but also provides over 20,000 nutritious, balanced meals to more than 1,200 children. A nutrition education component will be added to the program by providing guidance and

straight forward informational materials to parents in a supportive, educational manner to help them make healthy food choices, budget money, plan meals, understand portion control and encourage physical activity.

Habitat for Humanity- Windows of Hope: \$15,000

The program is designed to help low-income to moderate-income households replace existing damaged or low-efficiency windows with energy efficient windows.

Healthy Aging Association, Young at Heart Program: \$20,000

The purpose of the "Young at Heart" Program is to provide strength training classes and fall prevention education/outreach to seniors in the communities of Oakdale, Patterson, Westley/Grayson, Newman, and Waterford. Seniors will improve their physical fitness through exercising, improving their health and well-being.

Parent Resource Center, Oakdale Young Mothers' Parenting Program: \$19,760

The purpose of the Center is to provide emotional and educational support for parents in nurturing and guiding their children through the critical first 5 years of a child's life. The PRC proposes to provide the Oakdale Young Mothers' Parenting Program to serve young inexperienced mothers and their children with critical prevention services to: 1) Ensure healthy birth outcomes 2) Prevent child abuse and neglect 3) Encourage educational and job skills development.

Second Harvest, Food Assistance Program: \$20,000

The Food Assistance program interacts with non-profit charities that have a food pantry program of their own. We are currently serving 22 non-profit organizations in the Cities of Ceres, Newman, Oakdale, Patterson, Waterford, and the unincorporated cities of Stanislaus County. Each non-profit agency visits the Food Bank to select packaged groceries, canned fruits and vegetables, cereals and breads, dairy products, meats, and fresh fruits and vegetables. Through the Food Assistance program, Second Harvest Food Bank 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.

Howard Training Center/The Arc of Stanislaus County, Senior Meals Program: \$16,000

The Senior Meals Program Provide seniors 60 years and older a nutritious meal 5 days a week at congregate sites throughout the county, and delivered to the homes of seniors who are homebound. The program offers seniors appropriate nutrition education materials, linkages/referrals for additional services needed, and contact with caring staff.

United Samaritans Foundation - Daily Bread Mobile Lunch Program: \$20,000

Serve nutritious lunch five days a week, 52 weeks a year to very low income, low income and homeless people.

We Care, Emergency Cold Weather Shelter - Turlock: \$20,000

The purpose of the We Care Cold Weather Temporary 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 58-63 homeless individuals during the worst part of the winter.

Westside Food Pantry, Emergency Food Program: \$16,150

The Westside Food Pantry provides emergency food assistance for families out of work, single mothers unable to make ends meet, senior citizens stretching budgets to cover medical expenses and the terminally ill. The agency will also provide books to children under 13 who visit the pantry with their parents, as it has been proved to be as nourishing to the needy families as the groceries dispensed. The funds will be used for food purchases for the agency to distribute to the residents of the Westside communities and the City of Patterson.

- 2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.**

One of the major areas that need to be addressed regarding economic development opportunities is the development of a workforce that has the technological skills necessary to be considered for employment in our changing local economy. During Year 1 of the Annual Action Plan we expanded our Workforce Development Technology Training Program (T3) throughout the Unincorporated Areas of the County (including, but not limited to Empire, South Modesto, Airport Neighborhood, Robertson Road, Shackelford, El Concilio and the Hispanic population, the homeless population through workshops at the Santa Fe Project). Our goals for the coming FY are to expand the program to two (2) of our partnering consortia cities (Newman and Oakdale). During years 3, 4, and 5 of the AAP we intend to increase the service area of the program by one partnering city to include all partnering cities by the end of the Consolidated Planning cycle. At the end of this cycle staff plans to incorporate small business seed grants to allow people to start their own business within the income eligible community providing services such a tax preparation.

Antipoverty Strategy

- 1. Describe the actions that will take place during the next year to reduce the number of poverty level families.**

The Stanislaus County Department of Employment and Training provides employment training through a partnership with Modesto Junior College and facilitates GED instruction. The Workforce Investment Board is cultivating relationships with area employers for entry-level employment opportunities.

- Cal-WORKS, a program implemented and administered by the Stanislaus County Community Services Agency, is designed to place former recipients of Aid to Families With Dependent Children in employment that ultimately weans the participant from public assistance. This program mandates work activity to those receiving the assistance.
- Stanislaus County in partnership with the City of Modesto, Habitat for Humanity, Community Services Agency, the West Modesto King Kennedy Collaborative, and Modesto Junior College has implemented a workforce development program that focuses on the building trades. The program has three components: 1.) Technical Education Component 2.) Housing Component; and 3.) Small Contractors Support Center.

The County expanded the program to include other fields by creating a new work experience program in partnership with the Department of Employment and Training. In collaboration with the West Modesto King Kennedy Collaborative the County has implemented a grass roots outreach and recruitment, case management and basic skills training within income eligible communities of County and City of Modesto residents.

The first component consists of construction and building industry curriculum and training. The training involves general education, literacy courses, employment skills and direct training experience in the construction industry. The second component is hands-on work experience for the students enrolled in the program at Habitat for Humanity construction sites and other local construction. Students are provided the opportunity to learn about plumbing, wiring and other construction skills at designated sites with experienced instructors, and other professionals of the trade. The third component, the Small Contractors Center serves as a resource center to building contractors who are interested in assistance with meeting bonding, insurance, bidding, and licensing requirements. The program as a whole has been extremely successful in placing program graduates with various companies that use building trade's apprentices and professionals.

- The County of Stanislaus partners with the Alliance Worknet, which provides a wide range of employment and training services to the community through various programs under the Federal Workforce Investment Act (WIA). The Alliance is overseen by two separate entities: the Stanislaus County Board of Supervisors and the Stanislaus Economic Development and Workforce Alliance Board (Alliance). The primary function of the Alliance is to increase the readiness of the local workforce to accept employment opportunities.

The Alliance partners with Stanislaus County and its cities in fulfilling the following objectives:

- Promotion of Stanislaus County and its nine incorporated cities as a desirable location for new and expanding businesses.
- To work with public agencies and local businesses to promote cooperation in the economic development process.
- To assist in business retention and expansion efforts by offering programs for technical and financial assistance.

The Alliance offers these programs: Technical Assistance, Training and Education, and Loan Programs. The Alliance's Certified Development Corporation Loan Program can provide up to one million dollars for plant and equipment for local business. This corporation also offers confidential, one-on-one counseling to businesses needing assistance in a variety of areas, and a small business center that offers a wide variety of training seminars and conferences for the business community throughout the year.

The Alliance maintains a small revolving loan fund for gap financing. Typically, the Alliance will provide up to half the business financing needs while a bank provides the other half. The Alliance revolving loans are for terms of up to 7 years and are at competitive interest rates.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

Continue to serve the population victimized or in jeopardy of experiencing domestic violence. Through the public service programs we will support single parents and children that are victimized by this violence.

The Consortium also offers public service programs that serve the elderly and frail, those diagnosed with mental, developmental, and physical illnesses, those suffering from alcohol and drug addictions, HIV and AIDS.



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Jurisdiction

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



4/8/08

Signature/Authorized Official

Date

Richard W. Robinson

Name

Chief Executive Officer

Title

1010 10th Street

Address

Modesto, CA 95354

City/State/Zip

(209) 525-6333

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2007, 2008, 2009, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Jurisdiction

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.



4/8/08

Signature/Authorized Official

Date

Richard W. Robinson

Name

Chief Executive Officer

Title

1010 10th Street

Address

Modesto, CA 95354

City/State/Zip

(209) 525-6333

Telephone Number

Jurisdiction

<input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

4/8/08

Date

Richard W. Robinson

Name

Chief Executive Officer

Title

1010 10th Street

Address

Modesto, CA 95354

City/State/Zip

(209) 525-6333

Telephone Number

- | |
|---|
| <input type="checkbox"/> This certification does not apply. |
| <input checked="" type="checkbox"/> This certification is applicable. |

ESG Certifications

I, Richard W. Robinson, Chief Executive Officer of **Stanislaus County** certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

Jurisdiction

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



4/8/08

Signature/Authorized Official

Date

Richard W. Robinson

Name

Chief Executive Officer

Title

1010 10th Street

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Modesto, CA 95354

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ESG Certifications

The emergency Shelter Grantee certifies that:

Major rehabilitation/conversion – It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services – It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other service essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds – It will obtain matching amounts required under §576.71 of this title.

Confidentiality – It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan – It is following a current HUD-approved Consolidated Plan or CHAS.



Signature/Authorized Official

4/8/08

Date

Chief Executive Officer

Title

This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

Jurisdiction

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- All "direct charge" employees;
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

4/8/08

Date

Richard W. Robinson

Name

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Appendix A –

- A. Stanislaus County Consortium Summary of Specific Annual Objectives for 2008-2009 (pp. 63-67)
- B. Summary of Specific Annual Objectives for 2008-2009 CDBG Public Service Program Grantees (pp. 68- 72)
- C. Summary of Specific Annual Objectives for 2008-2009 ESG Grantees (pp. 73-74)

**Stanislaus County Consortium
Summary of Specific Annual
Objectives for 2008-2009**

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Stanislaus County Empire Infrastructure Project	Address the need for infrastructure improvements in the town of Empire. This consists of the continuation of the design and engineering phase.	CDBG \$612,786	Number of residents benefiting from infrastructure improvements in the income eligible area.	2007	0		
				2008	0		
		RDA		2009			
				2010			
				2011			
		GOAL					
EO.1 Stanislaus County Stanislaus Workforce Development Program (T3)	Address the need for workforce technology development training programs that will enhance participants' computer skills, and in turn allow them to re-enter the workforce.	CDBG \$20,000	Number of program participants with enhanced computer skills therefore enabled to enter the workforce.	2007			
				2008	400		
				2009			
				2010			
				2011			
		GOAL					
DH-2 Affordability of Decent Housing							
DH-2.1 Stanislaus County First Time Home Buyers Down Payment Assistance Program	Address the need for affordable decent housing by offering down payment assistance to low income first time homebuyer households.	HOME	<ul style="list-style-type: none"> - Number of low-income households receiving down payment assistance. - Number of first time homebuyers. - Number receiving counseling. 	2007	8		
				2008	5		
		CalHome		2009			
				2010			
		RDA		2011			
				GOAL			
DH-2.2 Stanislaus County Housing Rehabilitation Program	Address the need for affordable decent housing by offering minor and major home rehabilitation assistance to low-income households.	HOME	<ul style="list-style-type: none"> - Number of housing units brought to compliance with local standards. - Number of units made accessible. 	2007	5		
				2008	12		
		RDA		2009			
				2010			
				2011			
		GOAL					

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Stanislaus County MAC Revitalization Strategy	Develop a revitalization strategy for two of the five Municipal Advisory Council areas of Stanislaus County to address slum and/or blight issues within the communities.	CDBG \$20,000	Number of Municipal Advisory Council areas developing a revitalization strategy.	2007			
				2008	2		
				2009			
				2010			
				2011			
				GOAL			

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Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 City of Ceres 9 th Street Infrastructure	Address the need for infrastructure improvements in the 9 th Street residential area. Improvements will consist of installation of curb, gutter, sidewalk, matching pavement, and ADA accessible ramps in the low-moderate income area.	CDBG \$240,638	Number of residents in the 9 th Street eligible area that will benefit from infrastructure improvements.	2007			
				2008	100		
				2009			
				2010			
				2011			
				GOAL			

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 City of Newman Water & Sewer Line Infrastructure	Address the need for infrastructure improvements to rural residential deteriorated water and sewer lines and manholes in the eligible residential area east of HWY 33, Inyo Avenue (south) and T Street (west), Yolo Street (north), and R Street.	CDBG \$17,468	Number residents benefiting from infrastructure improvements in the eligible residential area.	2007	1019		
				2008	833		
				2009			
				2010			
				2011			
GOAL							
SL-1.1 City of Newman Fresno Street Infrastructure Improvements Project	Address the need for infrastructure improvements to the low-income residential area of Fresno Street, bounded by R Street to the east and T Street to the west. Improvements include the installation of curb, gutter, and sidewalks.	CDBG \$150,000	Number for low-income residents with access to improved infrastructure facilities.	2007			
				2008	98		
				2009			
				2010			
				2011			
GOAL							
SL-1.1 City of Newman Pioneer Park Project	Address the need for the rehabilitation of Pioneer Park located within one of Newman's two project Areas. Work to include rehabilitation of the picnic shelter.	CDBG \$50,000	Number of target area residents benefiting from improved park facilities.	2007			
				2008	98		
				2009			
				2010			
				2011			
GOAL							
SL-1.1 City of Newman T3 Workforce Technology Development	Address the need for workforce technology development training programs that will enhance participants' computer skills and, in turn, allow them to re-enter the workforce.	CDBG \$10,000	Number of program participants with enhanced computer skills therefore enabled to enter the workforce.	2007			
				2008	200		
				2009			
				2010			
				2011			
GOAL							

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 City of Oakdale Oak Avenue Infrastructure Project	Address the need for infrastructure improvements in the eligible residential area of the west-side of North Oak Avenue between West F Street and Poplar Street. Improvements include the replacement of antiquated sewer and water lines and street improvements.	CDBG \$178,870	Number of residents benefiting from infrastructure improvements in the income eligible area.	2007			
				2008	65		
				2009			
				2010			
				2011			
				GOAL			
SL-1.1 City of Oakdale T3 Workforce Technology Development	Address the need for workforce technology development training programs that will enhance participants' computer skills, and in turn allow them to re-enter the workforce.	CDBG \$10,000	Number of program participants with enhanced computer skills therefore enabled to enter the workforce.	2007			
				2008	200		
				2009			
				2010			
				2011			
				GOAL			
DH-2 Affordability of Decent Housing							
DH-2.1 City of Oakdale First Time Home Buyers Down Payment Assistance Program	Address the need for affordable decent housing by offering down payment assistance to low-income first time homebuyer households.	HOME	<ul style="list-style-type: none"> - Number of low-income households assisted. - Number of first time homebuyers. - Number receiving counseling. - Number receiving closing costs. 	2007	2		
				2008	2		
				2009			
				2010			
				2011			
				GOAL			

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 City of Patterson Third Street Sewer & Water Project	Address the need for infrastructure improvements in the eligible residential area of Third Street through the replacement of deteriorated sewer and water lines. (Second phase)	CDBG \$100,000	Number of residents benefiting from infrastructure improvements in the income eligible area.	2007	45		
				2008	70		
				2009			
				2010			
				2011			
				GOAL			
SL-1.1 City of Patterson Downtown Overlay Project	Address the need for infrastructure improvements through the installation of curb, gutter and storm drainage in the downtown area from E Street south to A Street and S. 5 th Street over to S 3 rd .	CDBG \$99,157	Number of residents benefiting from public infrastructure improvement facilities.	2007			
				2008	350		
				2009			
				2010			
				2011			
				GOAL			

SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 City of Waterford Brethren Park Rehabilitation Project	Address the need for rehabilitation of Brethren Park. The project will include frontage improvements, sidewalks, and grass.	CDBG \$160,000	Number of residents benefiting from infrastructure improvements in the income eligible area.	2007			
				2008	100		
				2009			
				2010			
				2011			
				GOAL			
SL-1.1 City of Waterford Downtown Residential Valley Gutter Repair Project	Address the need for infrastructure improvements through valley gutter work improvements in the downtown residential area.	CDBG \$56,024	Number of residents benefiting from infrastructure improvements in the income eligible area.	2007			
				2008	329		
				2009			
				2010			
				2011			
				GOAL			

**Summary of Specific Annual
Objectives for 2008-2009 CDBG
Public Service Program Grantees**

Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Catholic Charities Senior Assisted Transportation	Address the need for services of seniors by providing low and moderate-income elderly residents with transportation needs to allow them to remain independent.	CDBG \$20,000	- Number of unduplicated seniors provided with transportation services.	2007	40		
				2008	50		
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Center for Human Services Ceres Youth Court	Serve low-income youth in the City of Ceres through the Youth Court Program, designated to introduce youth to the Justice System while providing consequences to first-time offenders.	CDBG \$15,570	Number of unduplicated low-income youth participating in the Ceres Youth Court Program.	2007			
				2008	37		
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
Center for Human Services Homeless Assistance Services	Address the growing need for services to the homeless by providing homeless supportive services in Patterson, Westley, and Grayson.	CDBG \$15,387	Number of unduplicated individuals receiving homeless assistance services.	2007			
				2008	116		
				2009			
				2010			
				2011			
				GOAL			

Table 2C Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Center for Human Services Patterson Teen Center Youth Employment Program	Address the need for youth employment and work readiness programs (youth ages from 15-18) in Patterson.	CDBG \$18,263	Number of unduplicated youth participating in the Youth Employment Program.	2007			
				2008	36		
				2009			
				2010			
				2011			
				GOAL			
SL-1.2 Center for Human Services/Ceres Partnership for Healthy Children Youth Activities Task Force	Address the need for recreational activities for low to moderate income youth by providing scholarships to enable them to participate in sports programs through the Ceres Parks & Recreation Dept.	CDBG \$16,000	Number of unduplicated children receiving sports scholarships.	2007			
				2008	36		
				2009			
				2010			
				2011			
				GOAL			
SL-1.1 Children's Crisis Center Children's Nutrition & Education Program	Address the need for essential supportive services for low and moderate-income children at risk of abuse, neglect, homelessness and exploitation by providing childcare, shelter, and meals, in the Oakdale area. A nutrition education component will be provided to these children.	CDBG \$14,420	Number of unduplicated children provided with childcare, shelter, and meals through the nutrition and education program.	2007	262		
				2008	192		
				2009			
				2010			
				2011			
				GOAL			

Table 2C Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Habitat for Humanity Windows of Hope	Address the need to replace low energy efficient windows within the County's and participating jurisdictions oldest housing stock.	CDBG \$15,000	Number of individuals assisted in 128 households, which will benefit from new energy efficient windows..	2007			
				2008	448		
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Healthy Aging Association Young at Heart Program	Address the need for services of the senior population by providing low and moderate-income elderly residents strength training exercise classes and fall prevention and health outreach.	CDBG \$20,000	Number of seniors provided with strength training (220). Number of seniors provided with fall prevention and health education outreach (1130).	2007	180		
				2008	220		
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Parent Resource Center Oakdale Young Mother's Parenting Program	Address the need for child abuse preventive services by providing extremely low to moderate-income pregnant/parenting teen and young adult mothers and fathers with children age 0-5 with parenting educational classes.	CDBG \$19,760	Total number of unduplicated individuals (mothers/fathers & children) who received child abuse prevention services.	2007	70		
				2008	83		
				2009			
				2010			
				2011			
				GOAL			

Table 2C Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Project Sentinel Stanislaus County Fair Housing Program	Address the HUD mandated obligation to affirmatively further fair housing through fair housing enforcement, fair housing awareness, and housing counseling.	CDBG \$40,000	- Number of unduplicated individuals receiving fair housing counseling - Number of individuals receiving information and referral. - Number of individuals benefiting from fair housing enforcement.	2007	160		
				2008	240		
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Second Harvest Food Assistance Program	Address the demand for emergency food needs in Stanislaus County by providing different non-profit agencies throughout the county with food assistance, which in turn distribute the food to low-income families.	CDBG \$20,000	Number of unduplicated individuals receiving food assistance.	2007	25,000		
				2008	25,250		
				2009			
				2010			
				2009			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 The Arc of Stanislaus County Senior Meals Programs	Address the need of the senior population by providing low-income seniors home-delivered and congregate meals.	CDBG \$16,000	Number of unduplicated seniors provided with meals.	2007	350		
				2008	592		
				2009			
				2010			
				2011			
				GOAL			

Table 2C Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 United Samaritans Foundation Daily Bread Mobile Lunch Program	Address the need of very low and low-income and homeless persons by providing daily meals through the Daily Bread Mobile Lunch Program in the communities of Ceres and Keyes.	CDBG \$20,000	Number of unduplicated individuals receiving meals.	2007			
				2008	200		
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 We Care Program We Care Emergency Shelter	Address the needs of the homeless population by providing emergency shelter during the worst part of the winter to homeless individuals and assist them in finding jobs, enter residential programs, obtain permanent housing, and receive assistance that will allow them to overcome certain barriers facing the homeless population.	CDBG \$20,000	Number of unduplicated homeless individuals who were provided shelter and supportive services.	2007	300		
				2008	300		
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Westside Food Pantry Emergency Food Assistance Program	Address the need for emergency food assistance by providing food for families temporarily out of work, single mothers, and senior citizens in the Westside area. The pantry will provide English children's books to all children under the age of 13 as they visit the pantry to stimulate an interest in learning and enhance proficiency in English.	CDBG 16,150	Number of unduplicated individuals receiving emergency food assistance.	2007	3140		
				2008	5,000		
				2009			
				2010			
				2011			
				GOAL			

Summary of Specific Annual Objectives for 2008-2009 ESG Grantees

Table 2C Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Children's Crisis Center Therapeutic Shelter at Guardian House	Address the need for shelter for low and moderate-income homeless abused, neglected, and at risk children within the geographic boundaries of Oakdale. The shelter will provide recreation and play activities designed to increase developmental capabilities, reduce stress levels and encourage communication through play.	ESG \$28,289	Number of unduplicated low-income homeless children participating in the Therapeutic Shelter Program.	2007	50		
				2008	90		
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Community Housing and Shelter Services Homeless Prevention	Address the specific needs of the homeless as well as households that are at risk of losing their permanent housing and becoming homeless, through the provision of rental assistance vouchers to those that are in jeopardy of becoming homeless or those that may be in jeopardy of losing their home due to temporary circumstances.	ESG \$25,000	Number of unduplicated individuals served with emergency rental assistance to avoid eviction, and case management services.	2007	35		
				2008	105		
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Inter-Faith Ministries Redwood Family Center	Renovation of the Redwood Family Center through the purchase and installation of a new refrigerator, freezer, and cooking unit.	ESG \$18,705	Number of unduplicated women and children at or below 80% of the area median income receiving shelter.	2007	140		
				2008	154		
				2009			
				2010			
				2011			
				GOAL			

Table 2C Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1 Inter-Faith Ministries Santa Fe Project	Assist homeless families, with emergency winter shelter and assistance in securing the necessary services to move into permanent housing.	ESG \$39,822	Total number of unduplicated individuals served with emergency shelter and supportive services.	2007	65		
				2008	112		
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1		ESG		2007			
				2008			
				2009			
				2010			
				2011			
				GOAL			
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1		ESG		2007			
				2008			
				2009			
				2010			
				2011			
				GOAL			

Appendix B

- A. Table 3B – Annual Housing Completion Goals
- B. Table 2C – Summary of Specific Housing/Community Development Objectives
- C. Table 3C – Listing of Consortia Individual Projects (pp. 78-99)
- D. Table 3C – Listing of CDBG Public Service Individual Projects (pp. 100-113)
- E. Table 3C – Listing of ESG Public Service Individual Projects (pp. 114-118)

**Table 3B
ANNUAL HOUSING COMPLETION GOALS
2008 (Year 2)**

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Homeless households	5		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	10		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	1		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	3		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)						
Acquisition of existing units	1		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Production of new units	3		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	8		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	8		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	20		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Acquisition of existing units	1		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	6		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	8		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	8		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Housing	23		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS						
Annual Rental Housing Goal	3		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	20		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	23		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Transition Table 2C
Summary of Specific Housing/Community Development Objectives
2008 (YEAR 2)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
1	Rental Housing					
1	Address the need for Senior Affordable Rental Housing.	HOME	Housing Units	5		DH-2
2	Owner Housing					
1	Address the need for affordable housing by providing down payment assistance to low and moderate-income households.	HOME RDA	Households	10		DH-2
	Address the need for decent affordable housing by offering minor and major home rehabilitation assistance to low and moderate-income households.	HOME RDA	Households	22		DH-2
3	Community Development					
	Infrastructure					
1	Address the need for infrastructure improvements (i.e. storm drainage, sewer, water, curb, sidewalks) to retrofit communities and neighborhoods throughout unincorporated areas of the County and within the Consortia Cities.	CDBG RDA	People	728		SL-3
4	Public Facilities					
1	See Infrastructure above.					
5	Public Services					
1	Continue to address the needs of low to moderate-income households/individuals through public service programs by providing grants to non-profit organizations that will deliver such services.	CDBG ESG	People	9918		SL-1
6	Economic Development					
1	Loans to assist with micro-enterprise development.	CDBG	Loans	1		EO-1
7	Neighborhood Revitalization/Other					
1	Deliver a Revitalization Plan	CDBG	Plan	1		SL-3

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Sustainable Living Environment	SL-1	SL-2	SL-3

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
N/A

Project Title
Stanislaus County – Program Administration

Description

Administration and management of the County CDBG Consortium and the County's programs and projects.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Stanislaus County CDBG Consortium.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient N/A	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion N/A

Funding Sources:

CDBG	\$320,265
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Public Services

Project Title
Fair Housing Program – Project Sentinel

Description

Address the HUD mandated obligation to affirmatively further fair housing through fair housing enforcement, fair housing awareness, and housing counseling.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Consortia Cities and Stanislaus County Unincorporated Areas

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05J Fair Housing	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07-01-07	Completion Date (mm/dd/yyyy) 06-30-08
Performance Indicator People	Annual Units 240
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$40,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	.....

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need

N/A

Project Title

Stanislaus County – Analysis of Impediments to Fair Housing

Description

A review of land use, zoning, lending, complaint referrals, advertising, and housing affordability policies. The report will identify affordability and a need to educate the front line and managerial staff in all levels of government how to identify fair housing complaints and how to make appropriate referrals.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Stanislaus County CDBG Consortium.

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$13,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code	CDBG Citation	
Type of Recipient	CDBG National Objective	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator N/A	Annual Units N/A	
Local ID	Units Upon Completion N/A	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need

Infrastructure Improvements

Project Title

Stanislaus County – Empire Infrastructure Project

Description

Completion of the engineering and design work for the project, which includes the appropriate publications along with a process for choosing a qualified bidder to undertake the construction phase of the project.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community of Empire

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$612,786 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 03J	CDBG Citation 570.201(C)	
Type of Recipient Household	CDBG National Objective 570.208 (a)(1)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units	
Local ID	Units Upon Completion 500	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS
Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need

Economic Development Opportunities

Project Title

Stanislaus County Workforce Development

Description

The Stanislaus County Workforce Development Program in partnership with the Workforce Development Collaborative assists low-income residents to receive training through work experience with a potential employer. One of the main goals of the program is create pathways that lead to increased skills, wages and opportunities for low-income residents, families and communities through the involvement of technology training.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Countywide

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$20,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 05H	CDBG Citation 570.201(E)	
Type of Recipient Individuals	CDBG National Objective 570.208(a)(2)	
Start Date 07-01-08	Completion Date 06-30-09	
Performance Indicator People	Annual Units 150	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Economic Development

Project Title
Stanislaus County – MAC Revitalization Strategy

Description

The Stanislaus County Unincorporated Area has governing bodies called Municipal Advisory Councils (M.A.C.) that reside over the five (5) towns/areas and their respective spheres of influence, most of the MAC's have areas that meet the criteria of a slum and/or blighted community, and will benefit from the development of such strategies. Over the coming fiscal year staff hopes to collaborate with two of these entities to develop a number of strategies that can be submitted to HUD for consideration and approval.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Countywide

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code	CDBG Citation
Type of Recipient	CDBG National Objective
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion N/A

Funding Sources:

CDBG \$20,000
 ESG
 HOME
 HOPWA
 Total Formula
 Prior Year Funds
 Assisted Housing
 PHA
 Other Funding
 Total

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS
 Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Infrastructure Improvements

Project Title
City of Ceres – 9th Street Infrastructure Project

Description

Infrastructure improvements in the low-income residential area along 9th Street, from Roeding Road to the north, to El Camino Avenue to the south. Improvements will consist of sewer and water line replacement and infill of curb, gutter, sidewalk, and ADA accessible ramps.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
City of Ceres: 9th Street

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$240,638 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 03L	CDBG Citation 570.201(C)	
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units 35	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
N/A

Project Title
City of Newman – CDBG Project Administration.

Description

Administration and management of CDBG programs and projects.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
City of Newman

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 21A General Prgm Adm.	CDBG Citation 570.206
Type of Recipient N/A	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07-01-07	Completion Date (mm/dd/yyyy) 06-30-08
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion N/A

Funding Sources:

CDBG	\$25,274
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need
Infrastructure Improvements

Project Title
City of Newman – Sewer Replacement Infrastructure Project

Description

Removal and replacement of deteriorated water lines, sewer lines, refurbishment of old manholes, and replacement of non conforming fire hydrants. The project area includes all streets within the following area: Highway 33 to the east, Inyo Avenue to the south, T Street to the west, and Yolo Street to the north.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City of Newman: Highway 33 to the east, Inyo Avenue to the south, T Street to the west, and Yolo Street to the north.

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$17,467.62 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 03J	CDBG Citation 570.201(C)	
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units	
Local ID	Units Upon Completion 100	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Infrastructure Improvements

Project Title
City of Newman – Pioneer Park Project

Description

Continue the rehabilitation of Pioneer Park, located within one of Newman's two target areas. The picnic shelter is deteriorated and needs to be reconstructed. The project also consists of the installation of a modernized irrigation system and new hardscape.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
City of Newman: Pioneer Park

Objective Number	Project ID (HUD Activity #):	Funding Sources:	
HUD Matrix Code 03F	CDBG Citation 570.201(C)	CDBG	\$50,000
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	ESG	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	HOME	
Performance Indicator People	Annual Units	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Infrastructure Improvements

Project Title
City of Newman – Fresno/T Street Infrastructure Project

Description

Install curb, gutter and sidewalk in the residential area of Fresno Street bounded by R Street to the east and T Street to the west.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City of Newman: Fresno Street bounded by R Street to the east and T Street to the west.

Objective Number	Project ID (HUD Activity #):	Funding Sources:	
HUD Matrix Code 03L	CDBG Citation 570.201(C)	CDBG	\$150,000
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	ESG	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	HOME	
Performance Indicator People	Annual Units	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need
Infrastructure Improvements

Project Title
City of Newman – T3 Workforce Technology Development

Description

Computer training program for low-income individuals that will enhance their computer skills that will assist them with finding a job and/or progressing within the employment field.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
City of Newman

Objective Number	Project ID (HUD Activity #):	Funding Sources:	
HUD Matrix Code 05H	CDBG Citation	CDBG	\$10,000
Type of Recipient	CDBG National Objective	ESG	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	HOME	
Performance Indicator People	Annual Units	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS
Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need

N/A

Project Title

City of Oakdale – CDBG Project Administration.

Description

Administration and management of CDBG programs and projects.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City of Oakdale

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 21A General Prgm Adm.	CDBG Citation 570.206
Type of Recipient N/A	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion N/A

Funding Sources:

CDBG	\$20,986
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need

Infrastructure Improvements

Project Title

City of Oakdale – Oak Avenue Infrastructure Project

Description

Infrastructure improvements on the west side of Oak Avenue between F Street and Poplar Street. Improvements will consist of sidewalk, curb, gutter, ADA ramps, and street overlay.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City of Oakdale: Oak Avenue between F Street and Poplar Street

Objective Number	Project ID (HUD Activity #):	Funding Sources:	
HUD Matrix Code 03L	CDBG Citation 570.201(C)	CDBG	\$178,870
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	ESG	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	HOME	
Performance Indicator People	Annual Units	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need
Infrastructure Improvements

Project Title
City of Oakdale – T3 Workforce Technology Development

Description

Computer training program for low-income individuals that will provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
City of Oakdale

Objective Number	Project ID (HUD Activity #):	Funding Sources:	
HUD Matrix Code 05H	CDBG Citation 570.201(e)	CDBG	\$10,000
Type of Recipient	CDBG National Objective 570.208(a)(2)	ESG	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	HOME	
Performance Indicator People	Annual Units 200	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need
N/A

Project Title
City of Patterson – CDBG Project Administration.

Description

Administration and management of CDBG programs and projects.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
City of Patterson

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$22,129 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 21A General Prgm Adm.	CDBG Citation 570.206	
Type of Recipient N/A	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 07-01-07	Completion Date (mm/dd/yyyy) 06-30-08	
Performance Indicator N/A	Annual Units N/A	
Local ID	Units Upon Completion N/A	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Infrastructure Improvements

Project Title
City of Patterson – Third Street Sewer & Water Project

Description

Second phase of Third Street Infrastructure Project which includes the replacement of deteriorated sewer and water lines. The

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City of Patterson: Third Street

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$100,000 ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total _____
HUD Matrix Code 03J	CDBG Citation 570.201(C)	
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units 70	
Local ID	Units Upon Completion 70	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need

Infrastructure Improvements

Project Title

City of Patterson – Downtown Overlay Project

Description

Repave the downtown area from E Street south to A Street and S. Fifth Street over to S. Third, including the installation of curb, gutter, and storm drainage improvements.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City of Patterson: Third Street

Objective Number	Project ID (HUD Activity #):	Funding Sources:
HUD Matrix Code 03I	CDBG Citation 570.201(C)	CDBG <u>\$99,156.78</u>
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	ESG _____
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	HOME _____
Performance Indicator People	Annual Units	HOPWA _____
Local ID	Units Upon Completion 350	Total Formula _____
		Prior Year Funds _____
		Assisted Housing _____
		PHA _____
		Other Funding _____
		Total _____

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need

N/A

Project Title

City of Waterford – CDBG Project Administration.

Description

Administration and management of CDBG programs and projects.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City of Waterford

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$24,003 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 21A General Prgm Adm.	CDBG Citation 570.206	
Type of Recipient N/A	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 07-01-07	Completion Date (mm/dd/yyyy) 06-30-08	
Performance Indicator N/A	Annual Units N/A	
Local ID	Units Upon Completion N/A	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Infrastructure Improvements

Project Title
City of Waterford – Brethren Park Rehabilitation Project

Description

The City of Waterford will undertake the Brethren Park Rehabilitation Project, including infrastructure improvements such as sidewalk, curb, gutter, storm drainage and ADA related improvements. – Allocate

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
City of Waterford

Objective Number	Project ID (HUD Activity #):	Funding Sources:	
HUD Matrix Code 03L	CDBG Citation 570.201(C)	CDBG	\$116,024
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	ESG	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	HOME	
Performance Indicator People	Annual Units	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need
Infrastructure Improvements

Project Title
City of Waterford – Downtown Residential Valley Gutter Repair Project

Description

This project will include improvements to the downtown residential valley gutters that have broken and now allow water to collect under the roadways, causing the roadways to breakup, accelerating overall infrastructure deterioration in the area.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
City of Waterford

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$100,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 03I	CDBG Citation 570.201(C)	
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Public Services

Project Title
Senior Assisted Transportation Program – Catholic Charities

Description

Address the need for services of seniors by providing low and moderate-income elderly residents with transportation needs to allow them to remain independent.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Countywide

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$20,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 05 Public Svcs. Gen.	CDBG Citation 570.201(e)	
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units 50	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Public Services

Project Title
Patterson Teen Center Youth Employment Program

Description

Address the need for youth employment and work readiness programs (youth ages from 15-18) in Patterson.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City of Paterson and surrounding communities.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05D Youth Services	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09
Performance Indicator People	Annual Units 36
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$18,263
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	.....

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need

Public Services

Project Title

Center for Human Services/WCA – Homeless Assistance Services

Description

Address the growing need for services to the homeless by providing homeless supportive services in Patterson, Westley, and Grayson.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City of Paterson and surrounding communities.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05 Public Svcs. Gen.	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09
Performance Indicator People	Annual Units 116
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$15,387
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	.....

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need

Public Services - CDBG

Project Title

CHS – Ceres Partnership for Healthy Children

Description

Address the need for recreational activities for low to moderate income youth by providing scholarships to enable them to participate in sports programs through the Ceres Parks & Recreation Dept.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City of Ceres

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$16,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 05D Youth Services	CDBG Citation 570.201 (e)	
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units 36	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need
Public Services

Project Title
Children's Nutrition & Education Program - Children's Crisis Center

Description

Address the need for essential supportive services for low and moderate-income children at risk of abuse, neglect, homelessness and exploitation by providing childcare, shelter, and meals, in the Oakdale area.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Oakdale and surrounding unincorporated area.

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$14,420 ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total _____
HUD Matrix Code 05D Youth Services	CDBG Citation 570.201(e)	
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units 192	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need

Public Services - CDBG

Project Title

Windows of Hope – Habitat for Humanity

Description

Address the need to replace low energy efficient windows within the County's and participating jurisdictions oldest housing stock.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Countywide

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05 Public Services Gen	CDBG Citation 570.201 (e)
Type of Recipient People (General)	CDBG National Objective 570.208 (a)(2)
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09
Performance Indicator	Annual Units 448
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$15,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	.....

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need
Public Services

Project Title
Young at Heart Program – Healthy Aging Association

Description

Address the need for services for seniors by providing low and moderate-income elderly residents strength training exercise classes and fall prevention and health outreach.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Countywide

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05A Senior Services	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09
Performance Indicator People	Annual Units 220
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$20,000
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	_____

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS
Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus

Priority Need
Public Services

Project Title
Oakdale Young Mothers' Parenting Program – Parent Resource Center

Description

Address the need for child abuse preventive services by providing extremely low to moderate-income pregnant/parenting teen and young adult mothers and fathers with children age 0-5 with parenting educational classes.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Oakdale and surrounding unincorporated areas.

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$19,760 ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total _____
HUD Matrix Code 05 Public Svcs. General	CDBG Citation 570.201(e)	
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units 83	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Public Services

Project Title
Food Assistance Program – Second Harvest Food Bank

Description

Address the demand for emergency food needs in Stanislaus County by providing different non-profit agencies throughout the county with food assistance, which in turn distribute the food to low-income families.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Countywide

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07-01-07	Completion Date (mm/dd/yyyy) 06-30-08
Performance Indicator People	Annual Units 25,250
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$20,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	.....

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS
Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need
Public Services

Project Title
Senior Meal Program – The Arc of Stanislaus

Description

Address the need for services of a special needs population, senior citizens, by providing low-income seniors home delivered and congregate meals.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Countywide

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$16,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 05A Senior Services	CDBG Citation 570.201(e)	
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07-01-07	Completion Date (mm/dd/yyyy) 06-30-08	
Performance Indicator People	Annual Units 592	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Public Services

Project Title
Daily Bread Mobile Lunch Program – United Samaritans Foundation

Description

Address the need of very low and low-income and homeless persons by providing daily meals through the Daily Bread Mobile Lunch Program in the communities of Ceres and Keyes.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Ceres & Keyes

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$20,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 05 Public Services Gen.	CDBG Citation 570.201(e)	
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units 200	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need
Public Services

Project Title
Emergency Cold Weather Shelter – We Care Program-Turlock

Description

Address the needs of the homeless population by providing emergency shelter during the worst part of the winter to homeless individuals and assist them in finding jobs, enter residential programs, obtain permanent housing, and receive assistance that will allow them to overcome certain barriers facing the homeless population.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Turlock: Serving countywide homeless individuals.

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$20,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 05 Public Svcs. Gen.	CDBG Citation 570.201(e)	
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units 300	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need
Public Services

Project Title
Emergency Food Assistance – Westside Food Pantry

Description

Address the need for emergency food assistance by providing food for families temporarily out of work, single mothers, and senior citizens in the Westside area. The pantry will provide English children's books to all children under the age of 13 as they visit the pantry to stimulate an interest in learning and enhance proficiency in English.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Patterson and surrounding unincorporated areas.

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG \$16,150 ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total _____
HUD Matrix Code 05 Public Svcs. Gen.	CDBG Citation 570.201(e)	
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units 5000	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County
Priority Need

Project Title
ESG Program Administration

Description

General administration activities related to assisting the homeless and those in jeopardy of becoming homeless through services provided by the various non-profit agencies.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG ESG \$5,485 HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 21A General Prgm Adm.	CDBG Citation 570.206	
Type of Recipient N/A	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator N/A	Annual Units N/A	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS
Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need

Public Services – ESG

Project Title

Therapeutic Shelter at Guardian House – Children's Crisis Center

Description

Address the need for services for low and moderate-income homeless abused, neglected, and at risk children within the geographic boundaries of Oakdale by providing recreation and play activities designed to increase developmental capabilities, reduce stress levels and encourage communication through play.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Oakdale and surrounding unincorporated areas.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05D Youth Services	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09
Performance Indicator People	Annual Units 90
Local ID	Units Upon Completion

Funding Sources:

CDBG	.....
ESG	\$28,289
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	.....

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need

Public Services - ESG

Project Title

Homeless Prevention Program – Community Housing & Shelter Services

Description

Address the specific needs of the homeless as well as households that are at risk of losing their permanent housing and becoming homeless, through the provision of rental assistance vouchers to those that are in jeopardy of becoming homeless or those that may be in jeopardy of losing their home due to temporary circumstances.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Countywide

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG ESG \$25,000 HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code	CDBG Citation	
05S Rental Housing Sub	570.201(e)	
Type of Recipient People (General)	CDBG National Objective N/A	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	
07-01-08	06-30-09	
Performance Indicator People	Annual Units 105	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Annual Action Plan 2008-2009
Listing of Projects**

Jurisdiction's Name: Stanislaus County

Priority Need

Public Services - ESG

Project Title

Redwood Family Center – Inter-Faith Ministries

Description

Renovation of the Redwood Family Center through the purchase and installation of a new refrigerator, freezer, and cooking unit.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

County unincorporated areas & Consortia city residents.

Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG _____ ESG \$18,705 HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total _____
HUD Matrix Code 14 Rehab Single Unit	CDBG Citation 570.201(e)	
Type of Recipient People (General)	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS
 Persons with Disabilities Public Housing Needs

Table 3C
Annual Action Plan 2008-2009
Listing of Projects

Jurisdiction's Name: Stanislaus County

Priority Need

Public Services - ESG

Project Title

Santa Fe Project – Inter-Faith Ministries

Description

Assist the special needs population, homeless families, with emergency winter shelter and assistance in securing the necessary services to move into permanent housing.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Countywide

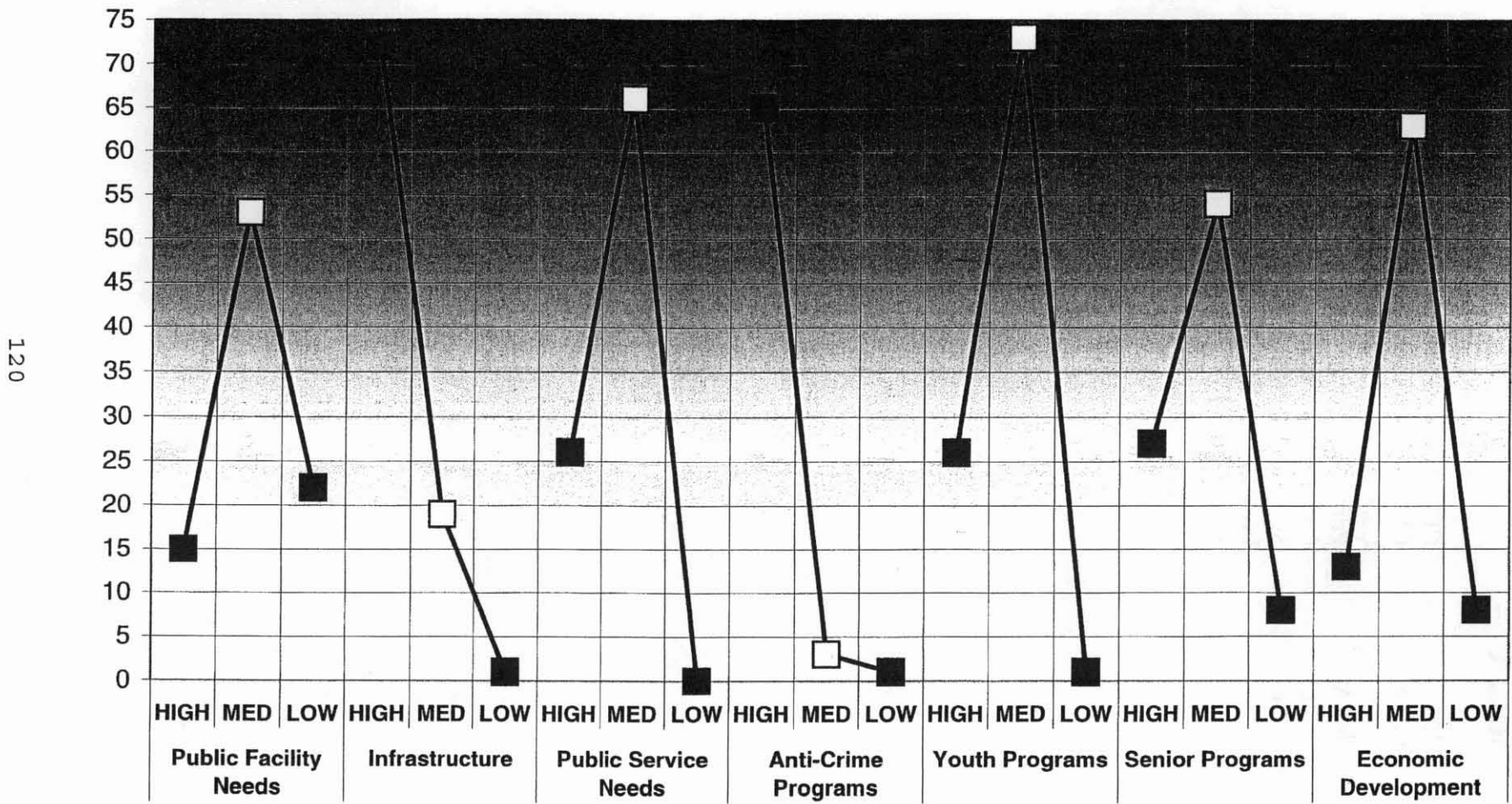
Objective Number	Project ID (HUD Activity #):	Funding Sources: CDBG ESG \$39,822 HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 05S Rental Housing Sub	CDBG Citation 570.201(e)	
Type of Recipient People (General)	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 07-01-08	Completion Date (mm/dd/yyyy) 06-30-09	
Performance Indicator People	Annual Units 112	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: Low/Moderate Income Households/Individuals the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Appendix C –

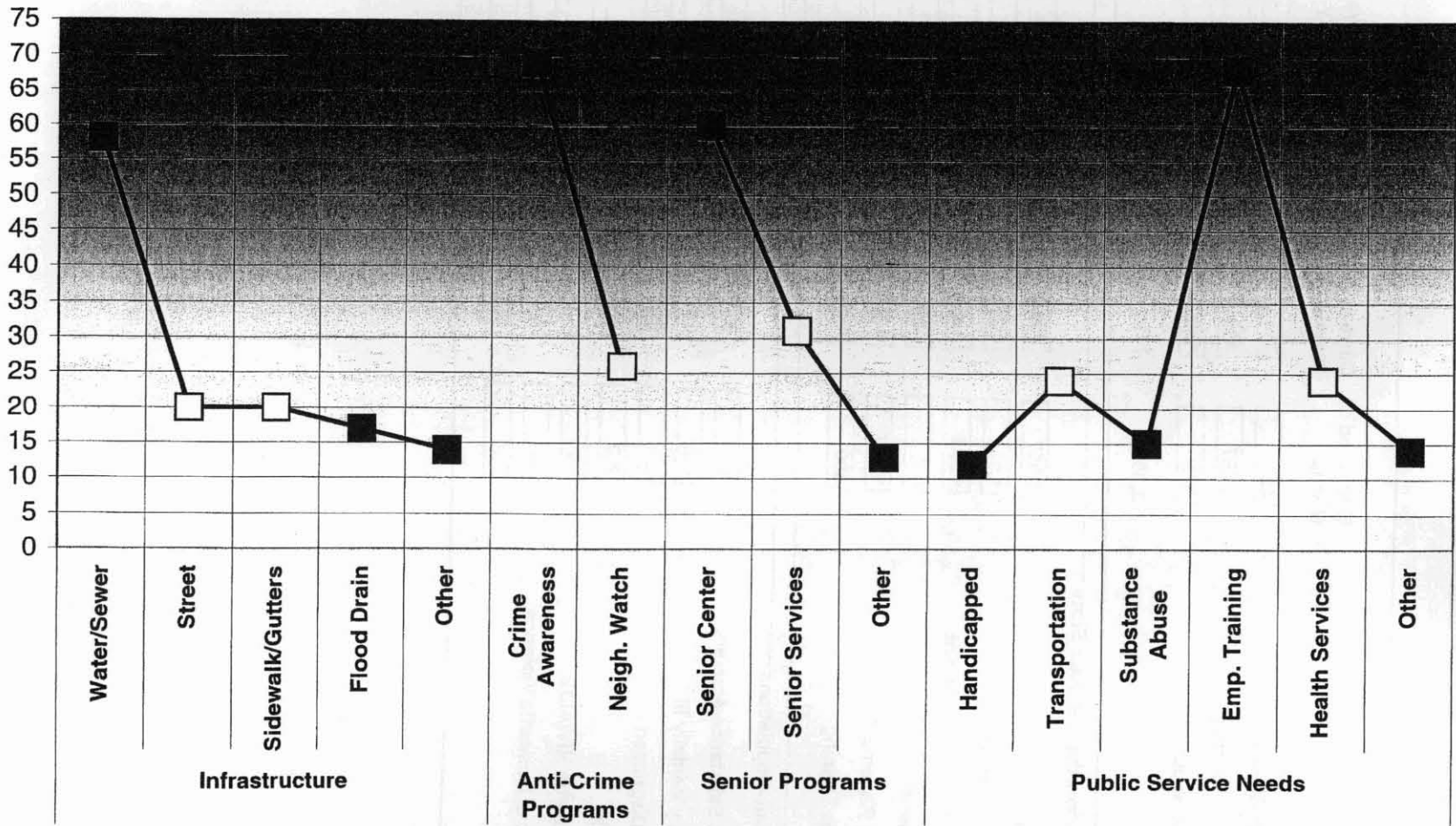
Table 1	CDBG Consortium Consolidated Plan Priorities 2007-2011
Table 1A	CDBG Consortium Consolidated Plan Top Priorities 2007-2011
Table 2	Continuum of Care Gaps Analysis
Table 2A	Priority Housing Needs
Table 2B	Community Needs
Table 2C	Special Needs/Non-Homeless (2007,2008,2009,2010,2011)
Table 3	Inventory of Facilities and Services for the Homeless

Table 1
CDBG Consortium Consolidated Plan Priorities 2007-2011



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Table 1A
CDBG Consortium Consolidated Plan Top Priorities 2007-2011



Continuum of Care: Gaps Analysis - Individuals

Beds/Units				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	450	214	236	High
Transitional Housing	1,167	416	751	High
Permanent Housing	983	140	843	High
Total	2,600	770	1,830	

Estimated Supportive Services Slots				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Job Training	1,917	750	1,167	High
Case Management	1,000	400	600	High
Substance Abuse Treatment	1,538	400	1,138	High
Mental Health Care	900	400	500	High
Housing Placement	1,167	400	767	High
Life Skills Training	400	200	200	Med

Estimated Sub-Populations				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Chronic Substance Abusers	661	0	661	
Seriously Mentally Ill	500	0	500	
Dually-Diagnosed	661	0	661	
Veterans	257	0	257	
Persons with HIV/AIDS	46	0	46	
Victims of Domestic Violence	448	0	448	
Youth	200	0	200	

Continuum of Care: Gaps Analysis - Persons in Families with Children

Beds/Units				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	2,282	560	1,722	High
Transitional Housing	789	72	717	High
Permanent Housing	1,346	250	1,096	High
Total	4,417	882	3,535	

Estimated Supportive Services Slots				
Job Training	1,825	600	1,225	High
Case Management	913	498	415	High
Child Care	0	0	0	
Substance Abuse Treatment	1,346	400	946	High
Mental Health Care	684	500	184	Low
Housing Placement	2,053	1,000	1,053	High
Life Skills Training	0	0	0	
Other Categories				
Transportation	1,826	1,000	826	High

Estimated Sub-Populations				
Chronic Substance Abusers	1,346	0	1,346	
Seriously Mentally Ill	530	0	530	
Dually-Diagnosed	530	0	530	
Veterans	114	0	114	
Persons with HIV/AIDS	130	0	130	
Victims of Domestic Violence	913	0	913	

Housing Needs

Renter		Need Level	Units	Estimated \$
Small Related	0 - 30% of MFI	High	89	\$5,340,000
	31 - 50% of MFI	High	54	\$3,240,000
	51 - 80% of MFI	Low	25	\$1,500,000
Large Related	0 - 30% of MFI	High	31	\$3,255,000
	31 - 50% of MFI	High	32	\$3,360,000
	51 - 80% of MFI	Low	11	\$1,155,000
Elderly	0 - 30% of MFI	High	18	\$1,080,000
	31 - 50% of MFI	High	24	\$1,440,000
	51 - 80% of MFI	Low	6	\$360,000
All Other	0 - 30% of MFI	High	19	\$1,710,000
	31 - 50% of MFI	High	16	\$1,440,000
	51 - 80% of MFI	Med	7	\$630,000
Owner				
	0 - 30% of MFI	High	70	\$5,950,000
	31 - 50% of MFI	High	68	\$5,780,000
	51 - 80% of MFI	Med	81	\$6,885,000

Table 2B

Community Needs

Anti-Crime Programs			
	Need Level	Units	Estimated \$
Overall	-	0	\$0
Sub-Categories			
Crime Awareness (05I)	-	0	\$0

Economic Development			
	Need Level	Units	Estimated \$
Overall	High	12	\$3,000,000
Sub-Categories			
Rehab; Publicly or Privately-Owned Commer (14E)	-	0	\$0
CI Land Acquisition/Disposition (17A)	-	0	\$0
CI Infrastructure Development (17B)	High	2	\$2,000,000
CI Building Acquisition, Construction, Re (17C)	-	0	\$0
Other Commercial/Industrial Improvements (17D)	-	0	\$0
ED Direct Financial Assistance to For-Pro (18A)	-	0	\$0
ED Technical Assistance (18B)	-	0	\$0
Micro-Enterprise Assistance (18C)	Low	10	\$1,000,000

Infrastructure			
	Need Level	Units	Estimated \$
Overall	-	9,150	\$14,525,000
Sub-Categories			
Flood Drain Improvements (03I)	High	500	\$6,875,000
Water/Sewer Improvements (03J)	High	525	\$2,625,000
Street Improvements (03K)	High	3,875	\$2,900,000
Sidewalks (03L)	High	4,250	\$2,125,000
Tree Planting (03N)	None	0	\$0
Removal of Architectural Barriers (10)	None	0	\$0
Privately Owned Utilities (11)	None	0	\$0

Planning & Administration			
	Need Level	Units	Estimated \$
Overall	-	0	\$0
Sub-Categories			

Community Needs (Page 2)

Public Facilities			
	Need Level	Units	Estimated \$
Overall	Med	4	\$13,500,000
Sub-Categories			
Public Facilities and Improvements (Gener (03)	—	0	\$0
Handicapped Centers (03B)	None	0	\$0
Neighborhood Facilities (03E)	Med	2	\$5,000,000
Parks, Recreational Facilities (03F)	Med	1	\$1,000,000
Parking Facilities (03G)	None	0	\$0
Solid Waste Disposal Improvements (03H)	None	0	\$0
Fire Stations/Equipment (03D)	None	0	\$0
Health Facilities (03P)	Med	1	\$7,500,000
Asbestos Removal (03R)	None	0	\$0
Clean-up of Contaminated Sites (04A)	None	0	\$0
Interim Assistance (06)	None	0	\$0
Non-Residential Historic Preservation (16B)	None	0	\$0

Public Services			
	Need Level	Units	Estimated \$
Overall	—	—	\$3,560,000
Sub-Categories			
Public Services (General) (05)	High	—	\$1,500,000
Handicapped Services (05B)	High	10	\$200,000
Legal Services (05C)	—	0	\$0
Transportation Services (05E)	Med	7	\$140,000
Substance Abuse Services (05F)	Med	2	\$40,000
Employment Training (05H)	High	4	\$1,500,000
Health Services (05M)	Med	3	\$60,000
Mental Health Services (05D)	High	4	\$80,000
Screening for Lead-Based Paint/Lead Hazar (05P)	Low	2	\$40,000

Senior Programs			
	Need Level	Units	Estimated \$
Overall	Low	6	\$1,100,000
Sub-Categories			
Senior Centers (03A)	Low	1	\$1,000,000
Senior Services (05A)	Med	5	\$100,000

Community Needs (Page 3)

Youth Programs	Need Level	Units	Estimated \$
Overall	-	17	\$1,850,000
Sub-Categories			
Youth Centers (03D)	High	3	\$500,000
Child Care Centers (03M)	Med	5	\$500,000
Abused and Neglected Children Facilities (03Q)	-	0	\$0
Youth Services (05D)	High	2	\$500,000
Child Care Services (05L)	Med	2	\$250,000
Abused and Neglected Children (05N)	High	5	\$100,000

Other	Need Level	Units	Estimated \$
Overall	-	4	\$800,000
Sub-Categories			
Urban Renewal Completion (07)	-	0	\$0
CDBG Non-profit Organization Capacity Bul (19C)	Med	4	\$800,000
CDBG Assistance to Institutes of Higher E (19D)	-	0	\$0
Repayments of Section 108 Loan Principal (19F)	-	0	\$0
Unprogrammed Funds (22)	-	0	\$0

Special Needs/Non-Homeless

Sub-Populations	Priority Need	Estimated \$
Elderly	High	\$2,250,000
Frail Elderly	Med	\$875,000
Severe Mental Illness	High	\$1,000,000
Developmentally Disabled	Med	\$625,000
Physically Disabled	High	\$1,562,500
Persons with Alcohol/Other Drug Addiction	High	\$1,250,000
Persons with HIV/AIDS	Med	\$625,000
TOTAL		\$8,187,500

**Table 3
Inventory of Facilities and Services for the Homeless**

Organization	Services Provided	Population Served	# of People Served	# of Beds/Units Available
Bethany House	Temp. Shelter & Health Svcs	Pregnant Teens	6-12 Teens per year	6 beds
Central Valley Homeless Veterans Project	Temp. Shelter & Social Svcs	Veterans	26 persons per mo.	26 beds
Central Valley Opportunity Center	Outreach & Referrals	Adults & Families	2-3 Families per mo.	Not Applicable
Community Housing & Shelter Services	Temp.Shelter & Social Svcs.	Adults & Families	15 Households/ day	90 beds
Daily Bread Ministries	Free Meals	Adults & Families	800 People/ day	Not Applicable
Golden Valley Health Centers	Free Health & Medical Svcs	Adults & Families	Not Available	Not Applicable
Haven Women's Center	Temp Shelter & Outreach	Domestic Violence Victims	Avg. 300 people/year	25 beds
Hutton House (Center for Human Services)	Temp Shelter for Youths	Runaway youth 13-17yrs old	8 people per night	8 beds
Inter-Faith Ministries-Redwood Family Ctr.	Transitional Housing	Women & Children	70 people per year	70 beds
Inter-Faith Ministries-Santa Fe Project	Transitional Housing	Families	87 people per year	87 beds
Laura's House (CHSS)	Transitional Housing	Substance Abusers(Women)	15-20 women & Ch/yr	20 housing units
Modesto Gospel Mission	Temp Food & Shelter	Single Adults w/ Children	2,000 people per yr.	225 beds
Nirvana	Treatment Program	Chronic Substance Abusers	33+ per year	66 beds
Pathways (Center for Human Services)	Transitional Housing	Youth	12 youth per year	12 beds
STANCO	Transitional Housing	Families	Avg. 5 families per yr	5 housing units
Stanislaus County AIDS Project (SCAP)	Outreach	HIV/AIDS Patients	Not Available	Not Applicable
Stan Co. Dept. of Aging & Veteran's Services	Outreach & Social Svcs	Elderly & Veterans	Not Available	Not Applicable
Stanislaus Homeless Outreach Program	Outreach & assessments	Adults & Children	Not Available	Not Applicable
Children's Crisis Center-Turlock Location	Overnight Emergency Shelter	Children	27 Children per Night	27 beds
Children's Crisis Center-Guardian House	Overnight Emergency Shelter	Children	22 Children per Night	22 beds
Children's Crisis Center-Sawyer House	Overnight Emergency Shelter	Children	20 Children per Night	20 beds
Children's Crisis Center-Cricket House	Overnight Emergency Shelter	Adults & Children	10 Children per Night	10 beds
The Salvation army of Stanislaus County	Food, Clothing & Referrals	Adults, Children & Families	250 people per day	Not Applicable
The Salvation Army-Emergency Shelter	Overnight Emergency Shelter	Adults	45 people	45 beds
United Samaritans Foundation (USF)	Temp Shelter & Social Svcs	Adults & Children	800 people per day	Not Applicable
USF-We Care Program	Temp Shelter & Social Svcs	Adults	30 people per night	30 beds
United Way of Stanislaus County	Outreach & Social Svcs	Adults & Children	500-800 people/day	Not Applicable

Appendix D-

Maps: Consortia Cities

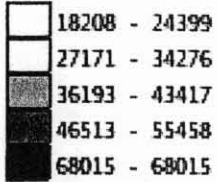
Ceres
Newman
Oakdale
Patterson
Waterford

Maps: Stanislaus County CDBG Eligible Unincorporated Areas

Airport Neighborhood
Denair
Empire
Grayson
Hickman
Keyes
Monterey Park Tract
Robertson Road
Salida
South Modesto (Bret Harte/Shackelford)
Westley
West Modesto

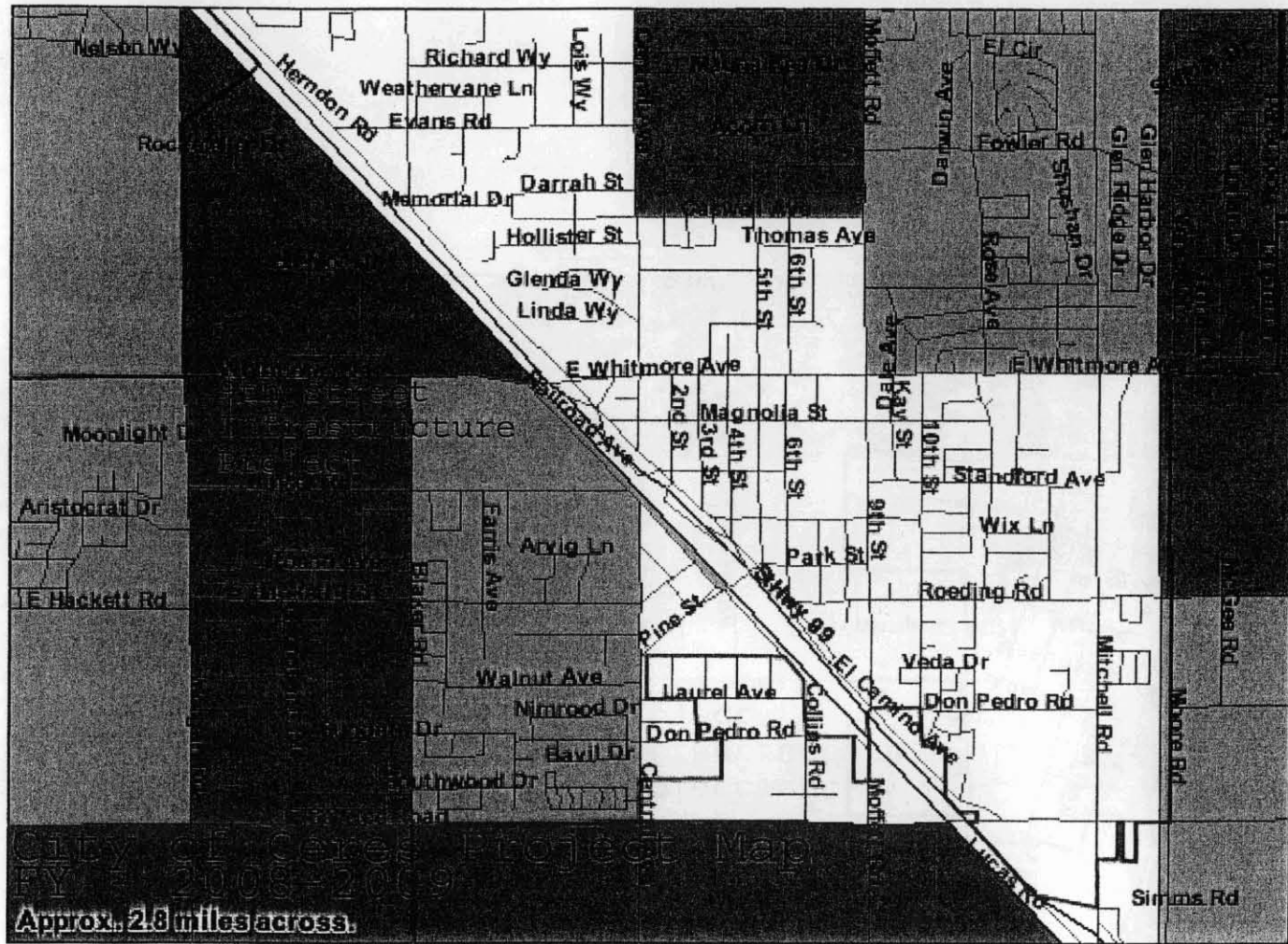
Data Classes

Dollars



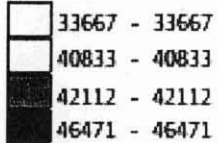
Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

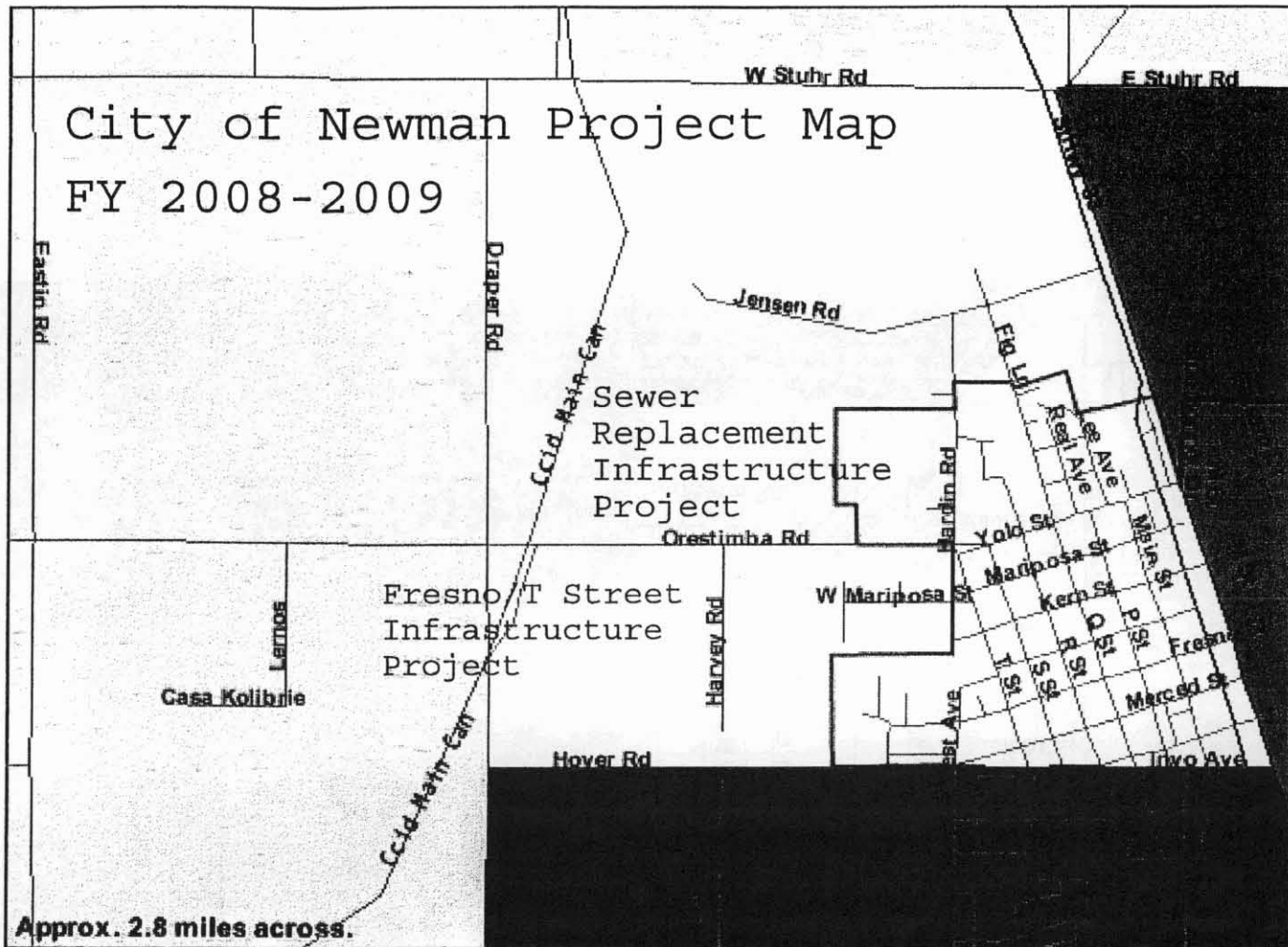
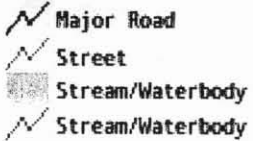


Data Classes

Dollars



Features







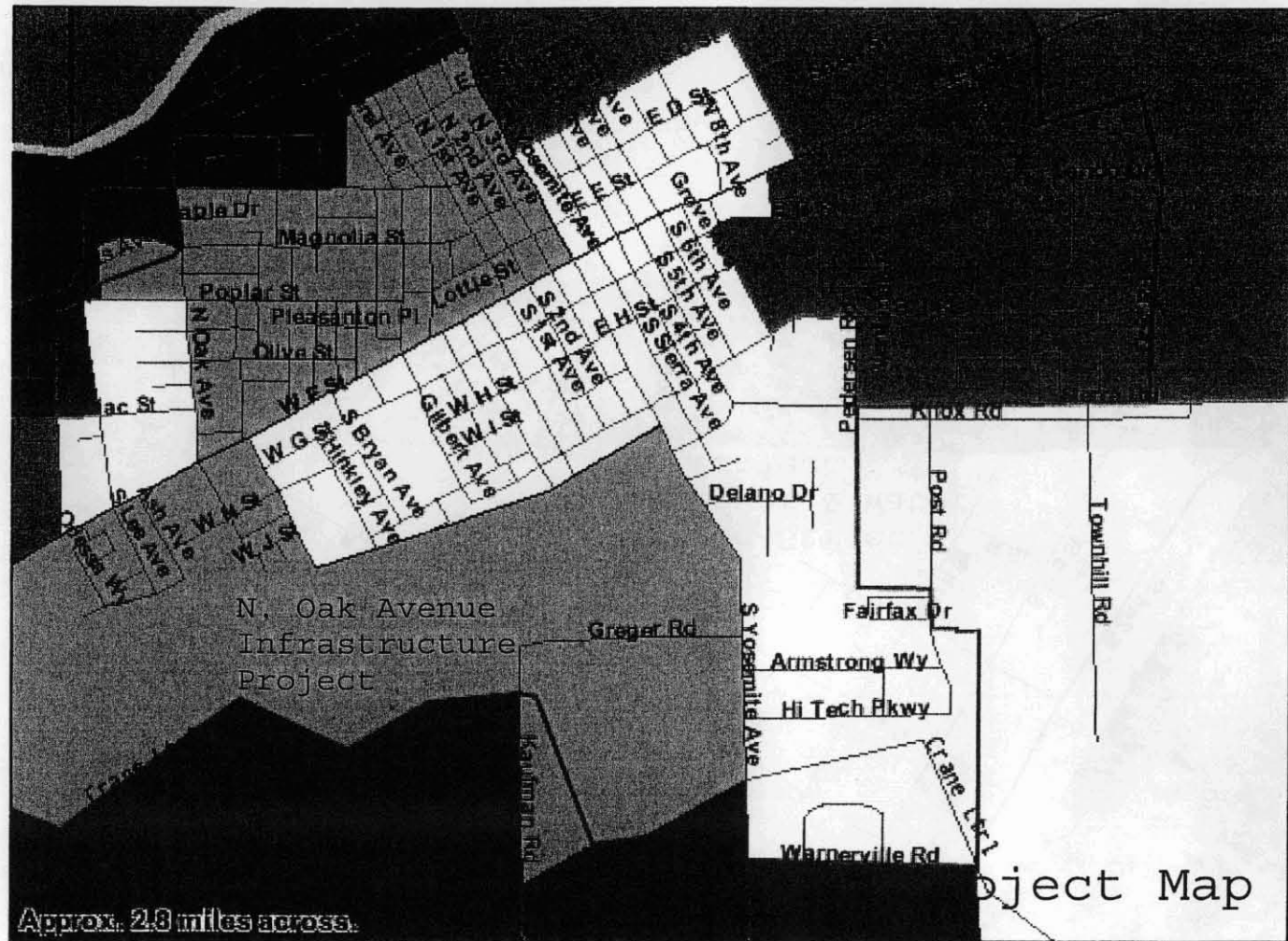
Data Classes

Dollars

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28125 - 33550
36750 - 40903
42813 - 46607
56827 - 77514

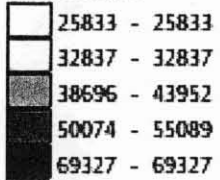
Features

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-  Street
-  Stream/Waterbody
-  Stream/Waterbody

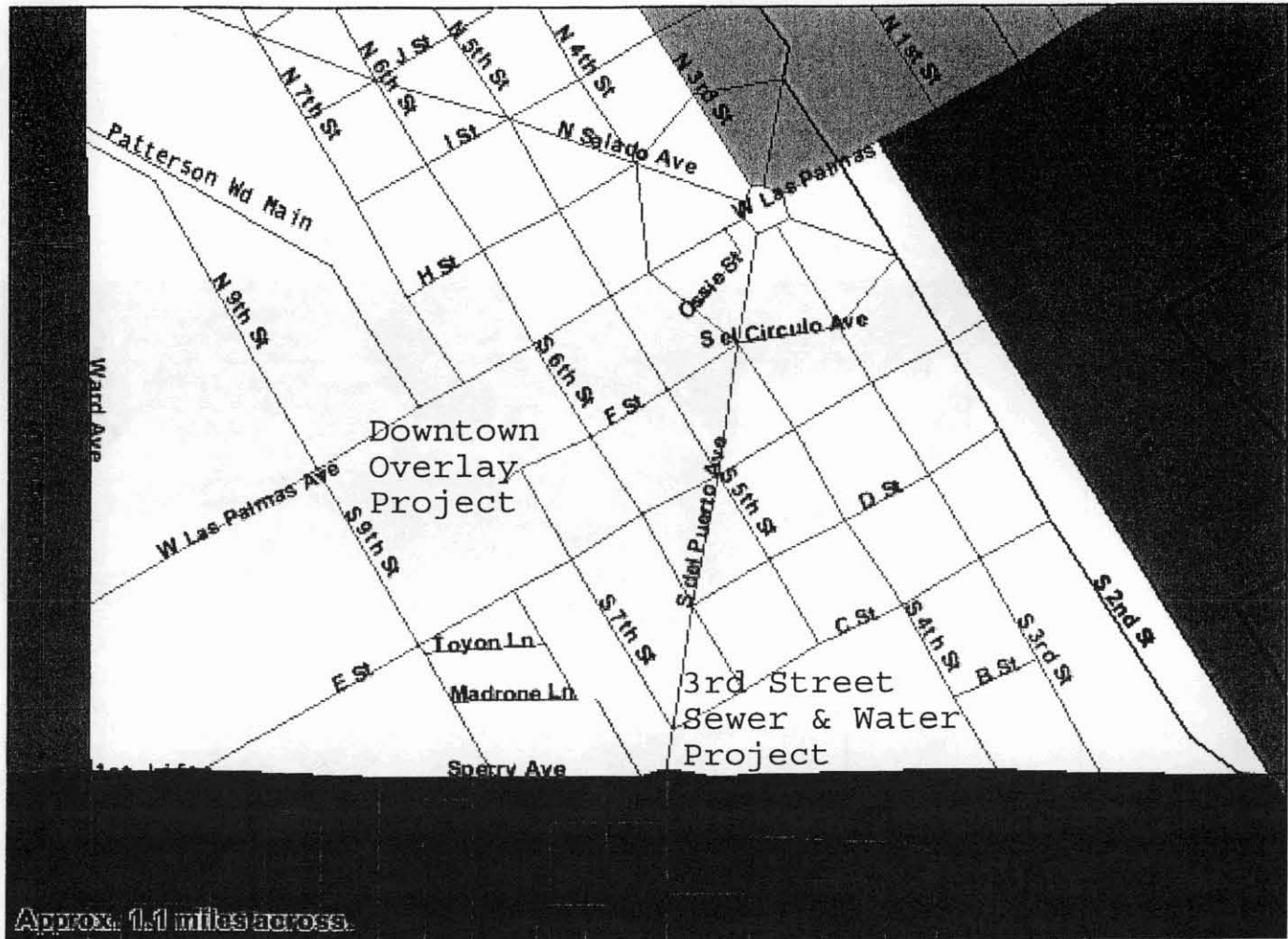
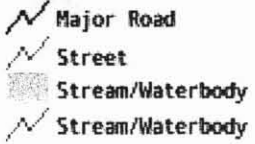


Data Classes

Dollars

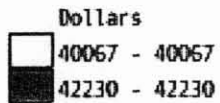


Features



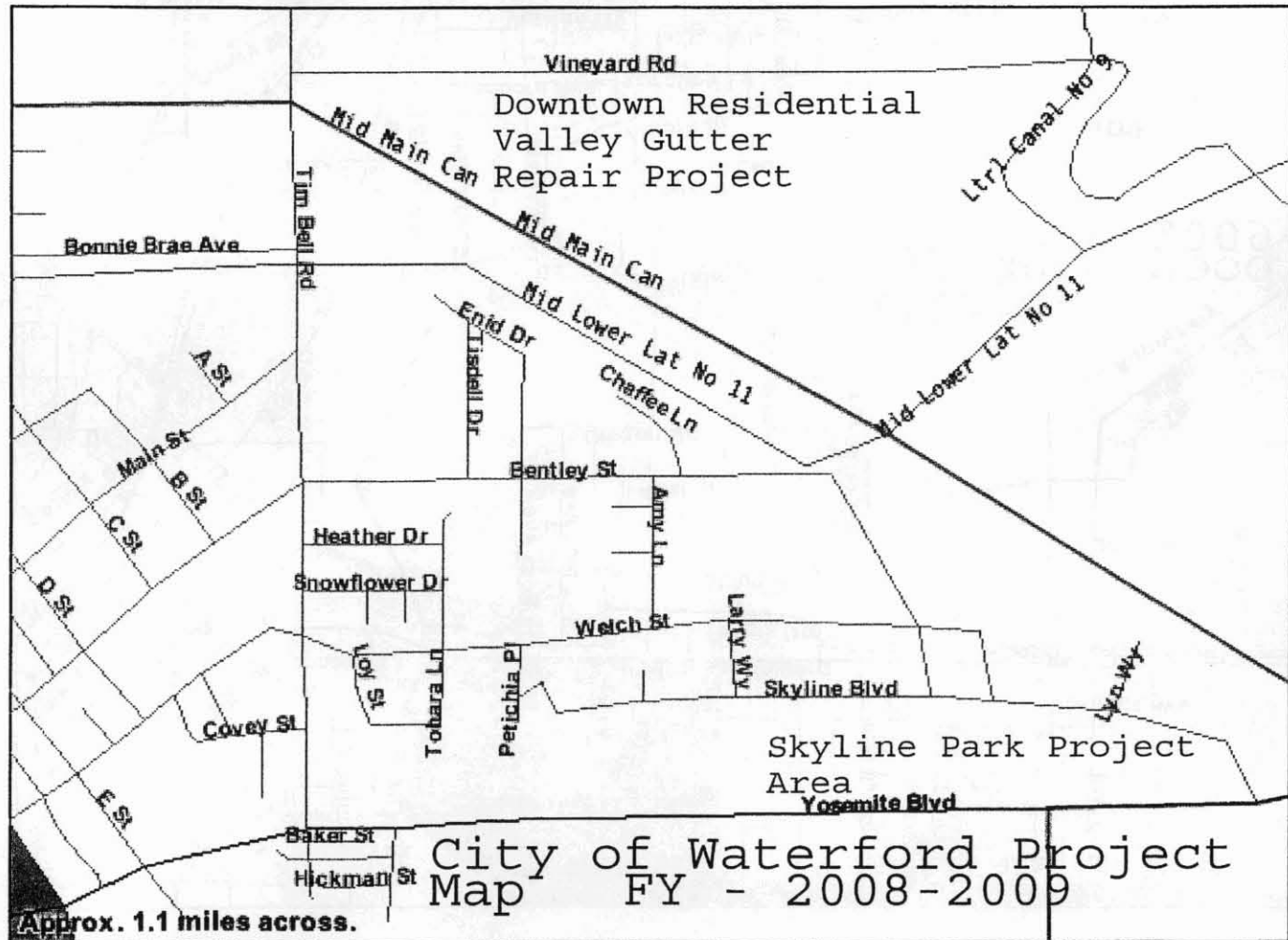
TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Waterford city, California by Census Tract

Data Classes



Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

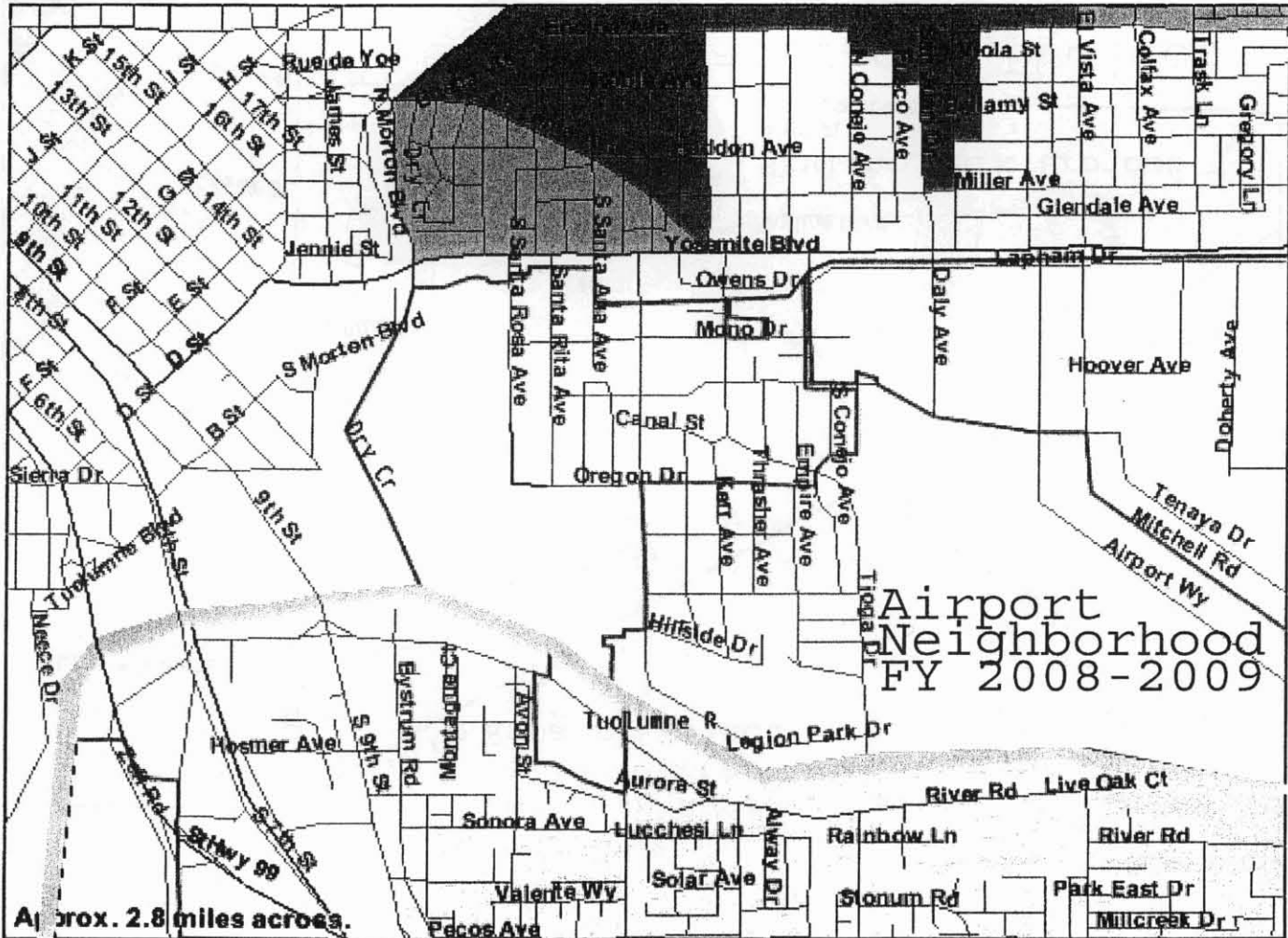


Map prepared by Capital Budget, Census 2000 Summary File 3 (SF 3) - P063

TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Modesto city, California by Block Group

NOTE: Data used in this report is based on the 2000 Census. The data is not necessarily current and is subject to change. The data is based on the 2000 Census. The data is not necessarily current and is subject to change.

Data Classes

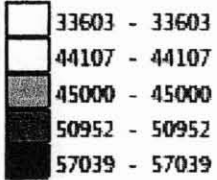


TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Denair CDP, California by Block Group

Figure 7. Data based on the median household income in 1999. The map shows the distribution of median household income in 1999 by block group in Denair CDP, California. The map is based on the Census 2000 Summary File 3 (SF 3) - Sample Data. The map is based on the Census 2000 Summary File 3 (SF 3) - Sample Data. The map is based on the Census 2000 Summary File 3 (SF 3) - Sample Data.

Data Classes

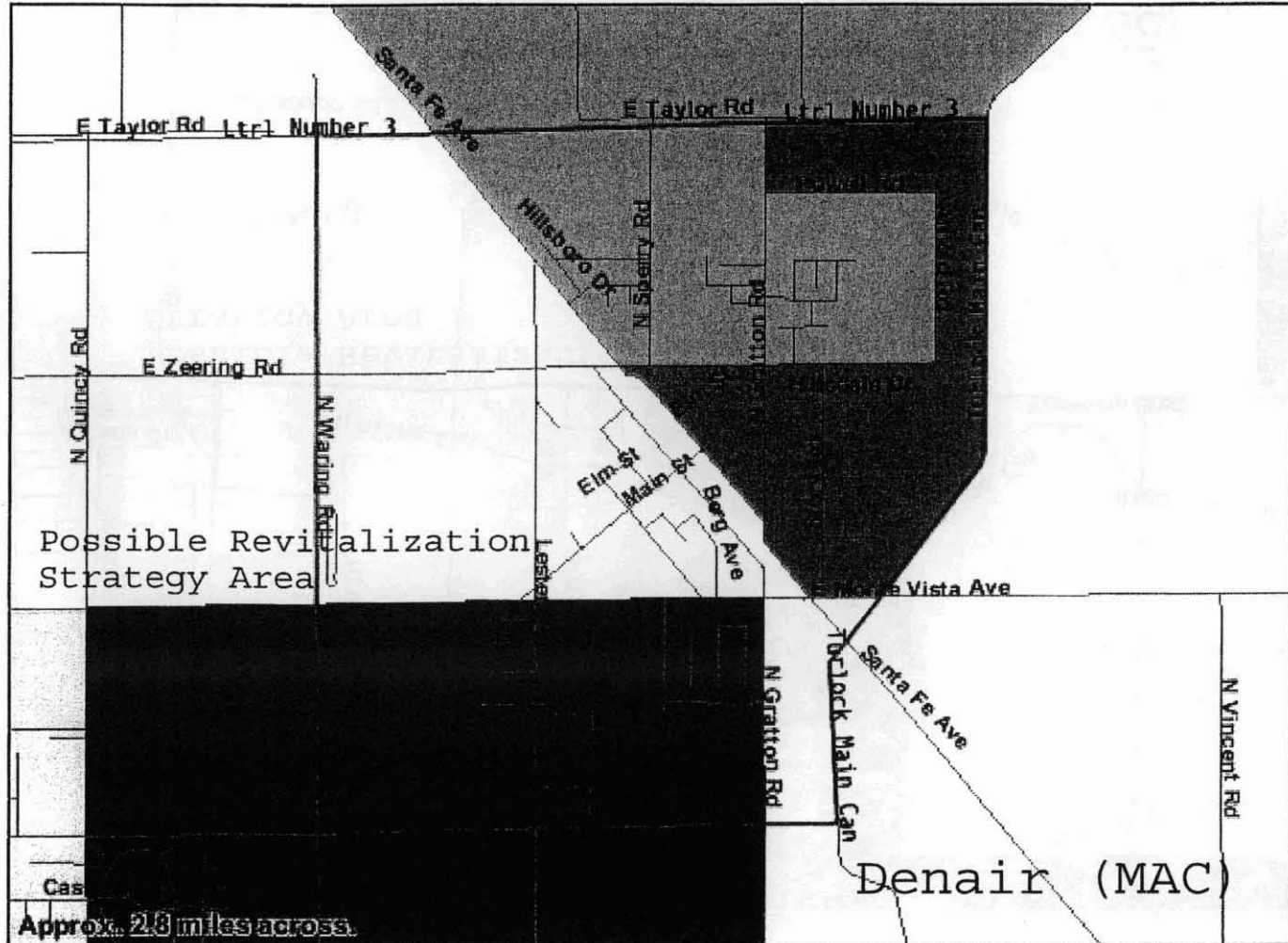
Dollars



Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

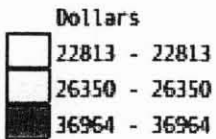
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


Source: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3) - Sample Data

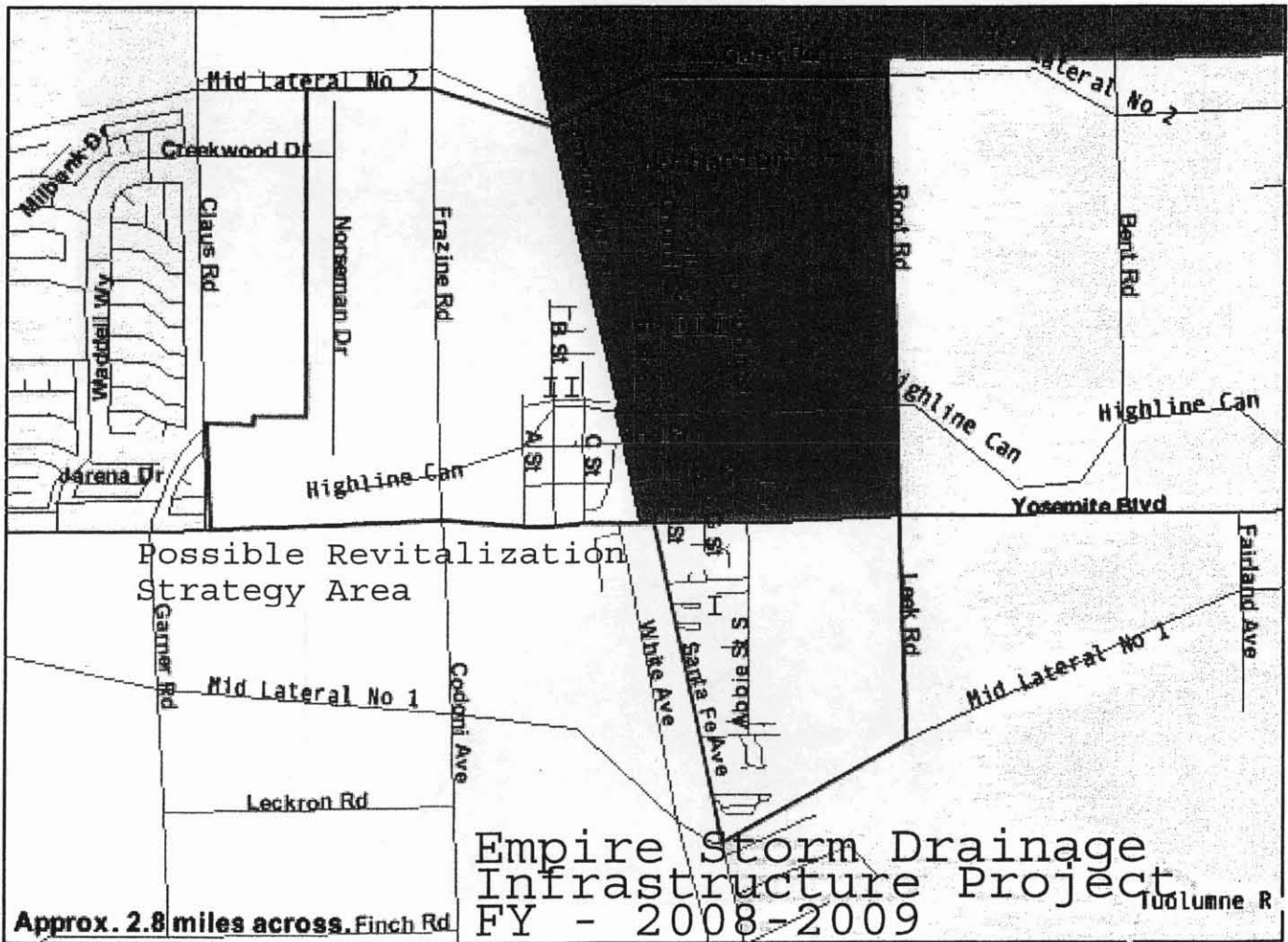
TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Empire CDP, California by Block Group

Data Classes



Features

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody



Approx. 2.8 miles across. Finch Rd

TM-P063. Median Household Income in 1999: 2000
Universe: Households
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Grayson CDP, California by Census Tract

Data Classes

Dollars

36250 - 36250

Features

Major Road

Street

Stream/Waterbody

Stream/Waterbody

139



Source: U.S. Census Bureau, Census 2000 Summary File 3, Table P063

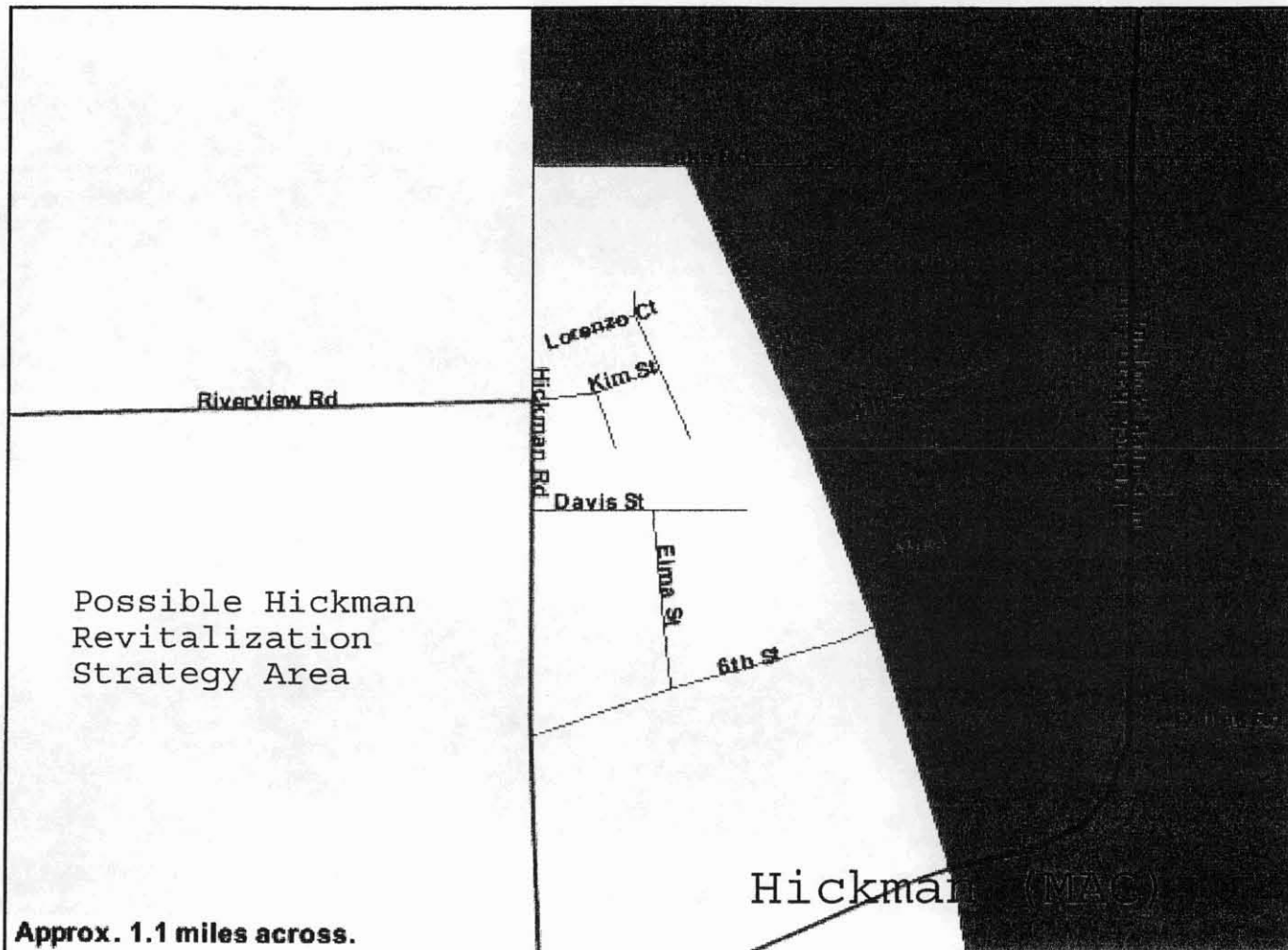
TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Hickman CDP, California by Block Group

Data Classes

Dollars
 31339 - 31339
 50083 - 50083

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



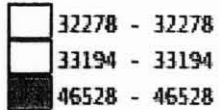
140

Source: U.S. Census Bureau, Census 2000 Population and Housing Unit Counts, Summary File 3 (SF 3) - Sample Data

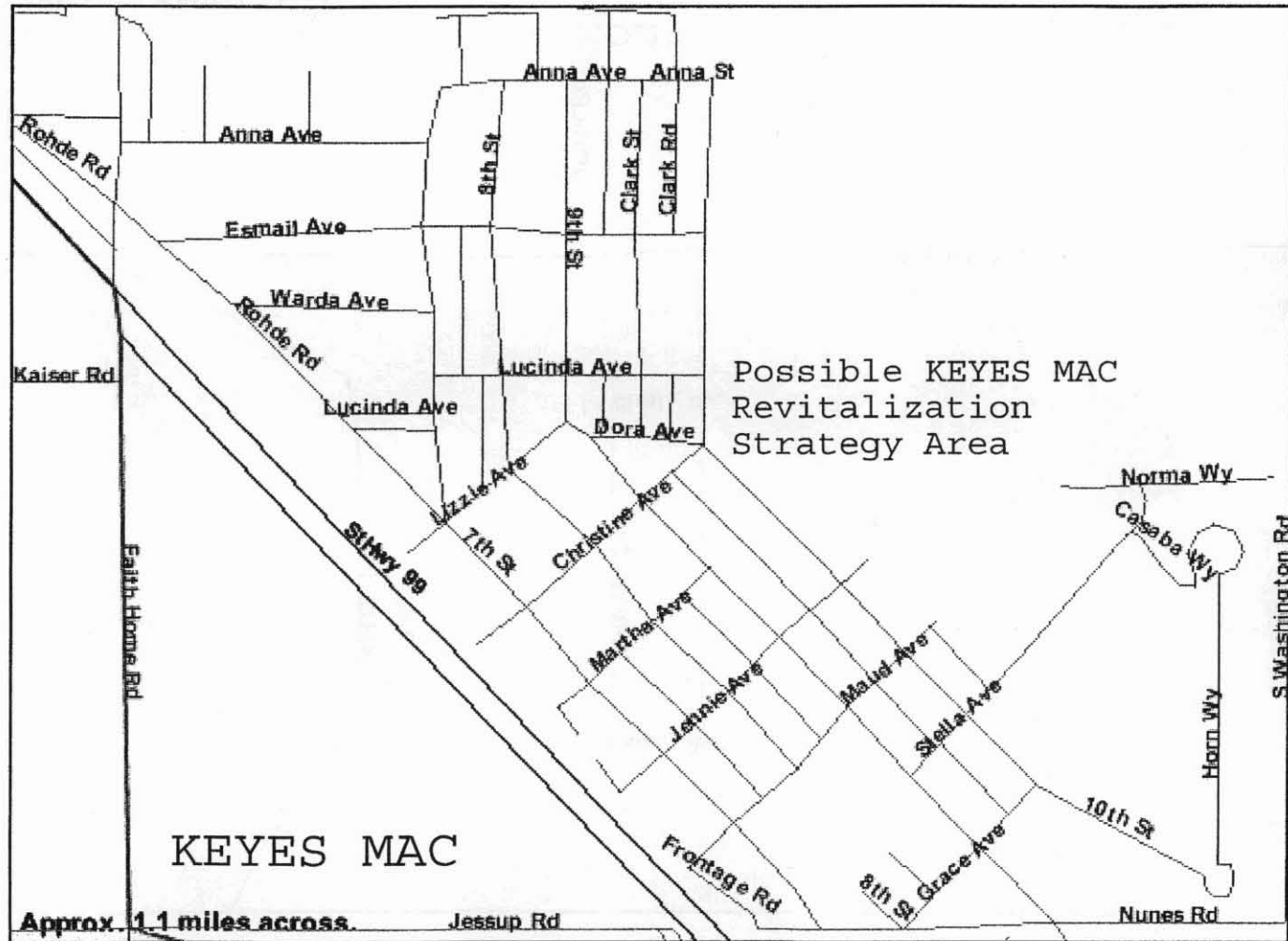
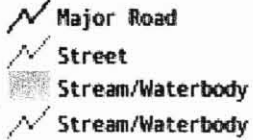
TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Keyes CDP, California by Block Group

Data Classes

Dollars



Features

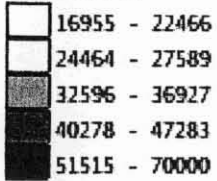


TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Turlock city, California by Block Group

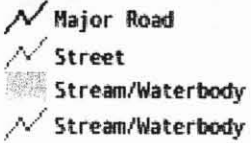
NOTE: Data based on American Community Survey (ACS) data for the period 1999-2000. The ACS is a continuous survey of the U.S. population and provides information on a wide range of social, economic, and demographic characteristics.

Data Classes

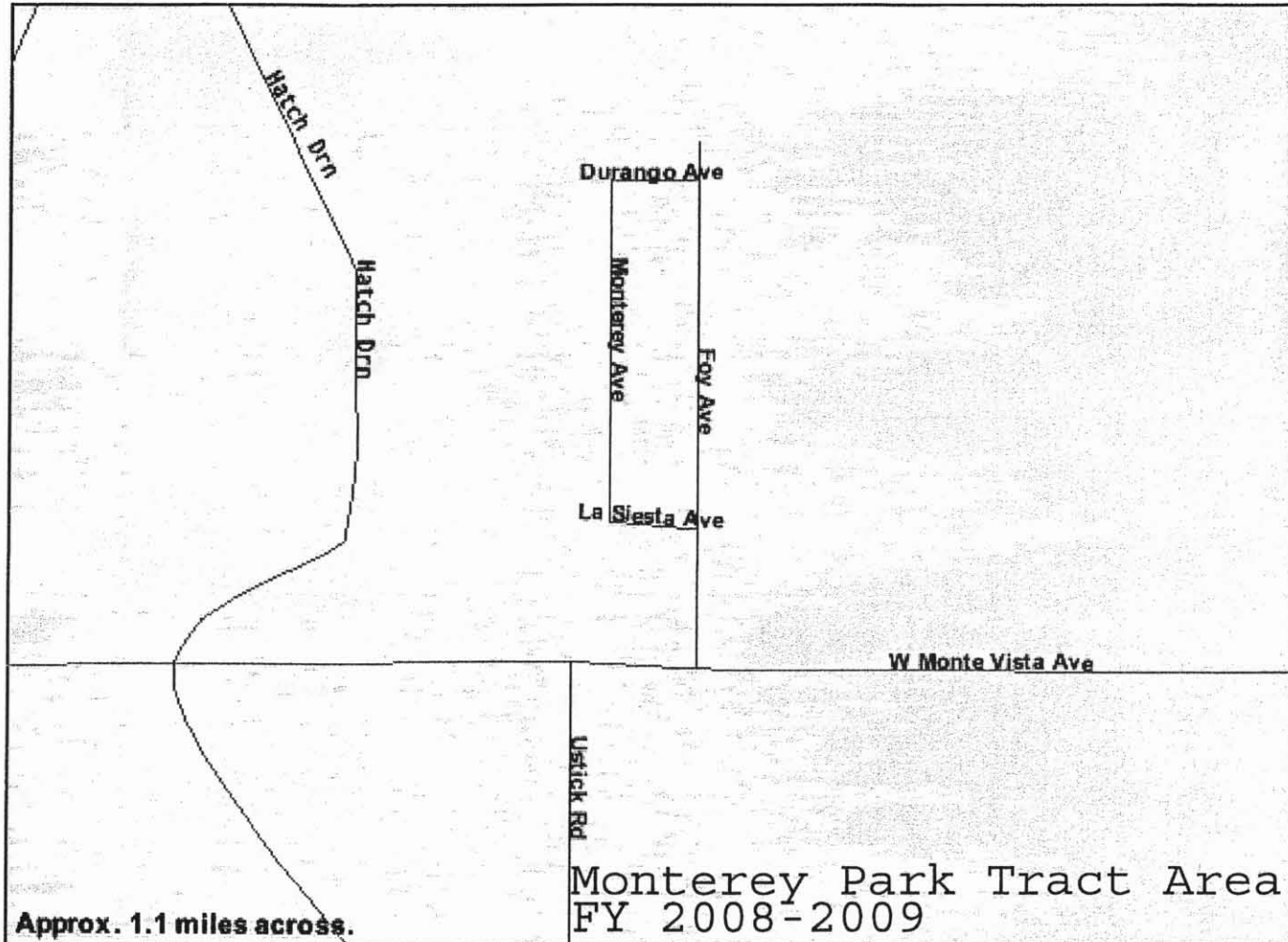
Dollars



Features

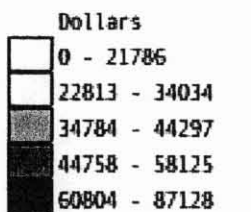


142

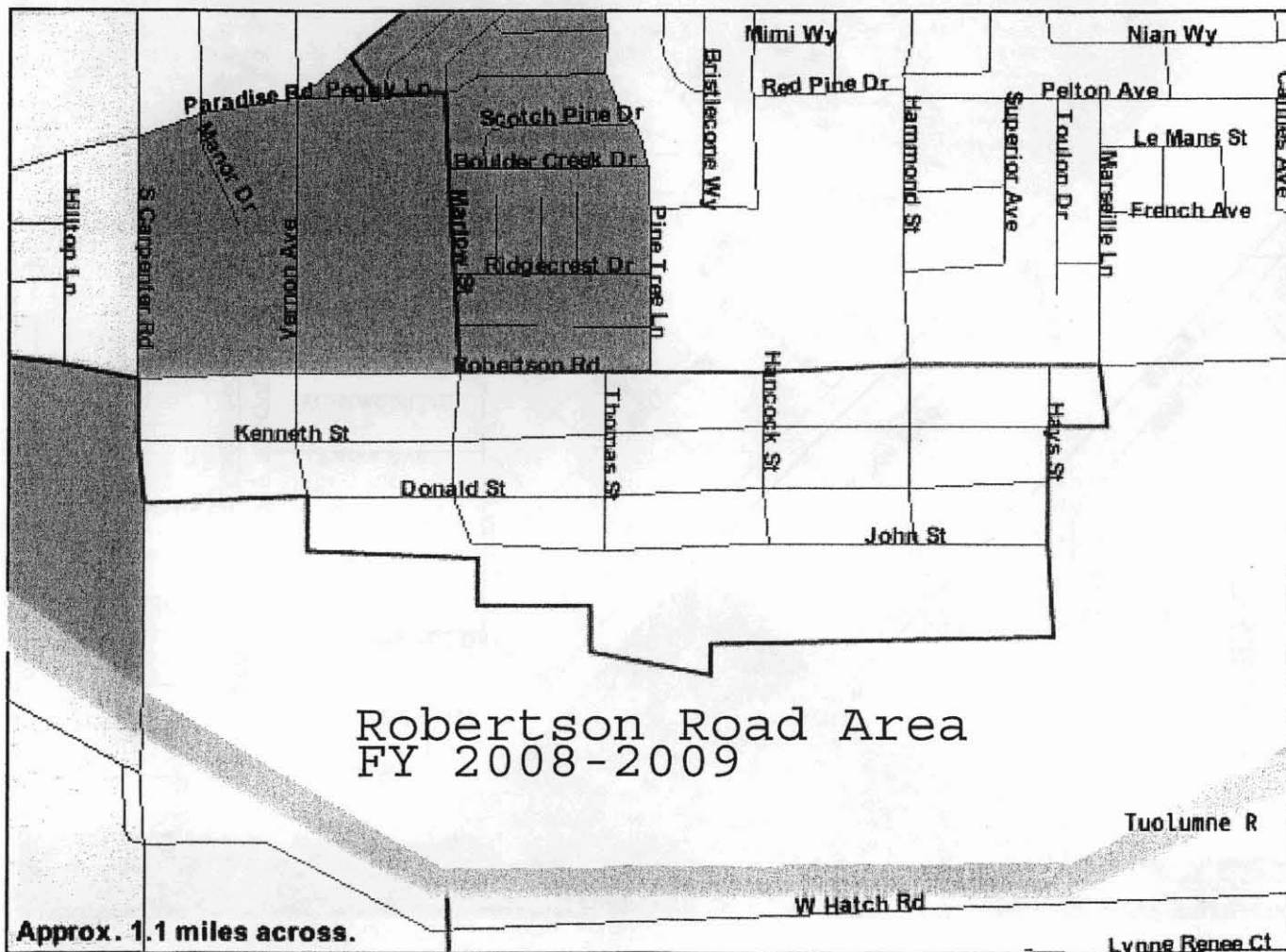


TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Modesto city, California by Block Group

Data Classes



Features



TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Salida CDP, California by Block Group

Data Classes

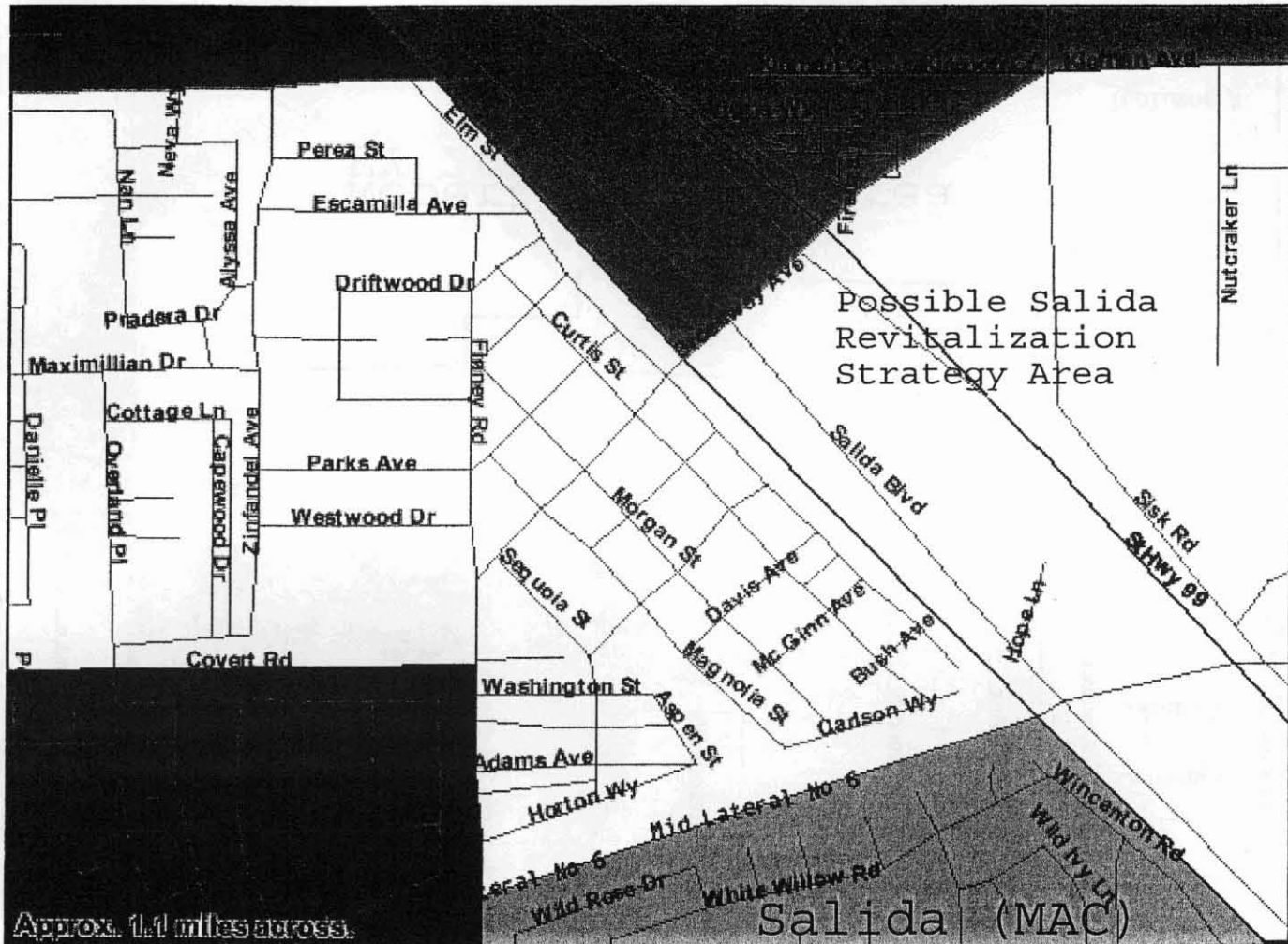
Dollars

29942 - 29942
49250 - 51359
60478 - 60478
60818 - 60818
65795 - 69327

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

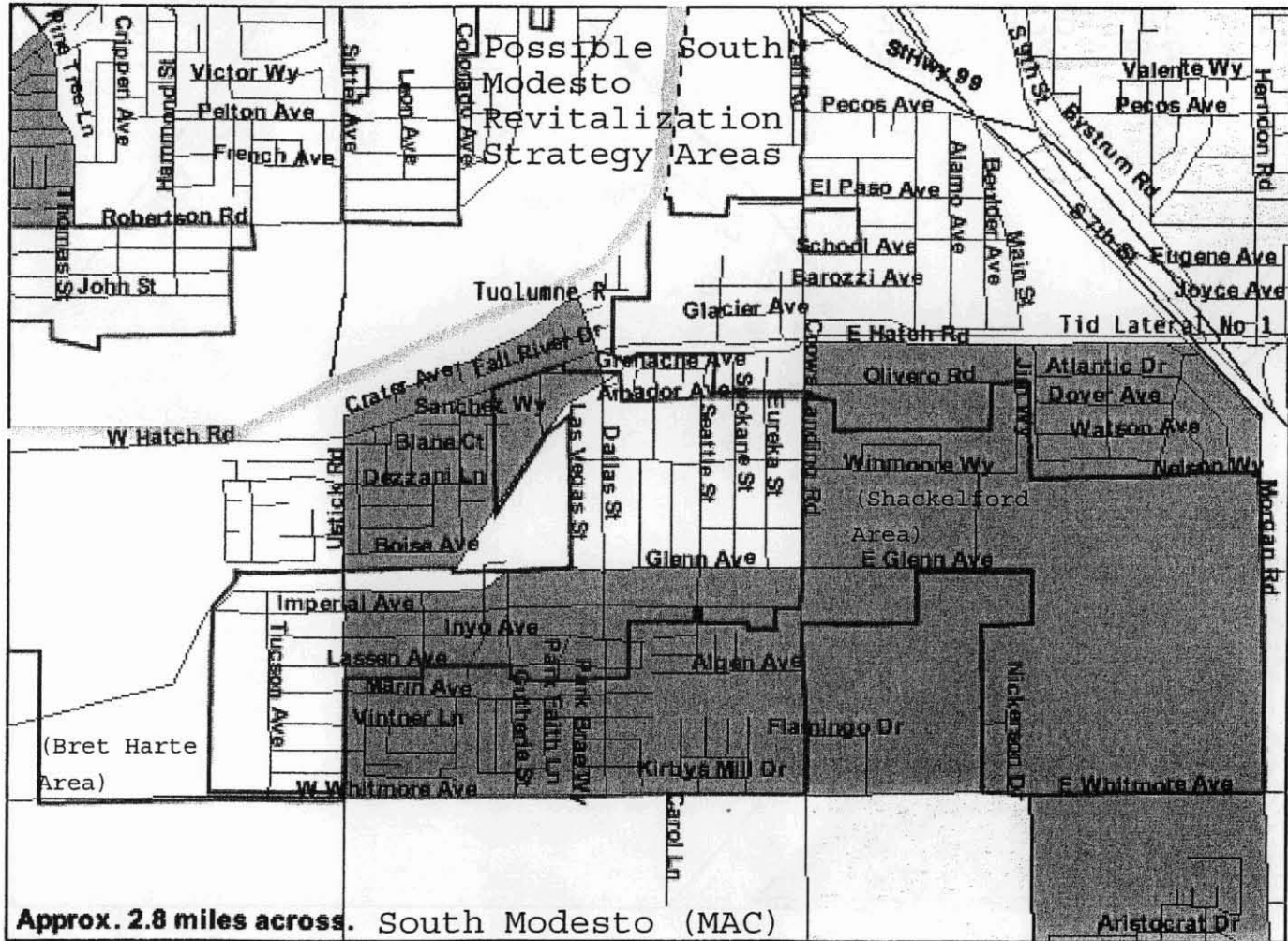
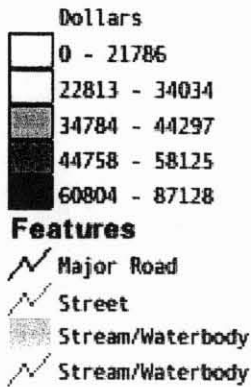
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Source: U.S. Census Bureau, Census 2000 Summary File 3, Table S0011, 2000

TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Modesto city, California by Block Group

Data Classes



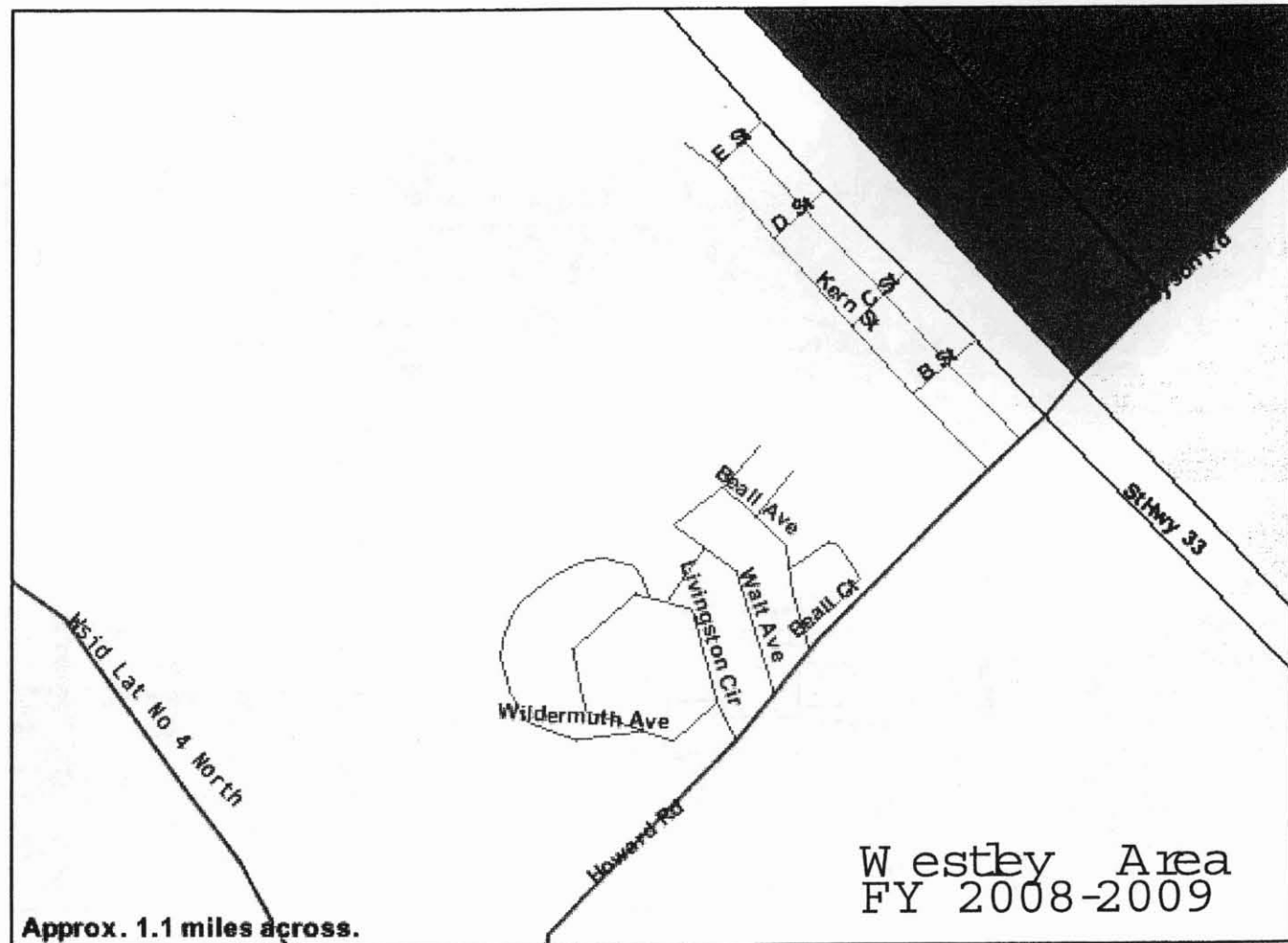
TM-P063. Median Household Income in 1999: 2000
 Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Westley CDP, California by Block Group

Data Classes

- Dollars
- 25547 - 25547
 - 48065 - 48065

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Statistical Spreadsheet - Program Year 2008

<u>#</u>	<u>Project Title</u>	<u>FY</u>	<u>Amount</u>	<u>Matrix Code</u>	<u>Citation</u>	<u>Type</u>	<u>LMA/LMC</u>	<u>Census Tract</u>	<u>%LM</u>
1	Stanislaus County Program Administration	2008	\$320,265	21A	570.206				
2	Fair Housing Program-Project Sentinel	2008	\$40,000	05J	570.201(e)	01 People (General)	LMC	N/A	
3	Analysis of Impediments to Fair Housing	2008	\$13,000	05J	570.201(e)				
4	Empire Infrastructure Project	2007	\$612,658	03J	570.201(c)	01 People (General)	LMA	BG2 CT20.02	59.8%
5	Stanislaus County Workforce Development (T3) Program	2008	\$20,000	05H	570.201(e)	01 People (General)	LMC	N/A	
6	MAC Revitalization Strategy	2008	\$20,000						
7	Stanislaus County CDBG Program Income	2008							
8	City of Ceres-CDBG Administration	2008	\$26,738	21A	570.206				
9	City of Ceres- 9th Street Infrastructure Project	2008	\$240,638	03L	570.201(c)	11 Public Facilities	LMA		
10	City of Newman-CDBG Program Administration	2008	\$25,274	21A	570.206				
11	City of Newman-Water & Sewer Line Infrastructure	2006	\$17,468	03J	570.201(c)	01 People (General)	LMA		53.1%
12	City of Newman - Pioneer Park Project	2008	\$50,000						
13	Fresno / T Street Infrastructure Project	2008	\$150,000	03J	570.201(c)	01 People (General)	LMA		
14	City of Newman T3 Workforce Technology Development	2008	\$10,000	05H	570.201(e)	01 People (General)			
15	City of Oakdale CDBG Administration	2008	\$20,986	21A	570.206				
16	City of Oakdale-Oak Avenue Infrastructure Project	2008	\$178,870	03J	570.201(c)	01 People (General)	LMA	N/A	
17	City of Oakdale - T3 Workforce Technology Development	2008	\$10,000	05H	570.201(e)	01 People (General)			
18	City of Patterson-CDBG Program Administration	2008	\$22,129	21A	570.206			N/A	
19	City of Patterson - Third Street Sewer & Water Project	2008	\$100,000	03J	570.201(c)	01 People (General)	LMA		56.8%
20	City of Patterson - Downtown Overlay Project	2008	\$99,157	03J	570.201(c)	01 People (General)	LMA		
21	City of Waterford CDBG Administration	2008	\$24,003	21A	570.206				
22	City of Waterford - Brethren Park Rehabilitation Project	2008	\$160,000	03L	570.201(c)	01 People (General)	LMA		
23	City of Waterford - Downtown Residential Valley Gutter Repair	2008	\$56,024						
24	Catholic Charities - Senior Assisted Transportation Program	2008	\$20,000	5	570.201(e)	01 People (General)	LMC	N/A	
25	Center for Human Svcs-Patterson Teen Center Youth Emplmt	2008	\$18,263	05D	570.201(e)	01 People (General)	LMC		
26	Center for Human Svcs-WCA Homeless Assistance Svcs	2008	\$15,387		570.201(e)	01 People (General)	LMC	N/A	
27	Center for Human Svcs-Ceres Youth Court	2008	\$15,570	05D	570.201(e)	01 People (General)	LMC	N/A	
28	CHS/Ceres Partnership - Youth Activities Task Force	2008	\$16,000	05D	570.201(e)	01 People (General)	LMC	N/A	
29	Children's Crisis Ctr- Children's Nutrition & Education Program	2008	\$14,240	05D	570.201(e)	01 People (General)	LMC	N/A	
30	Habitat for Humanity - Windows of Hope	2008	\$15,000	5	570.201(e)	01 People (General)	LMC	N/A	
31	Healthy Aging Association -Young at Heart Program	2008	\$20,000	05A	570.201(e)	01 People (General)	LMC	N/A	
32	Parent Resource Center-Oakdale Young Mothers Parenting	2008	\$19,760	5	570.201(e)	01 People (General)	LMC	N/A	
33	Second Harvest-Food Assistance Prgm	2008	\$20,000	5	570.201(e)	01 People (General)	LMC	N/A	
34	The Arc of Stanislaus - Senior Meals Program	2008	\$16,000	05A	570.201(e)	01 People (General)	LMC	N/A	
35	United Samaritans Foundation - Daily Bread Mobile Lunch	2008	\$20,000		570.201(e)	01 People (General)	LMC	N/A	
36	We Care Program-Emergency Cold Weather Shelter	2008	\$20,000	5	570.201(e)	01 People (General)	LMC	N/A	
37	Westside Food Pantry - Emergency Food Assistance	2008	\$16,150	5	570.201(e)	01 People (General)	LMC	N/A	

TOTAL

\$2,463,579

Emergency Shelter Grant, Program Year 2008

#	<u>Project Title</u>	<u>Amount</u>	<u>Matrix Code</u>	<u>Citation</u>	<u>Type</u>	<u>LMA/LMC</u>	<u>Census Tract %LM</u>
1	ESG Program Administration	\$5,485	21A	570.206			N/A
2	Children's Crisis Center-Therapeutic Shelter at G.H.	\$28,289	05D	570.201(e)	01 People (General)	LMC	N/A
3	Community Housing & Shelter Services-Homeless Prevention	\$25,000	05S	570.204	01 People (General)	LMC	N/A
4	Inter-Faith Ministries- Redwood Family Center	\$18,705	14A	570.202	01 People (General)	LMC	N/A
5	Inter-Faith Ministries-Santa Fe Emergency Winter Shelter	\$39,822	05S	570.201(e)	04 Households	LMC	N/A
TOTAL		\$117,301					

11/18/08 D-3

CENTRAL † BAPTIST † CHURCH

Wayne Bridegroom, Senior Pastor – bridegroom@gmail.com
Jere McGrew, Assistant Pastor – modestocentralbaptist@yahoo.com
Church Website: www.centralbaptistmodesto.com/

BOARD OF SUPERVISORS
NOV 18 P 11

NOV 14 2008

November 14 2008

Mr. Kirk Ford
10th Street Place
Modesto, CA

Dear Mr. Ford,

Let us begin by stating that it is obvious that your staff has done a lot of creative thinking and come up with a fine plan regarding the Neighborhood Stabilization Program funding. In particular, putting money back into the pot once homes are sold so that money can be reused for further stabilization is genius. We believe that your focus on this geographic area will have a positive affect on the future development of the Tuolumne River Regional Park. Further, it can't help but be an asset to John Thurman Field and the surrounding soccer fields. We also noticed that you intend to work through Habitat for Humanity in our neighborhood. Obviously, as a non-profit organization, Habitat will be able to stretch your dollar further than any contractor could. Finally, we are in agreement with your idea of a focused strategy rather than a scattered strategy. The difference this would make on a single block, for example, will be very visible. So, we owe you our appreciative thanks.

By way of information, we are writing this letter on behalf of the Weed & Seed neighborhood, the PICO based Congregations Building Community faith-based organizing effort and Central Baptist Church with her five congregations. We also want you to know that at the W&S Steering Committee meeting next Wednesday we will be officially voting to form a Community Development Corporation (CDC). This CDC will begin its focus in the W&S neighborhood and will serve as the sustainability portion of the W&S effort. As you know, we only have a bit over two years left in that Department of Justice program and we are not about to allow this area to revert to its previous state of "disrepair." It would be fair to say that this information serves as advance notice that as a CDC we will be coming to you for CDBG funding wherein our intent is to expand the NSP effort in the revitalization of this area.

We do have two questions about your proposal and then a few thoughts ourselves. Our two questions are:

- 1) What is the intent of the \$3.7 million designated to the County?
- 2) What do you mean by "W&S and Modesto pockets"?

We ask these questions mainly because the W&S, South Modesto & The Airport pockets combined constitute a greater population than all of the cities (minus Ceres) that are listed to receive over a million, yet the W&S and other pockets are only allocated a quarter of that. Also we understand the heart and soul of CDBG funding is to help poor neighborhoods...the median income in the W&S is roughly \$24,000 compared to \$52,000 in Patterson, \$42K in Newman &

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NOV 14 2008

\$45K in Waterford. It is also very important to note that housing costs are much lower in the W&S area versus the other areas mentioned previously, therefore the county would get more "bang for the buck" when investing in the W&S. So we would ask our wise and reasonable county to significantly increase the amount of money that is currently scheduled to come to the W&S area.

And, as you are aware, because of W&S and Congregations Building Community, the neighborhood is organized. This is valuable because we care about this community and want to see people fill these vacant houses who are not only financially capable to pay, but are good standing citizens that have a proven track record of caring for this community. Please note that we do not look at this as "relief" but as empowering low income families to step up and take their place as a stabilizing force in Modesto. The iron rule of organizing is to never do for others what they can do for themselves. That is why we are so excited about working with Habitat for Humanity in this project.

Second, we would urge you to use NSP funds as matching funds to enable you to get Prop 1c money. We have a commitment from Rollie Smith, the HUD field officer director in Fresno, to help us with this.

Third, we believe it is important that the homes you purchase and are rehabbed by Habitat (with sweat equity) be offered to neighborhood residents who, fit the financial guidelines of the NSP. Because of the organizing efforts of Congregations Building Community, we know the neighborhood and thus would ask to be an active part of the selection process of both houses and families.

Finally, although we prefer that homes be purchased rather than rented, the instability at the moment is so great that there may be some merit to getting renters in immediately. Given the length of escrow, houses may be damaged before occupancy. We like the idea of renters being screened for the purpose of an option to buy.

Again, we believe you have done a magnificent job. We look forward to working with you and plan to have a delegation at the Board of Supervisors meeting on the 18th.

For the neighborhood,

Wayne Bridegroom
Jeff Phillips

Bob Schmal
Dianne Hernandez

Homero Mejia

**COUNTY OF STANISLAUS
STANDARD AGREEMENT**

Agreement Number Planning/Community Development Block Grant
~~Redevelopment Agency~~

1. This Agreement is entered into between the Stanislaus County ~~Redevelopment Agency~~ and the following named Contractor: The Housing Authority of the County of Stanislaus

(If other than an individual, state whether a corporation, partnership, etc.): a local public entity

2. The term of this Agreement is: Eighteen Months: April 1st, 2009 until Oct. 31st, 2010

3. The maximum amount of payment based on lump sum, or time \$ (See Exhibit B)

4. The parties agree to comply with the terms and conditions of the following exhibits, which by this reference, are made a part of the Agreement:

- (a) Exhibit A -- Standard Contract Conditions (LF 4.01)
- (b) Exhibit B -- Scope of Work

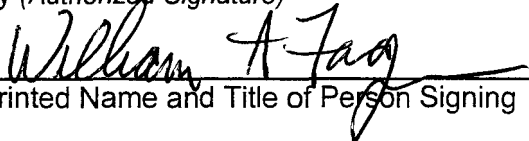
IN WITNESS WHEREOF, the parties have executed this Agreement on

April 1, 2009
(Date)

CONTRACTOR

Contractor's Name
Housing Authority of the County of Stanislaus

By (Authorized Signature)



Printed Name and Title of Person Signing

William A. Fagan, Executive Director

Mailing Address
P.O. Box 581918
Modesto, CA 95358-0033

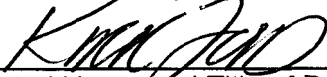
Taxpayer Identification/Social Security No.

94-6003023

COUNTY OF STANISLAUS

Department Name
Stanislaus County Redevelopment Agency

By (Authorized Signature)

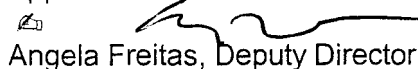


Printed Name and Title of Person Signing

Kirk Ford, Executive Director

Mailing Address
1010 10th Street, Suite 3400, Modesto, CA 95354

Approved for Content:


Angela Freitas, Deputy Director

Approved for Form:


Thomas E. Boze, County Counsel

Handwritten mark

EXHIBIT A
STANDARD CONTRACT CONDITIONS
(Long Form 4/5/01)

1. Description of Work.

1.1 Work To Be Performed. The Contractor shall provide work or services as described in the Scope of Work and, if the Contractor has submitted a work proposal, the Contractor shall provide work or services in accordance with that proposal, which shall be attached to and, by this reference, made a part of the Agreement. In the event that any provision or description of work in the Contractor's proposal conflicts or is inconsistent with any similar provision or description of work described in the Scope of Work, the Scope of Work shall prevail, control or otherwise have precedence.

1.2 Contract Manager. Each party shall designate in writing a contract manager who shall be the day-to-day representative for administration of this agreement, and, except as otherwise specifically provided, shall have full authority to act on behalf of the respective party with respect to this Agreement. The County Department Head, or designee, or the Board of Supervisors, may also perform any and all acts which could be performed by the contract manager under this Agreement.

1.3 Work Schedule. A work schedule for the hours and times for completion of said services and work shall be prepared and implemented by the Contractor; provided, however, that such schedule is subject to review by and concurrence of the County.

1.4 Work Product. All documents, drawings and written work product prepared or produced by the Contractor under this Agreement, including without limitation electronic data files, are the property of the Contractor; provided, however, the County shall have the right to reproduce, publish and use all such work, or any part thereof, in any manner and for any purposes whatsoever and to authorize others to do so. If any such work is copyrightable, the Contractor may copyright the same, except that, as to any work which is copyrighted by the Contractor, the County reserves a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, and use such work, or any part thereof, and to authorize others to do so.

1.5 Compliance with Laws. Services and work provided by the Contractor will be performed in a timely manner in compliance with the requirements and standards established by applicable federal, state and County laws, ordinances, regulations and resolutions.

2. Compensation.

2.1 Lump Sum Payment. If the signature page of the Agreement indicates lump sum payment, then the Contractor shall be compensated for work performed or services provided under the Agreement on a lump sum basis for each task as described in the Scope of Work, or in any proposal submitted by the Contractor, that is attached to and made part of the Agreement, by making periodic or progress payments upon completion of each task or item of work. The County shall retain ten (10) percent of all periodic or progress payments made to the Contractor until completion and acceptance of all work tasks and payment of all subcontractors retained, hired or used by the Contractor.

2.2 Time & Materials Payment. If the signature page of the Agreement indicates time and materials payment, then Contractor compensation shall be based on the hours worked by the Contractor and/or the Contractor's employees or subcontractors, multiplied by the applicable rate set forth in the Contractor's current, dated schedule-of rates attached hereto and, by this reference, made a part hereof; provided, however, the Contractor will provide the County 30-days notice before any change in the rate schedule takes effect.

2.3 Expenses. In addition to the aforementioned fees, Contractor will be reimbursed for the following expenses, plus any expenses agreed to in writing by the parties, that are reasonable, necessary and actually incurred by the Contractor in connection with providing or performing the work or services under the Agreement.

- (a) Any filing fees, permit fees, or other fees paid or advanced by the Contractor.

- (b) Expenses, fees or charges for printing, reproduction or binding of documents at actual costs.
- (c) The cost of any subcontractors, consultants, experts or investigators retained by the Contractor, provided the County has agreed in writing to reimburse the Contractor for such costs.
- (d) Travel costs, including transportation, lodging and meals, provided the County has agreed in writing to reimburse the Contractor for such costs. Any reimbursement for travel costs shall be subject to and not exceed those amounts paid to the County's employees under the current Stanislaus County Travel Policy.

2.4 Invoices. The Contractor shall provide the County with a monthly or a quarterly statement, as services warrant, of fees earned and costs incurred for services provided during the billing period, which the County shall pay in full within 30 days of the date each invoice is approved by the County. The statement will generally describe the services performed, the applicable rate or rates, the basis for the calculation of fees, and a reasonable itemization of costs. All invoices for services provided shall be forwarded in the same manner and to the same person and address that is provided for service of notices herein.

2.5 Maximum Amount of Contract. The parties hereto acknowledge the maximum amount to be paid by the County for services provided and expenses shall not exceed the amount set forth in Paragraph 3 of the signature page of the Agreement, including, without limitation, the cost of any subcontractors, consultants, experts or investigators retained by the Contractor in the performance of work or services under the Agreement.

2.6 Other Compensation. Contractor shall not be entitled to nor receive compensation in the form of overtime, health insurance benefits, retirement benefits, disability retirement benefits, sick leave, vacation time, paid holidays or other paid leaves of absence of any type or kind whatsoever.

2.7 Taxes. County will not withhold any Federal or State income taxes or Social Security tax from any payments to Contractor. The Contractor, not the County, has the sole responsibility to promptly pay all taxes and other assessments levied on any payments made to the Contractor.

2.8 Payment to Subcontractors and Suppliers. Pursuant to Penal Code section 484b and to Business and Professions Code section 7108.5, the Contractor must apply all funds and progress payments received by the Contractor from the County for payment of services, labor, materials or equipment to pay for such services, labor, materials or equipment. Pursuant to Civil Code section 1479, the Contractor shall direct or otherwise manifest the Contractor's intention and desire that payments made by the Contractor to subcontractors, suppliers and materialmen shall be applied to retire and extinguish the debts or obligations resulting from the performance of this Agreement.

3. Termination. Either party may terminate this agreement upon 30 days prior written notice to the other party. Termination shall not affect the County's obligation to pay for all fees earned and reasonable costs necessarily incurred by the Contractor, subject to any applicable setoffs. This Agreement shall terminate automatically on the occurrence of (a) bankruptcy or insolvency of either party, (b) sale of Contractor's business, (c) cancellation of insurance required under the terms of this Agreement, and (d) if, for any reason, Contractor ceases to be licensed or otherwise authorized to do business in the State of California, and the Contractor fails to remedy such defect or defects within thirty (30) days of receipt of notice of such defect or defects.

4. Licenses, Certificates and Permits. Any licenses, certificates or permits required by the federal, state, county or municipal governments for Contractor to provide the services and work under the Agreement must be procured and maintained in full force and effect during the term of the Agreement at the Contractor's sole cost and expense.

5. Office Space, Supplies, Equipment, Etc. Unless otherwise provided in another exhibit to the Agreement, the Contractor shall provide at its sole cost and expense, all office space, supplies, equipment, vehicles, reference

and other written materials, and telephone service as is necessary for Contractor to provide the services under the Agreement.

6. Insurance.

6.1 Required Insurance. Contractor shall take out, and maintain during the life of this Agreement, insurance policies with coverage at least as broad as follows:

(a) General Liability. Comprehensive general liability insurance covering bodily injury, personal injury, property damage, products and completed operations with limits of no less than One Million Dollars (\$1,000,000) per incident or occurrence. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to any act or omission by Contractor under this Agreement or the general aggregate limit shall be twice the required occurrence limit.

(b) Automobile Liability Insurance. If the Contractor or the Contractor's officers, employees, agents, representatives or subcontractors utilize a motor vehicle in performing any of the work or services under this Agreement, owned/non-owned automobile liability insurance providing combined single limits covering bodily injury, property damage and transportation related pollution liability with limits of no less than One Million Dollars (\$1,000,000) per incident or occurrence.

(c) Workers' Compensation Insurance. Workers' Compensation insurance as required by the California Labor Code. In signing this contract, the Contractor certifies under section 1861 of the Labor Code that the Contractor is aware of the provisions of section 3700 of the Labor Code which requires every employer to be insured against liability for workmen's compensation or to undertake self-insurance in accordance with the provisions of that code, and that the Contractor will comply with such provisions before commencing the performance of the work of this Agreement.

(d) Professional Liability Insurance. If professional services are provided under this Agreement, then Contractor shall also maintain professional errors and omissions (malpractice) liability insurance with limits of no less than One Million Dollars (\$1,000,000) aggregate. Such professional liability insurance shall be continued for a period of no less than one year following completion of the Consultant's work under this Agreement.

6.2 Deductibles. Any deductibles, self-insured retentions or named insureds must be declared in writing and approved by County. At the option of the County, either: (a) the insurer shall reduce or eliminate such deductibles, self-insured retentions or named insureds, or (b) the Contractor shall provide a bond, cash, letter of credit, guaranty or other security satisfactory to the County guaranteeing payment of the self-insured retention or deductible and payment of any and all costs, losses, related investigations, claim administration and defense expenses. The County, in its sole discretion, may waive the requirement to reduce or eliminate deductibles or self-insured retentions, in which case, the Contractor agrees that it will be responsible for and pay any self-insured retention or deductible and will pay any and all costs, losses, related investigations, claim administration and defense expenses related to or arising out of the Contractor's defense and indemnification obligations as set forth in this Agreement.

6.3 Additional Insured. The Contractor shall provide a specific endorsement to all required insurance policies, except Workers' Compensation insurance and Professional Liability insurance, if any, naming the County and its officers, officials and employees as additional insureds regarding: (a) liability arising from or in connection with the performance or omission to perform any term or condition of this Agreement by or on behalf of the Contractor, including the insured's general supervision of the Contractor; (b) services, products and completed operations of the Contractor; (c) premises owned, occupied or used by the Contractor; and (d) automobiles owned, leased, hired or borrowed by the Contractor. The Workers' Compensation insurance carrier shall agree to waive all rights of subrogation against the County and its officers, officials and employees for losses arising from the performance of or the omission to perform any term or condition of this Agreement by the Contractor.

6.4 Primary & Separate Coverage. The Contractor's insurance shall apply separately to each insured

against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. The Contractor's insurance coverage shall be primary insurance regarding the County and County's officers, officials and employees. Any insurance or self-insurance maintained by the County or County's officers, officials and employees shall be excess of the Contractor's insurance and shall not contribute with Contractor's insurance.

6.5 Reporting. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the County or its officers, officials, employees or volunteers.

6.6 Notice of Cancellation. Each insurance policy required by this section shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party except after thirty (30) days' prior written notice has been given to County. The Contractor shall promptly notify, or cause the insurance carrier to promptly notify, the County of any change in the insurance policy or policies required under this Agreement, including, without limitation, any reduction in coverage or in limits of the required policy or policies.

6.7 Rating. Insurance shall be placed with California admitted insurers (licensed to do business in California) with a current rating by Best's Key Rating Guide acceptable to the County; provided, however, that if no California admitted insurance company provides the required insurance, it is acceptable to provide the required insurance through a United States domiciled carrier that meets the required Best's rating and that is listed on the current List of Eligible Surplus Line Insurers maintained by the California Department of Insurance. A Best's rating of at least A-VII shall be acceptable to the County; lesser ratings must be approved in writing by the County.

6.8 Subcontractors. Contractor shall require all its subcontractors to comply with the insurance and indemnity requirements stated herein, or shall include subcontractors as additional insureds under its insurance policies.

6.9 Proof of Insurance. At least ten (10) days prior to the date the Contractor begins performance of its obligations under this Agreement, Contractor shall furnish County with certificates of insurance and with original endorsements establishing coverage required by this Agreement, including, without limitation, those effecting coverage for subcontractors of the Contractor. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements shall be received and, in County's sole and absolute discretion, approved by County. County reserves the right to require complete copies of all required insurance policies and endorsements, at any time.

6.10 Insurance Limits. The limits of insurance described herein shall not limit the liability of the Contractor and Contractor's officers, employees, agents, representatives or subcontractors. Contractor's obligation to defend, indemnify and hold the County and its agents, officers and employees harmless under the provisions of this paragraph is not limited to or restricted by any requirement in this Agreement for Contractor to procure and maintain a policy of insurance.

7. Defense and Indemnification. To the fullest extent permitted by law, Contractor shall indemnify, hold harmless and defend the County and its agents, officers and employees from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorneys' fees, arising out of, resulting from, or in connection with the performance of this Agreement by the Contractor or Contractor's officers, employees, agents, representatives or subcontractors and resulting in or attributable to personal injury, death, or damage or destruction to tangible or intangible property, including the loss of use. The Contractor's obligation to indemnify the County for any judgment, decree or arbitration award shall extend only to the percentage of negligence or responsibility of the Contractor in contributing to such damage or loss.

8. Status of Contractor. All acts of Contractor and its officers, employees, agents, representatives, subcontractors relating to the performance of the Agreement, shall be performed as independent contractors and not as agents, officers or employees of County. Except as otherwise expressly provided in the Agreement, Contractor has no authority to bind or incur any obligation on behalf of County or to exercise any rights or power vested in the County. No agent, officer or employee of the County is to be considered an employee of Contractor. It is understood by both Contractor and County that this Agreement shall not be construed or considered under any circumstances to create an employer-employee relationship or a joint venture.

9. Records and Audit. Contractor shall maintain and keep all writings, documents and records prepared or compiled in connection with the performance of this Agreement for a minimum of four (4) years after the termination or completion of this Agreement. Any authorized representative of County shall have access to any such records writings as defined above for the purposes of making audit, evaluation, examination, excerpts and transcripts during the period such records are to be maintained by Contractor.

10. Nondiscrimination. During the performance of this Agreement, Contractor and its officers, employees, agents, representatives or subcontractors shall not unlawfully discriminate in violation of any federal, state or local law, rule or regulation against any employee, applicant for employment or person receiving services under this Agreement because of race, religion, color, national origin, ancestry, physical or mental handicap, medical condition (including genetic characteristics), marital status, age, political affiliation or sex. Contractor and its subcontractors shall comply with all applicable Federal, State and local laws and regulations related to non-discrimination and equal opportunity, including without limitation the County's nondiscrimination policy; the Fair Employment and Housing Act (Government Code, § 12900 et seq.); California Labor Code sections 1101, 1102 and 1102.1; the Federal Civil Rights Act of 1964 (P.L. 88-352), as amended; and all applicable regulations promulgated in the California Code of Regulations or the Code of Federal Regulations.

11. Assignment. County has relied upon the skills, knowledge, experience and training of Contractor and the Contractor's firm, associates and employees as an inducement to enter into this Agreement. Contractor shall not assign or subcontract this Agreement without the express written consent of County. Further, Contractor shall not assign any monies due or to become due under this Agreement without the prior written consent of County.

12. Amendment and Modification. The Agreement may be amended by the mutual written consent of the parties; provided, however, the County may, at anytime, without notice to any sureties, by written order designated or indicated to be a "contract modification," make any change in the work to be performed under this Agreement so long as the modified work is within the general scope of work called for by this Agreement, including but not limited to changes in the specifications or in the method, manner or time of performance of work. If the Contractor intends to dispute the change, the Contractor must, within ten (10) days after receipt of a written "contract modification," submit to the County a written statement setting forth the disagreement with the change.

13. Disputes. Any dispute arising under or relating to the terms of the Agreement, or related to performance under the Agreement, shall be decided in writing by the County contract manager. The Contractor shall be furnished a copy of the written decision and the decision shall be final and conclusive unless, within fifteen (15) calendar days from the date of receipt of such copy, the Contractor mails or delivers a written appeal to the Director of the County Department. The decision of the Director, or designee, shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary or so grossly erroneous as necessarily to imply bad faith, or not supported by any substantial evidence. Pending final decision on any dispute, the Contractor shall proceed diligently with the performance of work as directed by the contract manager unless the Contractor has received a notice of termination.

14. Waiver of Default. Waiver of any default by either party to this Agreement shall not be deemed to be waiver of any subsequent default. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach, and shall not be construed to be a modification of the terms of this Agreement unless this Agreement is modified as provided below.

15. Notice. Any notice or communication regarding Agreement that a party is required or may desire to make shall be in writing and may be personally served or sent by prepaid first class mail to the respective parties at the address set forth on the signature page of this Agreement. Notice is deemed received upon deposit in the mail.

16. Conflicts. Contractor agrees that it has no interest and shall not acquire any interest direct or indirect which would conflict in any manner or degree with the performance of the work and services under this Agreement.

17. Entire Agreement. The Agreement supersedes any and all other agreements, either oral or in writing, between any of the parties and contains all the agreements between the parties with respect to the subject matter

of the Agreement. No other agreement, statement or promise not contained in this Agreement shall be valid or binding.

18. Advice of Attorney. Each party warrants and represents that in executing this Agreement, it has received independent legal advice from its attorneys or the opportunity to seek such advice.

19. Construction. Headings or captions to the provisions of this Agreement are solely for the convenience of the parties, are not part of this Agreement, and shall not be used to interpret or determine the validity of this Agreement. Any ambiguity in this Agreement shall not be construed against the drafter, but rather the terms and provisions hereof shall be given a reasonable interpretation as if both parties had in fact drafted this Agreement.

20. Governing Law and Venue. This Agreement shall be deemed to be made under, and shall be governed by and construed in accordance with, the laws of the State of California. Any action brought to enforce the terms or provisions of this Agreement shall have venue in the County of Stanislaus, State of California.

END OF STANDARD CONDITIONS (LONG FORM)

Exhibit "B"

County Neighborhood Stabilization Program

- 1.0 GENERAL SCOPE OF WORK:** To administer the purchase, demolition, rehabilitation, and sale of foreclosed properties throughout the County under the regulations of the Neighborhood Stabilization Plan (the "Plan") as approved by the Housing and Economic Recovery Act of 2008 (the "Act").
- 2.0 ALLOCATION:** \$3,228,037.00 – Direct costs associated with the purchase, demolition, and rehabilitation of foreclosed properties.
- 3.0 CONTRACTOR SERVICES:**
- 3.1** The Contractor shall provide the following services:
- a. Secure lists of vacant single family housing units ("housing units") owned by participating lending institutions as a result of foreclosure.
 - b. Conduct on-site pre-acquisition Housing Quality Standard (HQS) inspections of housing units to assess physical condition and potential costs of rehabilitation costs necessary to restore housing units to saleable condition.
 - c. Evaluate prospects for resale of housing units and make recommendations for acquisition of selected housing units to County.
 - d. Negotiate with sellers for the purchase of housing units.
 - e. Provide or engage the services of a title company selected by Contractor to produce all documents, services and requirements necessary for the purchase and closing of selected housing units, with title to vest in Contractor.
 - f. Obtain and maintain title and all risk liability insurance coverage for all acquired housing units until resale of housing units by the Contractor.
 - g. Assess housing unit needs for upgrades and develop Scope-of-Work plans for rehabilitation or rebuilding housing units.
 - h. Conduct contractor-bidding process for rehabilitation services.
 - i. Award contracts and track project rehabilitation progress through completion.
 - j. Determine, in Contractor's sole and absolute discretion, which housing units acquired by Contractor are suitable for retention as affordable rental units to be owned and operate by Contractor.
 - k. Market housing units for resale to qualified buyers.
 - l. Coordinate with County for the use of Down Payment Assistance funds, or any other funding available, to assist in qualifying buyers for housing units.
 - m. Establish and maintain a list of interested buyers in the purchase of homes through the County programs
 - n. Prepare and maintain files for all housing units acquired with Plan funds. These files shall include all documents and information relative to rehabilitation work to

housing units. These files shall be current, complete records, including, but not limited to, contracts, source documents supporting accounting transactions, personnel and payroll records, cancelled checks and related documents and records to assure proper accounting of funds and performance of this contract in accordance with the Plan and/or County regulations.

3.2 The Contractor will cooperate in the preparation of, and will furnish any and all information required for reports to be prepared as may be required by the Plan and/or County requirements including, but not limited to the Consolidated Plan, the annual performance report and any quarterly reports required by the County.

3.3 The Contractor agrees to comply with all requirements which are now or which may hereafter be imposed by HUD for the Plan.

3.4 The Contractor shall assist the County with conducting the environmental review of any projects assisted through this contract in compliance with the National Environmental Protection Act and 24 CFR 58. A copy of any such review shall be retained by the County for County's review, approval and formal acceptance.

4.0 **COMPENSATION:** The Contractor shall be compensated in a total amount not to exceed \$100,000.00 (the "maximum contract amount") for the services provided under this agreement as follows:

4.1 Contractor will receive 2.8% of the allocation for administration fees in an amount not to exceed \$90,385.00.

4.2 In addition the Contractor shall be compensated for marketing expenses and related cost associated with processing the acquisition, rehabilitation and resale of housing units in an amount not to exceed \$9,615.00 of the allocation. The Contractor shall request reimbursements of incidental expenditures and cost within fifteen (15) days of the expenditure. Allowable cost will be determined through County and Contractor agreement. In the case of a single expenditure in excess of Two Thousand Dollars (\$2,000.00), the Contractor may request, in writing, from the County an advance of the necessary amount of the funds, which will be advanced within three (3) days. The amount of each request shall be limited to the amount needed.

4.3 The Contractor shall be compensated at the rate of ten dollars (\$10.00) for each monthly loan payment processed.

4.4 The Contractor shall, no less than monthly, submit a written invoice identifying the name of the individual performing services, the date the services were performed, a description of the services, and the total cost of the services. Any requests for payment of reimbursable expenses shall be itemized on the invoice. The County shall pay the Contractor within thirty (30) days of the receipt of the invoice.

5.0 **DISPUTE RESOLUTION:**

5.1 The Contractor and the County will attempt to settle any claim or controversy arising out of or relating to this Agreement through consultation and negotiation in good faith and a spirit of mutual cooperation. However, at any time before or during such negotiations, or following any unsuccessful negotiations, either party may by written notice to the other demand that the dispute be submitted to mediation. When such a demand is made, the parties shall within ten (10) days jointly make arrangements for the mediation of the dispute through the auspices, and pursuant

to the then current mediation rules and procedures, of the Judicial Arbitration and Mediation Services ("JAMS"), except to the extent such rules and procedures are modified by agreement of the parties.

- 5.2** If the dispute has not been resolved within sixty (60) days of any written demand for mediation, or within a longer time period to which the parties may agree, the dispute shall be submitted to binding arbitration in accordance with the commercial arbitration rules of J.A.M.S.,/Endispute. In all cases submitted to JAMS for arbitration, the arbitration proceedings shall be conducted at a location mutually agreed upon by the parties and, if they cannot agree, then in Sacramento, California. The parties shall agree to a single arbitrator, advance their respective administrative fees, and advance in equal shares the arbitrator's fee.
- 5.3** Notwithstanding any rules or procedures of JAMS to the contrary, the arbitrator shall be bound to render a decision in accordance with applicable state and federal laws and shall issue written findings of fact and conclusions of law (the "written opinion").
- 5.4** In any petition to confirm, correct or vacate the arbitration award, the arbitrator's written opinion shall be subject to judicial review for the purpose of insuring that it conforms to applicable state and federal laws. Except for this limited right of judicial review and other statutory grounds for correcting or vacating the arbitrator's award, the parties agree that the decision of the arbitrator shall be final and binding upon them.
- 5.5** Any arbitration award shall include the cost of arbitration and reasonable attorney's fees to the prevailing party, if the arbitrator determines that there is a prevailing party in any such dispute. Judgment may be entered on the award in the Stanislaus County Superior Court.
- 5.6** Any negotiation or mediation which takes place pursuant to this Agreement shall be confidential and shall be treated as a compromise and settlement negotiation for purposes of the Federal Rules of Evidence and State rules of evidence.

6.0 MISCELLANEOUS:

- 6.1** Should any litigation be commenced between the Contractor and the County concerning any provisions of this Agreement, or the rights and duties of any person in relation thereto, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum as and for his attorney fees in such litigation, which shall be determined by the court in such litigation, or in a separate action brought for that purpose.
- 6.2** In the event of any conflict between the provisions of this Exhibit "B" and the provisions of Exhibit "A" (Standard Contract Conditions); specifically including but not limited to provisions in Exhibit "A" relating to compensation, invoicing, and dispute resolution; the provisions of this Exhibit "B" shall be controlling.

BOARD OF SUPERVISORS

CITY OF CERES

2009 AUG 28 A 10:10
NEIGHBORHOOD STABILIZATION PROGRAM

AGREEMENT

1. This Agreement is entered into between the City of Ceres Redevelopment Agency and the following named Contractor the Housing Authority of Stanislaus County

(If other than an individual, state whether a corporation, partnership, etc.): Corporation

2. The term of this Agreement is: Eighteen Months: May 11th, 2009 until Oct. 31st, 2010

3. The maximum amount of payment based on X eligible reimbursements not to exceed \$1,126,500

4. The parties agree to comply with the terms and conditions of the following exhibits, which by this reference, are made a part of the Agreement:

- (a) Exhibit A -- Standard Contract Conditions (LF 4.01)
- (b) Exhibit B -- Scope of Work

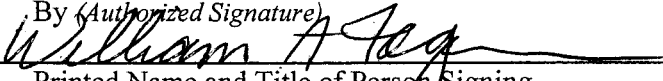
IN WITNESS WHEREOF, the parties have executed this Agreement on

May 11, 2009
(Date)

CONTRACTOR

Contractor's Name
Housing Authority of Stanislaus County

By (Authorized Signature)



Printed Name and Title of Person Signing
William A. Fagan, Executive Director

77-0268358

Mailing Address
Security No.

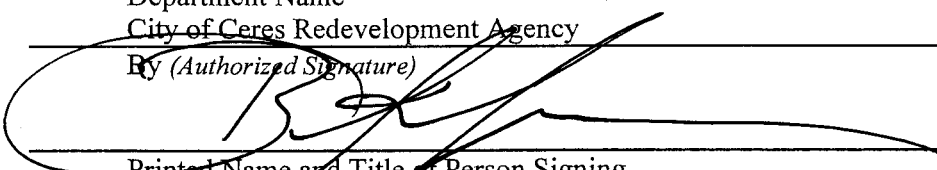
Taxpayer Identification/Social

P.O. Box 581918
Modesto, CA 95358-0033

CITY OF CERES REDEVELOPMENT AGENCY

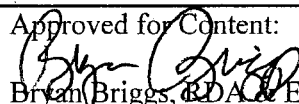
Department Name
City of Ceres Redevelopment Agency

By (Authorized Signature)



Printed Name and Title of Person Signing
Brad Kilger, Executive Director 33

Mailing Address
2720 2nd Street, Ceres, CA 95307

Approved for Content:

Bryan Briggs, RDA & ED Mngr.

Approved for Form:
Mike Lyons, City Attorney

EXHIBIT "A"

Description of Work.

1.1 Work To Be Performed. The Contractor shall provide work or services as described in the Scope of Work and, if the Contractor has submitted a work proposal, the Contractor shall provide work or services in accordance with that proposal, which shall be attached to and, by this reference, made a part of the Agreement. In the event that any provision or description of work in the Contractor's proposal conflicts or is inconsistent with any similar provision or description of work described in the Scope of Work, the Scope of Work shall prevail, control or otherwise have precedence.

1.2 Contract Manager. Each party shall designate in writing a contract manager who shall be the day-to-day representative for administration of this agreement, and, except as otherwise specifically provided, shall have full authority to act on behalf of the respective party with respect to this Agreement. The Redevelopment Agency Executive Director, or designee, may also perform any and all acts which could be performed by the contract manager under this Agreement.

1.3 Work Schedule. A work schedule for the hours and times for completion of said services and work shall be prepared and implemented by the Contractor; provided, however, that such schedule is subject to review by and concurrence of the AGENCY.

1.4 Work Product. All documents, drawings and written work product prepared or produced by the Contractor under this Agreement, including without limitation electronic data files, are the property of the Contractor; provided, however, the AGENCY shall have the right to reproduce, publish and use all such work, or any part thereof, in any manner and for any purposes whatsoever and to authorize others to do so. If any such work is copyrightable, the Contractor may copyright the same, except that, as to any work which is copyrighted by the Contractor, the AGENCY reserves a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, and use such work, or any part thereof, and to authorize others to do so.

1.5 Compliance with Laws. Services and work provided by the Contractor will be performed in a timely manner in compliance with the requirements and standards established by applicable federal, state and City laws, ordinances, regulations and resolutions.

2. Compensation.

2.1 Lump Sum Payment. If the signature page of the Agreement indicates lump sum payment, then the Contractor shall be compensated for work performed or services provided under the Agreement on a lump sum basis for each task as described in the Scope of Work, or in any proposal submitted by the Contractor, that is attached to and made part of the Agreement, by making periodic or progress payments upon completion of each task or item of work. The AGENCY shall retain ten (10) percent of all periodic or progress payments made to the Contractor until completion and acceptance of all work tasks and payment of all subcontractors retained, hired or used by the Contractor

2.2 Time & Materials Payment. If the signature page of the Agreement indicates time and materials payment, then Contractor compensation shall be based on the hours worked by the Contractor and/or the Contractor's employees or subcontractors, multiplied by the applicable rate set forth in the Contractor's current, dated schedule of rates attached hereto and, by this reference, made a part hereof; provided, however, the Consultant will provide the AGENCY 30-days notice before any change in the rate schedule takes effect.

2.3 Expenses. In addition to the aforementioned fees, Contractor will be reimbursed for the following expenses, plus any expenses agreed to in writing by the parties, that are reasonable, necessary and actually incurred by the Contractor in connection with providing or performing the work or services under the Agreement.

- (a) Any filing fees, permit fees, or other fees paid or advanced by the Contractor.
- (b) Expenses, fees or charges for printing, reproduction or binding of documents at actual costs.
- (c) The cost of any subcontractors, consultants, experts or investigators retained by the Contractor, provided the AGENCY has agreed in writing to reimburse the Contractor for such costs.
- (d) Travel costs, including transportation, lodging and meals, provided the AGENCY has agreed in writing to reimburse the Contractor for such costs. Any reimbursement for travel costs shall be subject to and not exceed those amounts paid to the City of Ceres employees under the current City of Ceres Travel Policy.

2.4 Invoices. The Contractor shall provide the AGENCY with a monthly or a quarterly statement, as services warrant, of fees earned and costs incurred for services provided during the billing period, which the AGENCY shall pay in full within 30 days of the date each invoice is approved by the AGENCY. The statement will generally describe the services performed, the applicable rate or rates, the basis for the calculation of fees, and a reasonable itemization of costs. All invoices for services provided shall be forwarded in the same manner and to the same person and address that is provided for service of notices herein.

2.5 Maximum Amount of Contract. The parties hereto acknowledge the maximum amount to be paid by the AGENCY for services provided and expenses shall not exceed the amount set forth in Paragraph 3 of the signature page of the Agreement, including, without limitation, the cost of any subcontractors, consultants, experts or investigators retained by the Contractor in the performance of work or services under the Agreement.

2.6 Other Compensation. Contractor shall not be entitled to nor receive compensation in the form of overtime, health insurance benefits, retirement benefits, disability retirement benefits, sick leave, vacation time, paid holidays or other paid leaves of absence of any type or kind whatsoever.

2.7 Taxes. AGENCY will not withhold any Federal or State income taxes or Social Security tax from any payments to Contractor. The Contractor, not the AGENCY, has the sole responsibility to promptly pay all taxes and other assessments levied on any payments made to the Contractor.

2.8 Payment to Subcontractors and Suppliers. Pursuant to Penal Code section 484b and to Business and Professions Code section 7108.5, the Contractor must apply all funds and progress payments received by the Contractor from the AGENCY for payment of services, labor, materials or equipment to pay for such services, labor, materials or equipment. Pursuant to Civil Code section 1479, the Contractor shall direct or otherwise manifest the Contractor's intention and desire that payments made by the Contractor to subcontractors, suppliers and material men shall be applied to retire and extinguish the debts or obligations resulting from the performance of this Agreement.

3. Termination. Either party may terminate this agreement upon 30 days prior written notice to the other party. Termination shall not affect the AGENCY's obligation to pay for all fees earned and reasonable costs necessarily incurred by the Contractor, subject to any applicable setoffs. This Agreement shall terminate automatically on the occurrence of (a) bankruptcy or insolvency of either party, (b) sale of Contractor's business, (c) cancellation of insurance required under the terms of this Agreement, and (d) if, for any reason, Contractor ceases to be licensed or otherwise authorized to do business in the State of California, and the Contractor fails to remedy such defect or defects within thirty (30) days of receipt of notice of such defect or defects.

4. Licenses, Certificates and Permits. Any licenses, certificates or permits required by the federal, state, county or municipal governments for Contractor to provide the services and work under the Agreement must be procured and maintained in full force and effect during the term of the Agreement at the Contractor's sole cost and expense.

5. Office Space, Supplies, Equipment, Etc. Unless otherwise provided in another exhibit to the Agreement, the Contractor shall provide at its sole cost and expense, all office space, supplies, equipment, vehicles, reference and other written materials, and telephone service as is necessary for Contractor to provide the services under the Agreement.

6. Insurance.

6.1 Required Insurance. Contractor shall take out, and maintain during the life of this Agreement, insurance policies with coverage at least as broad as follows:

(a) General Liability. Comprehensive general liability insurance covering bodily injury, personal injury, property damage, products and completed operations with limits of no less than One Million Dollars (\$1,000,000) per incident or occurrence. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to any act or omission by Contractor under this Agreement or the general aggregate limit shall be twice the required occurrence limit.

(b) Automobile Liability Insurance. If the Contractor or the Contractor's officers, employees, agents, representatives or subcontractors utilize a motor vehicle in performing any of the work or services under this Agreement, owned/non-owned automobile liability insurance providing combined single limits covering bodily injury, property damage and transportation related pollution liability with limits of no less than One Million Dollars (\$1,000,000) per incident or occurrence.

(c) Workers' Compensation Insurance. Workers' Compensation insurance as required by the California Labor Code. In signing this contract, the Contractor certifies under section 1861 of the Labor Code that the Contractor is aware of the provisions of section 3700 of the Labor Code which requires every employer to be insured against liability for workmen's compensation or to undertake self-insurance in accordance with the provisions of that code, and that the Contractor will comply with such provisions before commencing the performance of the work of this Agreement.

(d) Professional Liability Insurance. If professional services are provided under this Agreement, then Contractor shall also maintain professional errors and omissions (malpractice) liability insurance with limits of no less than One Million Dollars (\$1,000,000) aggregate. Such professional liability insurance shall be continued for a period of no less than one year following completion of the Consultant's work under this Agreement.

6.2 Deductibles. Any deductibles, self-insured retentions or named insureds must be declared in writing and approved by AGENCY. At the option of the AGENCY, either: (a) the insurer shall reduce or eliminate such deductibles, self-insured retentions or named insureds, or (b) the Contractor shall provide a bond, cash, letter of credit, guaranty or other security satisfactory to the AGENCY guaranteeing payment of the self-insured retention or deductible and payment of any and all costs, losses, related investigations, claim administration and defense expenses. The AGENCY, in its sole discretion, may waive the requirement to reduce or eliminate deductibles or self-insured retentions, in which case, the Contractor agrees that it will be responsible for and pay any self-insured retention or deductible and will pay any and all costs, losses, related investigations, claim administration and defense expenses related to or arising out of the Contractor's defense and indemnification obligations as set forth in this Agreement.

6.3 Additional Insured. The Contractor shall provide a specific endorsement to all required insurance policies, except Workers' Compensation insurance and Professional Liability insurance, if any, naming the AGENCY and its officers, officials and employees as additional insureds regarding: (a) liability arising from or in connection with the performance or omission to perform any term or condition of this Agreement by or on behalf of the

Contractor, including the insured's general supervision of the Contractor; (b) services, products and completed operations of the Contractor; (c) premises owned, occupied or used by the Contractor; and (d) automobiles owned, leased, hired or borrowed by the Contractor. The Workers' Compensation insurance carrier shall agree to waive all rights of subrogation against the AGENCY and its officers, officials and employees for losses arising from the performance of or the omission to perform any term or condition of this Agreement by the Contractor.

6.4 Primary & Separate Coverage. The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. The Contractor's insurance coverage shall be primary insurance regarding the AGENCY and AGENCY's officers,

officials and employees. Any insurance or self-insurance maintained by the AGENCY or AGENCY's officers, officials and employees shall be excess of the Contractor's insurance and shall not contribute with Contractor's insurance.

6.5 Reporting. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the AGENCY or its officers, officials, employees or volunteers.

6.6 Notice of Cancellation. Each insurance policy required by this section shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party except after thirty (30) days' prior written notice has been given to AGENCY. The Contractor shall promptly notify, or cause the insurance carrier to promptly notify, the AGENCY of any change in the insurance policy or policies required under this Agreement, including, without limitation, any reduction in coverage or in limits of the required policy or policies.

6.7 Rating. Insurance shall be placed with California admitted insurers (licensed to do business in California) with a current rating by Best's Key Rating Guide acceptable to the AGENCY; provided, however, that if no California admitted insurance company provides the required insurance, it is acceptable to provide the required insurance through a United States domiciled carrier that meets the required Best's rating and that is listed on the current List of Eligible Surplus Line Insurers maintained by the California Department of Insurance. A Best's rating of at least A :Vlf shall be acceptable to the AGENCY; lesser ratings must be approved in writing by the AGENCY.

6.8 Subcontractors. Contractor shall require all its subcontractors to comply with the insurance and indemnity requirements stated herein, or shall include subcontractors as additional insureds under its insurance policies.

6.9 Proof of Insurance. At least ten (10) days prior to the date the Contractor begins performance of its obligations under this Agreement, Contractor shall furnish AGENCY with certificates of insurance and with original endorsements establishing coverage required by this Agreement, including, without limitation, those effecting coverage for subcontractors of the Contractor. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements shall be received and, in AGENCY's sole and absolute discretion, approved by AGENCY. AGENCY reserves the right to require complete copies of all required insurance policies and endorsements, at any time.

6.10 Insurance Limits. The limits of insurance described herein shall not limit the liability of the Contractor and Contractor's officers, employees, agents, representatives or subcontractors. Contractor's obligation to defend, indemnify and hold the AGENCY and its agents, officers and employees harmless under the provisions of this paragraph is not limited to or restricted by any requirement in this Agreement for Contractor to procure and maintain a policy of insurance.

7. Defense and Indemnification. To the fullest extent permitted by law, Contractor shall indemnify, hold harmless and defend the AGENCY and its agents, officers and employees from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorneys' fees, arising out of, resulting from, or in connection with the performance of this Agreement by the Contractor or Contractor's officers, employees, agents, representatives or subcontractors and resulting in or attributable to personal injury, death, or damage or destruction to tangible or intangible property, including the loss of use. The Consultant's obligation to indemnify the AGENCY for any judgment, decree or arbitration award shall extend only to the percentage of negligence or responsibility of the Contractor in contributing to such damage or loss.

8. Status of Contractor. All acts of Contractor and its officers, employees, agents, representatives, subcontractors relating to the performance of the Agreement, shall be performed as independent contractors and not as agents, officers or employees of AGENCY. Except as otherwise expressly provided in the Agreement, Contractor has no authority to bind or incur any obligation on behalf of AGENCY or to exercise any rights or power vested in the AGENCY. No agent, officer or employee of the AGENCY is to be

considered an employee of Contractor. It is understood by both Contractor and AGENCY that this Agreement shall not be construed or considered under any circumstances to create an employer-employee relationship or a joint venture.

9. Records and Audit. Contractor shall maintain and keep all writings, documents and records prepared or compiled in connection with the performance of this Agreement for a minimum of four (4) years after the termination or completion of this Agreement. Any authorized representative of AGENCY shall have access to any such records writings as defined above for the purposes of making audit, evaluation, examination, excerpts and transcripts during the period such records are to be maintained by Contractor.

10. Nondiscrimination. During the performance of this Agreement, Contractor and its officers, employees, agents, representatives or subcontractors shall not unlawfully discriminate in violation of any federal, state or local law, rule or regulation against any employee, applicant for employment or person receiving services under this Agreement because of race, religion, color, national origin, ancestry, physical or mental handicap, medical condition (including genetic characteristics), marital status, age, political affiliation or sex. Contractor and its subcontractors shall comply with all applicable Federal, State and local laws and regulations related to non-discrimination and equal opportunity, including without limitation the AGENCY's nondiscrimination policy; the Fair Employment and Housing Act (Government Code, § 12900 et seq.); California Labor Code sections 1101, 1102 and 1102.1; the Federal Civil Rights Act of 1964 (P.L. 88-352), as amended; and all applicable regulations promulgated in the California Code of Regulations or the Code of Federal Regulations.

11. Assignment. AGENCY has relied upon the skills, knowledge, experience and training of Contractor and the Contractor's firm, associates and employees as an inducement to enter into this Agreement. Contractor shall not assign or subcontract this Agreement without the express written consent of AGENCY. Further, Contractor shall not assign any monies due or to become due under this Agreement without the prior written consent of AGENCY.

12. Amendment and Modification. The Agreement may be amended by the mutual written consent of the parties; provided, however, the AGENCY may, at any time, without notice to any sureties, by written order designated or indicated to be a "contract modification," make any change in the work to be performed under this Agreement so long as the modified work is within the general scope of work called for by this Agreement, including but not limited to changes in the specifications or in the method, manner or time of performance of work. If the Contractor intends to dispute the change, the Contractor must, within ten (10) days after receipt of a written "contract modification," submit to the AGENCY a written statement setting forth the disagreement with the change.

13. Disputes. Any dispute arising under or relating to the terms of the Agreement, or related to performance under the Agreement, shall be decided in writing by the AGENCY contract manager. The Contractor shall be furnished a copy of the written decision and the decision shall be final and conclusive unless, within fifteen (15) calendar days from the date of receipt of such copy, the Contractor mails or delivers a written appeal to the AGENCY Executive Director. The decision of the Director, or designee, shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary or so grossly erroneous as necessarily to imply bad faith, or not supported by any substantial evidence. Pending final decision on any dispute, the Contractor shall proceed diligently with the performance of work as directed by the contract manager unless the Contractor has received a notice of termination.

14. Waiver of Default. Waiver of any default by either party to this Agreement shall not be deemed to be waiver of any subsequent default. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach, and shall not be construed to be a modification of the terms of this Agreement unless this Agreement is modified as provided below.

15. Notice. Any notice or communication regarding Agreement that a party is required or may desire to make shall be in writing and may be personally served or sent by prepaid first class mail to the respective parties at the address set forth on the signature page of this Agreement. Notice is deemed received upon deposit in the mail.

16. Conflicts. Contractor agrees that it has no interest and shall not acquire any interest direct or indirect which would conflict in any manner or degree with the performance of the work and services under this Agreement.

17. Entire Agreement. The Agreement supersedes any and all other agreements, either oral or in writing, between any of the parties and contains all the agreements between the parties with respect to the subject matter of the Agreement. No other agreement, statement or promise not contained in this Agreement shall be valid or binding.

18. Advice of Attorney. Each party warrants and represents that in executing this Agreement, it has received independent legal advice from its attorneys or the opportunity to seek such advice.

19. Construction. Headings or captions to the provisions of this Agreement are solely for the convenience of the parties, are not part of this Agreement, and shall not be used to interpret or determine the validity of this Agreement. Any ambiguity in this Agreement shall not be construed against the drafter, but rather the terms and provisions hereof shall be given a reasonable interpretation as if both parties had in fact drafted this Agreement.

20. Governing Law and Venue. This Agreement shall be deemed to be made under, and shall be governed by and construed in accordance with, the laws of the State of California. Any action brought to enforce the terms or provisions of this Agreement shall have venue in the County of Stanislaus, State of California.

City of Ceres

Exhibit "B"

(Amended May 22, 2009)

County Neighborhood Stabilization Program

GENERAL SCOPE OF WORK: To administer the purchase, demolition, rehabilitation, and sale of foreclosed properties throughout the County under the regulations of the Neighborhood Stabilization Plan (the "Plan") as approved by the Housing and Economic Recovery Act of 2008 (the "Act").

ALLOCATION:

\$1,081,500.00 – *Direct costs associated with the purchase, demolition, and rehabilitation of foreclosed properties.*

CONTRACTOR SERVICES:

The Contractor shall provide the following services:

- Secure lists of vacant single family housing units ("housing units") owned by participating lending institutions as a result of foreclosure.
- Conduct on-site pre-acquisition Housing Quality Standard (HQS) inspections of housing units to assess physical condition and potential costs of rehabilitation costs necessary to restore housing units to saleable condition.
- Evaluate prospects for resale of housing units and make recommendations for acquisition of selected housing units to County.
- Negotiate with sellers for the purchase of housing units.
- Provide or engage the services of a title company selected by Contractor to produce all documents, services and requirements necessary for the purchase and closing of selected housing units, with title to vest in Contractor.
- Obtain and maintain title and all risk liability insurance coverage for all acquired housing units until resale of housing units by the Contractor.
- Assess housing unit needs for upgrades and develop Scope-of-Work plans for rehabilitation or rebuilding housing units.
- Conduct contractor-bidding process for rehabilitation services.
- Award contracts and track project rehabilitation progress through completion.
- Determine, in Contractor's sole and absolute discretion, which housing units acquired by Contractor are suitable for retention as affordable rental units to be owned and operate by Contractor.
- Market housing units for resale to qualified buyers.
- Coordinate with County for the use of Down Payment Assistance funds, or any other funding available, to assist in qualifying buyers for housing units.

Resolution No. 2009-05 CRA

- Establish and maintain a list of interested buyers in the purchase of homes through the County programs
- Prepare and maintain files for all housing units acquired with Plan funds. These files shall include all documents and information relative to rehabilitation work to housing units. These files shall be current, complete records, including, but not limited to, contracts, source documents supporting accounting transactions, personnel and payroll records, cancelled checks and related documents and records to assure proper accounting of funds and performance of this contract in accordance with the Plan and/or County regulations.

The Contractor will cooperate in the preparation of, and will furnish any and all information required for reports to be prepared as may be required by the Plan and/or County requirements including, but not limited to the Consolidated Plan, the annual performance report and any quarterly reports required by the County.

The Contractor agrees to comply will all requirements which are now or which may hereafter be imposed by HUD for the Plan.

The Contractor shall assist the County with conducting the environmental review of any projects assisted through this contract in compliance with the National Environmental Protection Act and 24 CFR 58. A copy of any such review shall be retained by the County for County's review, approval and formal acceptance.

COMPENSATION:

The Contractor shall be compensated in a total amount not to exceed \$32445.00 (the "maximum contract amount") for the services provided under this agreement as follows:

- Contractor will receive 2.8% per contract for administration fees in an amount not to exceed \$30,282.00 of the maximum contract amount.
- In addition the Contractor shall be compensated for marketing expenses and related cost associated with processing the acquisition, rehabilitation and resale of housing units in an amount not to exceed \$2,163.00. The Contractor shall request reimbursements of incidental expenditures and cost within fifteen (15) days of the expenditure. Allowable cost will be determined through County and Contractor agreement. In the case of a *single expenditure in excess of Two Thousand Dollars (\$2,000.00)*, the Contractor may request, in writing, from the County an advance of the necessary amount of the funds, which will be advanced within three (3) days. The amount of each request shall be limited to the amount needed.
- The Contractor shall, no less than monthly, submit a written invoice identifying the name of the individual performing services, the date the services were performed, a description of the services, and the total cost of the services. Any requests for payment of reimbursable expenses shall be itemized on the invoice. The County shall pay the Contractor within thirty (30) days of the receipt of the invoice.

DISPUTE RESOLUTION:

The Contractor and the County will attempt to settle any claim or controversy arising out of or relating to this Agreement through consultation and negotiation in good faith and a spirit of mutual cooperation. However, at any time before or during such negotiations, or following any unsuccessful negotiations, either party may by written notice to the other demand that the dispute be submitted to mediation. When such a demand is made, the parties shall within ten (10) days jointly make arrangements for the mediation of the dispute through the auspices, and pursuant to the then current mediation rules and procedures, of the Judicial Arbitration and Mediation Services ("JAMS"), except to the extent such rules and procedures are modified by agreement of the parties.

If the dispute has not been resolved within sixty (60) days of any written demand for mediation, or within a longer time period to which the parties may agree, the dispute shall be submitted to binding arbitration in accordance with the commercial arbitration rules of J.A.M.S./Endispute. In all cases submitted to JAMS for arbitration, the arbitration proceedings shall be conducted at a location mutually agreed upon by the parties and, if they cannot agree, then in Sacramento, California. The parties shall agree to a single arbitrator, advance their respective administrative fees, and advance in equal shares the arbitrator's fee.

Notwithstanding any rules or procedures of JAMS to the contrary, the arbitrator shall be bound to render a decision in accordance with applicable state and federal laws and shall issue written findings of fact and conclusions of law (the "written opinion").

In any petition to confirm, correct or vacate the arbitration award, the arbitrator's written opinion shall be subject to judicial review for the purpose of insuring that it conforms to applicable state and federal laws. Except for this limited right of judicial review and other statutory grounds for correcting or vacating the arbitrator's award, the parties agree that the decision of the arbitrator shall be final and binding upon them.

Any arbitration award shall include the cost of arbitration and reasonable attorney's fees to the prevailing party, if the arbitrator determines that there is a prevailing party in any such dispute. Judgment may be entered on the award in the Stanislaus County Superior Court.

Any negotiation or mediation which takes place pursuant to this Agreement shall be confidential and shall be treated as a compromise and settlement negotiation for purposes of the Federal Rules of Evidence and State rules of evidence.

MISCELLANEOUS:

- Should any litigation be commenced between the Contractor and the County concerning any provisions of this Agreement, or the rights and duties of any person in relation thereto, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum as and for his attorney fees in such litigation, which shall be determined by the court in such litigation, or in a separate action brought for that purpose.
- In the event of any conflict between the provisions of this Exhibit "B" and the provisions of Exhibit "A" (Standard Contract Conditions); specifically including but not limited to provisions in Exhibit "A" relating to compensation, invoicing, and dispute resolution; the provisions of this Exhibit "B" shall be controlling.