

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

DEPT: Planning and Community Development AF

BOARD AGENDA # 6:35 p.m.

Urgent  Routine

AGENDA DATE April 17, 2012

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Close the 30-day Public Comment Period and Conduct a Public Hearing on April 17, 2012 at 6:35 p.m. to Consider Approval of the Fiscal Year 2012-2015 Consolidated Plan (CP); the Fiscal Year 2012-2013 Annual Action Plan (AAP); the Housing and Urban Development Neighborhood

(Continued on Page 2)

STAFF RECOMMENDATIONS:

1. Close the 30-day public comment period to consider approval of the Fiscal Year 2012-2015 Consolidated Plan (CP); the Fiscal Year 2012-2013 Annual Action Plan (AAP); the Housing and Urban Development Neighborhood Revitalization Strategy Areas (RS) for Airport and Parklawn Neighborhoods; the Fiscal Year 2012-2015 Analysis of Impediments (AI) to Fair Housing Choice; and the Substantial Amendment (SA) to the Fiscal Year 2011-2012 Annual Action Plan.

2. Conduct a Public Hearing, April 17, 2012 at 6:35 p.m. to consider approval of the Fiscal Year 2012 - 2015 Consolidated Plan (CP); the Fiscal Year 2012-2013 Annual Action Plan (AAP); the Housing and Urban Development Neighborhood Revitalization Strategy Areas (RS) for Airport and Parklawn

(Continued on page 2)

FISCAL IMPACT:

The funds for implementation of the CP, AAP, RS, AI, and SA being considered as part of this item are derived entirely from special revenues administered by the United States Department of Housing and Urban Development (HUD). A delay in closing the public comment period or conducting a public hearing may impact receipt of the Fiscal Year 2012-2013 funding for the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and Home Investment Partnership (HOME) programs.

(Continued on page 2)

BOARD ACTION AS FOLLOWS:

No. 2012-172

On motion of Supervisor DeMartini, Seconded by Supervisor Withrow  
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Monteith, DeMartini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

MOTION: Adopted Staff Recommendations Nos. 1 through 5; and, amended Section 2.4, Objective D of the Neighborhood Revitalization Strategy Areas for Fiscal Years 2012-2017 to add Parklawn United Neighbors to the list of existing non-profit community groups currently providing services within the Parklawn Neighborhood



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

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**SUBJECT: (Continued)**

Revitalization Strategy Areas (RS) for Airport and Parklawn Neighborhoods; the Fiscal Year 2012-2015 Analysis of Impediments (AI) to Fair Housing Choice; and the Substantial Amendment (SA) to the Fiscal Year 2011-2012 Annual Action Plan

**STAFF RECOMMENDATIONS: (Continued)**

Areas (RS) for Airport and Parklawn Neighborhoods; the Fiscal Year 2012-2015 Analysis of Impediments (AI) to Fair Housing Choice; and the Substantial Amendment (SA) to the Fiscal Year 2011-2012 Annual Action Plan.

3. Authorize the Chief Executive Officer to sign the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) Certifications.
4. Authorize the Chairman of the Board of Supervisors to sign the Fiscal Year 2012-2013 Allocation Agreements with each of the participating Stanislaus Urban County cities.
5. Authorize the Director of the Planning and Community Development Department to execute any related program agreements, contracts, or other documentation required for implementation of CDBG, ESG, HOME, RS, Homeless Prevention and Rapid Re-Housing (HPRP), Community Development Block Grant – Recovery Act (CDBG-R), Neighborhood Stabilization Programs (NSP), CalHome, and Water Board programs. This authorization includes the use of any program income in accordance with applicable program guidelines.

**FISCAL IMPACT: (Continued)**

The Fiscal Year 2012-2013 grant allocation amount for all three of the programs is estimated at approximately \$2,867,852. This amount reflects a reduction in CDBG and HOME program allocations (15% and 38% respectively) from the previous fiscal year allocation. The ESG program allocation (\$198,932) reflects an increase of 15% from the previous fiscal year allocation. Over the coming Consolidated Plan cycle (Fiscal Year 2012-2015), overall grant allocations are projected to continue to decline; however, the amount of year-to-year decline is unknown. Stanislaus Urban County programs are traditionally reduced on an equal percentage basis program wide.

**DISCUSSION:**

Currently, Stanislaus County, along with the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford, form what is known as the Stanislaus County Community Development Block Grant (CDBG) Stanislaus Urban County (hereafter referred to as the "Stanislaus Urban County").

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This is a request to close the 30-day public comment period and conduct a public hearing to consider: Approval of the Fiscal Year 2012-2015 Consolidated Plan (CP); the Fiscal Year 2012-2013 Annual Action Plan (AAP); the Housing and Urban Development Neighborhood Revitalization Strategy Areas (RS) for Airport and Parklawn Neighborhoods; the Fiscal Year 2012-2015 Analysis of Impediments (AI) to Fair Housing Choice; and the Substantial Amendment (SA) to the Fiscal Year 2011-2012 Annual Action Plan.

Federal regulations require a 30-day public comment period prior to local approval of a CP and/or an AAP. Copies of the CP, AAP, RS, AI, and SA to be considered for approval have been available for review between March 6, 2012 and April 17, 2012 at the Planning Departments of each member of the Stanislaus Urban County, and online at <http://www.stancounty.com/planning/index.shtm>. The following discussion provides an overview of the actions to be considered at the April 17, 2012 public hearing:

### **FISCAL YEAR 2012-2015 CONSOLIDATED PLAN (CP)**

The CP is the Stanislaus Urban County's comprehensive planning document and allows for application of Federal grant funding under the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) programs. Stanislaus County is recognized as the Stanislaus Urban County's "lead entity" with responsibility for implementing and administering CDBG and ESG funds for unincorporated areas of Stanislaus County and participating cities. The Stanislaus Urban County is an Entitlement Jurisdiction receiving annual grants based on a formula allocation.

In Fiscal Year 2012-2013, the Stanislaus Urban County will be entering its eleventh year as an Entitlement Jurisdiction for CDBG funds and the ninth year as a recipient of ESG funds.

There are three specific goals for the CDBG/ESG programs. They are:

1. Provide decent housing;
2. Provide a suitable living environment; and,
3. Expand economic opportunities

The CP has been developed to assist all participants of the Stanislaus Urban County in achieving the above program goals by outlining the communities' needs and priorities for the plan period. CDBG program funds are designed to serve those at or below 80% of the Area Median Income (AMI). The current 100% AMI in Stanislaus County for one (1) person is \$43,400 and a family of four (4) is \$62,000. If a project benefits a specific neighborhood or community, at least 51% of the population within that geographic boundary must be within this targeted income group. A current AMI table for Stanislaus County is provided as Attachment "6" of this report.

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The Fiscal Year 2012-2015 CP identifies the following needs and priorities:

- Neighborhood Infrastructure Improvements;
- Economic Development Programs;
- Housing Programs/Housing Assistance; and
- Public Services.

The Stanislaus Urban County is also a member of the City of Turlock and Stanislaus County HOME Consortium (hereafter referred to as the "HOME Consortium"). The City of Turlock is the "lead entity" with responsibility for implementing and administering HOME funds to the HOME Consortium.

Federal regulations allow CP's to cover a three (3) or five (5) year period and, in the past, the Stanislaus Urban County has adopted five (5) year CPs. In an effort to align the CP process in partnership with neighboring entitlement communities (City of Modesto and City of Turlock); the upcoming CP will only cover the next three (3) years (Fiscal Years 2012-2015). This will allow for more opportunities to collaborate and coordinate community development efforts on a community wide basis, as encouraged by the County's U.S. Department of Housing and Urban Development (HUD) Community Development Representative.

### **FISCAL YEAR 2012-2013 ANNUAL ACTION PLAN (AAP)**

The AAP is part of the Stanislaus Urban County's CP and describes the specific programs and projects that will be undertaken during Fiscal Year 2012-2013. The following is an overview of the programs and projects identified in the AAP by grant and funding types:

#### **Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) Funding**

Based on HUD estimates, the Stanislaus Urban County's CDBG and ESG combined allocation for Fiscal Year 2012-2013 is:

• CDBG	\$1,972,737
• ESG	<u>\$ 198,932</u>
TOTAL	\$2,171,669

The figures in the budget below have been determined based on Fiscal Year 2012-2013 HUD allocation estimates. Final allocation amounts will be adjusted once Fiscal Year 2012-2013 award amounts are confirmed in writing by HUD, which are expected to be available in late April 2012.

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**TABLE ONE  
CDBG AND ESG ALLOCATION ESTIMATES**

<b>Consortium Member</b>	<b>Activities</b>	<b>Administration</b>	<b>Total</b>
<b>Ceres</b>	\$172,421	\$14,792	\$187,213
<b>Hughson</b>	\$110,935	\$14,792	\$125,727
<b>Newman</b>	\$130,994	\$14,792	\$145,786
<b>Oakdale</b>	\$154,373	\$14,792	\$169,165
<b>Patterson</b>	\$163,455	\$14,792	\$178,247
<b>Waterford</b>	\$122,388	\$14,792	\$137,180
<b>County</b>	\$362,430	\$304,715	\$667,145
<b>Public Services</b>	\$197,274		\$197,274
<b>Economic Development</b>	\$105,000		\$105,000
<b>Revitalization Strategy Areas (Airport/Parklawn)</b>	\$35,000		\$35,000
<b>Fair Housing</b>	\$25,000		\$25,000
<b>ESG</b>	\$184,013	\$14,919	\$198,932
<b>Total</b>	<b>\$1,763,283</b>	<b>\$408,386</b>	<b>\$2,171,669</b>

Activities identified within the AAP must be consistent with the Stanislaus Urban County's adopted CP, which outlines the communities' needs and priorities for the plan period. The Fiscal Year 2012-2015 CP identifies the need for new or rehabilitated community infrastructure. To address these needs, the Stanislaus Urban County participants utilize their respective yearly CDBG fund allocations for infrastructure improvements in U.S. Census designated low-income residential neighborhoods. Infrastructure improvements include, but are not limited to, sewer/water line installation/replacement, curb, gutter, storm drain, and sidewalks.

The following is an overview of the proposed Fiscal Year 2012-2013 infrastructure projects for all the Stanislaus Urban County jurisdictions:

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Stanislaus County: Construction of the sanitary sewer system in the Airport and/or Parklawn Neighborhood(s) is anticipated to begin during this fiscal year. The planning, engineering and design of both systems are currently underway and funded by a State of California Water Board Clean-up and Abatement Account Program. Construction of each system will occur in phases as construction funds become available. CDBG funds will be leveraged with other funds to the greatest extent possible.

City of Ceres: Conduct infill construction to include curb, gutter, sidewalk, ADA accessible ramps and pavement overlay infrastructure project in the eligible residential area of the northern portion of the CDBG eligible Census Block Groups including but not limited to the following streets: Darrah Street, Sequoia Street, Hollister Street, and Evans Street.

City of Hughson: Conduct construction to include sidewalk infill and storm drain improvements along Fifth Street, from Hughson Avenue to Locust Street.

City of Newman: Conduct construction to include a sidewalk infrastructure project in the eligible residential area of Hoyer Road from Silva Avenue west to Yolo Middle School; begin design/engineering of rehabilitation of unsafe playground access at Pioneer Park; and work on sidewalks and ADA ramp infrastructure in the low-moderate income eligible residential area.

City of Oakdale: Conduct Phase I construction of Davitt Avenue Project to include sewer and water main line replacement and curb, gutter, sidewalk, and pavement overlay infrastructure improvements.

City of Patterson: Conduct construction of sewer infrastructure improvements on Fourth Street Project and begin design/engineering on Fifth Street Project.

City of Waterford: Conduct construction to include curb, gutter, and sidewalk infrastructure projects within the survey verified eligible residential area generally bounded by C and Covey Streets Project as well as improvements along La Gallina Avenue (pending approval of the census survey results).

ESG funds will be used to provide operational and essential services funding for transitional and emergency homeless shelters, for the development of the Homeless Management Information System (HMIS), and to provide financial assistance, in combination with case management, to stabilize housing for persons experiencing homelessness or who are at-risk of becoming homeless.

Further, CDBG and ESG funds allow for opportunities for the Stanislaus Urban County to fund non-profit organizations that provide a public service. In accordance with HUD regulations, approximately ten percent of the total CDBG allocation, \$197,274 for Fiscal Year 2012-2013, is proposed to be set-aside for this purpose. As part of this funding cycle, Stanislaus County Planning and Community Development staff has received and reviewed twenty-seven (27) CDBG and seven (7) ESG competitive applications for funds.

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Organizations that have applied for public service funding include, but are not limited to, organizations that provide services to youth, seniors, and the homeless. The AAP includes funding recommendations for the following organizations (specific listing and program descriptions may be found on pages 76-79 of the AAP):

**ESG**

Children’s Crisis Center – Marsha’s House Infant/Toddler Protective Shelter	\$20,000
Children’s Crisis Center – Homeless Prevention and Rapid Re-Housing Program	\$32,254
Community Housing and Shelter Services – Homeless Prevention	\$ 4,400
Family Promise – Transitional Shelter for Homeless Families	\$16,375
The Salvation Army – Emergency Shelter	\$30,984
The Salvation Army – Berberian Transitional Shelter	\$14,000
We Care of Turlock – Emergency Cold Weather Shelter	\$38,000
We Care of Turlock – Rapid Re-Housing Program	\$ 8,000

**CDBG Public Services**

American Red Cross – Emergency Services	\$10,000
Center for Human Services – Ceres Partnership for Healthy Children	\$12,250
Center for Human Services – Westside Family Resource Center	\$12,250
Children’s Crisis Center – Cricket’s House	\$18,000
Children’s Crisis Center – Guardian House	\$16,000
Children’s Crisis Center – Nutrition and Meal Program	\$16,000
Habitat for Humanity – Housing Counseling	\$ 7,886
Healthy Aging – Young at Heart Program	\$12,250
Howard Training Center – Senior Meals Program	\$18,000
The Salvation Army – Health Clinic	\$12,250
Second Harvest – Food Assistance Program	\$12,250
Second Harvest – Food 4 Thought Program	\$12,250
United Samaritans Foundation – Daily Bread Mobile Lunch Truck Ceres/Keyes	\$14,000
United Samaritans Foundation – Daily Bread Mobile Lunch Truck Hughson	\$12,250
Westside Food Pantry – Emergency Food Assistance	\$11,638

As a HUD mandated requirement, the Stanislaus Urban County must provide a fair housing program designed to combat impediments to fair housing choice through education, investigation, and litigation. The Stanislaus Urban County annually complies with this requirement by contracting with a fair housing service provider to seek cooperation of owners and managers, and provide appropriate information and referrals in the effort to prevent housing discrimination.

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Stanislaus County Planning and Community Development staff will continue to provide administrative services to each of the Stanislaus Urban County's participants, as well as to its own activities. As the "lead entity" of the Stanislaus Urban County, HUD recognizes Stanislaus County as the sole grantee responsible for the administration of CDBG and ESG funds. Accordingly, the Planning and Community Development Department is responsible for the receipt and expenditure of funds, environmental documentation for projects, eligibility determination of programs and those persons accessing the services of the programs, and program monitoring.

### **HOME Investment Partnerships Program (HOME)**

HOME program funds are used by localities to provide the following activities:

- Affordable housing development;
- Low-income first time homebuyer down payment assistance;
- Owner-occupied housing rehabilitation assistance; and
- Program administration.

The Fiscal Year 2012-2013 estimated HOME Consortium allocation is \$696,183 (allocation amount for Stanislaus Urban County members). Final Fiscal Year 2012-2013 award amounts will be determined by HUD and ultimately adopted by the City of Turlock.

Currently, the City of Turlock contracts independently with each of the Stanislaus Urban County participants and, as discussed earlier, is the "lead entity" with responsibility for implementing and administering HOME funds to the HOME Consortium.

The participants of the Stanislaus Urban County will continue to use their HOME funds to address the variety of housing needs within their individual jurisdictions. The Stanislaus Urban County's CP identifies homeownership and the need to maintain safe and sanitary housing for low-income households through the continued provision of housing rehabilitation programs as top priorities. As such, the Stanislaus Urban County will address these priorities through the continued provision of First Time Home Buyer Down Payment Assistance Programs and through partnerships with local affordable housing developers (such as Habitat for Humanity, STANCO, and the Housing Authority of the County of Stanislaus).

To address rental housing and homelessness through the HOME program, the Stanislaus Urban County will partner with agencies such as the Housing Authority of Stanislaus County and the Children's Crisis Center to assist families and individuals that fall within the very low- and low-income household brackets that wish to transition from Section 8 or public housing rental assistance to a position of homeownership.

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### **Neighborhood Revitalization Strategy Areas (RS) -- Airport and Parklawn Neighborhoods**

In recent years, HUD's Office of Community Planning and Development (CPD) have stressed a coordinated marshaling of resources to facilitate entitlement communities' ability to engage in comprehensive community revitalization strategies. Comprehensive community revitalization strategies seek to create partnerships among federal, state, and local governments, the private sector, community organizations and neighborhood residents. HUD seeks to create communities of opportunity in neighborhoods by stimulating the reinvestment of human and economic capital and economically empowering low-income residents.

Through this effort, entitlement communities may define a Neighborhood Revitalization Strategy Area (RS) that meets the threshold for low/moderate income (LMI) residents, and is primarily residential.

Previous CDBG funding has been allocated to Stanislaus County for development of RSs. RSs for the neighborhoods of Airport and Parklawn have now been prepared and are being submitted for approval as part of the proposed Fiscal Year 2012-2015 Consolidated Plan. These two neighborhoods were selected for development of strategies since both meet the residential neighborhood infrastructure project list rankings criteria adopted by the Board of Supervisors on August 23, 2011, and where both identified by the former Stanislaus County Redevelopment Agency as public infrastructure (sewer system) targets in the Agency's 2010-2014 Implementation Plan. In addition, the Agency had adopted in 1993 Community Development Plans (CDP's) which included both neighborhoods.

The focus of the 1993 CDP plans was related to land use, housing, economic development, site improvement and infrastructure, and finally, financially related goals. The plans were driven by the desires of the residents and businesses therein and to help focus the efforts of residents, businesses, governmental agencies, and others on the implementation of restoration and improvement actions.

The proposed RSs cover a five (5) year period (Fiscal Years 2012-2017), during which Stanislaus County Planning and Community Development staff plans to engage a local non-profit that currently has expertise in RS related activities. These activities will include the need to develop a board that meets the minimum standards necessary to become a HUD recognized Community Development Based Organization (CDBO). A successful RS needs to be undertaken in collaboration with a local CDBO. The AAP identifies \$35,000 in funding for the CDBO to staff a coordinator position, placed within the Airport and Parklawn neighborhoods. This non-profit position will be a liaison between residents within the target neighborhoods, businesses, government agencies, and other RS participants. The coordinator will help ensure the RS target goals are carried out in a coordinated effort with local community groups such as the Municipal Advisory Council (MAC) and neighborhood associations within these target neighborhoods.

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If approved by HUD, the Stanislaus Urban County will begin the following intensive services in Fiscal Year 2012-2013:

- The AAP identifies \$105,000 to be leveraged in a partnership with a local “one-stop” job provider, such as the Alliance to expand the Economic Development Program to provide three (3) livable wage jobs for eligible individuals within the target communities.
- The CDBO coordinator will focus on engaging public service providers to increase their presence within the targeted Neighborhood Revitalization Strategy Areas (Airport and Parklawn Neighborhoods). These coordinated activities may include, but are not limited to, childcare, transportation, basic job skills development, educational, or literacy services. The CDBO board will also assist Stanislaus County Planning and Community Development staff in job placement of interns within the target communities and/or ensure interns from the communities will receive permanent livable wage job placement upon successful program completion.
- Additionally, the RS will include a housing component to improve or add existing housing stock for first time home buyers. The program will leverage existing Neighborhood Stabilization Program (NSP) funds to provide twelve (12) move-in ready units within the target areas.
- Finally, as the AAP identifies, Stanislaus County Planning and Community Development staff will administer the construction of the sanitary sewer system in the Airport and/or Parklawn Neighborhood(s). Planning, engineering and design of both systems are currently underway and funded by a State of California Water Board’s Clean-up and Abatement Account Program funding. Construction of each system will occur in phases as funds become available. CDBG funds will be leveraged with other funds to the greatest extent possible.

### **Fiscal Year 2012-2015 Analysis of Impediments (AI) to Fair Housing Choice**

Stanislaus County Planning and Community Development staff also coordinated with a qualified entity to update the AI to reflect current challenges such as regional foreclosures combined with a continued high unemployment rate. The AI contains housing, demographic and employment profile for Stanislaus County, an evaluation of the Stanislaus Urban County’s current Fair Housing activities, and identification of any impediments to Fair Housing that exist within the Stanislaus Urban County, along with suggested measures for removing those impediments. The Draft AI suggested a third impediment, citing a lack of monitoring of programs aimed to protect and further affordable housing choice. The final AI does not cite this as an impediment as further review of our monitoring procedures determined Stanislaus County to be in compliance with Federal monitoring protocol.

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The two (2) identified primary impediments to fair housing choice included the following:

- A shortage of affordable rental housing in general; particularly for larger families.
- A lack of comprehensive fair housing and housing counseling/education services and the potential for housing discrimination and predatory housing practices, combined with a general lack of knowledge of fair housing services within the Stanislaus Urban County's jurisdiction. This impediment has been largely addressed and satisfactorily resolved in the past by virtue of the Stanislaus Urban County's annual funding of comprehensive fair housing services.

### **Substantial Amendment (SA) to the Fiscal Year 2011-2012 Annual Action Plan**

An Interim Rule for the Emergency Solutions Grant (ESG) Program was implemented on December 5, 2011. This Interim Rule requires that a SA be prepared and approved by the Board of Supervisors and HUD for use of \$61,338 in additional ESG program funds for Fiscal Year 2011-2012 (second allocation). The Interim Rule shifts the focus of the ESG program from homeless shelter operational and staffing costs, to rapidly re-housing homeless persons and preventing those at-risk of losing their housing from becoming homeless. The SA includes funding recommendations for the following organizations (specific listing and program descriptions may be found on pages 15-18 of SA):

#### **ESG**

Stanislaus County ESG Administration	\$7,326
Children's Crisis Center – Marsha's House Infant/Toddler Protective Shelter	\$8,000
Children's Crisis Center – Homeless Prevention and Rapid Re-Housing Program	\$9,058
Community Housing and Shelter Services – Homeless Prevention	\$5,605
Family Promise – Transitional Shelter for Homeless Families	\$1,349
The Salvation Army – Emergency Shelter	\$9,000
The Salvation Army – Berberian Transitional Shelter	\$6,000
We Care of Turlock – Emergency Cold Weather Shelter	\$7,000
We Care of Turlock – Rapid Re-Housing Program	\$8,000

Organizations recommended for funding from the second allocation of Fiscal Year 2011-2012 funds went through a competitive application process in tandem with the Fiscal Year 2012-2013 ESG program.

#### **POLICY ISSUES:**

The Board should determine if closing the public comment period and conducting a public hearing as recommended furthers the goals of: A Safe Community, A Healthy Community, Effective Partnerships, A Well Planned Infrastructure System, and Efficient Delivery of Public Services.

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The programs and projects represented in the CP and AAP are consistent with the goals and objectives of the Stanislaus County General Plan, specifically, the Housing Element, and the comparable plans of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford.

**STAFFING IMPACT:**

The Stanislaus County Planning and Community Development Department is ultimately responsible for the administration of all CDBG and ESG funds allocated to the Stanislaus Urban County. In addition to monitoring the program and project files of each of the participating Stanislaus Urban County cities, Stanislaus County Planning and Community Development staff is responsible for monitoring the program and project files of each organization receiving funds from the Stanislaus Urban County. Annually, the number of different activities receiving CDBG and/or ESG funds varies between 18 and 27. Stanislaus County Planning staff also assists participating Stanislaus Urban County cities in the development of eligible projects and programs to ensure that they meet or exceed regulatory guidelines. Planning and Community Development Department staff will perform these duties.

**CONTACT PERSON:**

Angela Freitas, Interim Director of Planning & Community Development.  
Telephone: 209-525-6330

**ATTACHMENTS:**

- Attachment 1: Fiscal Year 2012-2015 Consolidated Plan
- Attachment 2: Fiscal Year 2012-2013 Annual Action Plan
- Attachment 3: HUD Neighborhood Revitalization Strategy Areas
- Attachment 4: Fiscal Year 2012-2015 Analysis of Impediments to Fair Housing Choice
- Attachment 5: Substantial Amendment to the Fiscal Year 2011-2012 Annual Action Plan
- Attachment 6: Area Median Income (AMI) Table for Stanislaus County



# COMMUNITY DEVELOPMENT BLOCK GRANT



STANISLAUS URBAN COUNTY

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*Prepared by the Stanislaus County  
Planning and Community Development Department  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354  
209.525.6330*

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## CONSOLIDATED PLAN Fiscal Years 2012 - 2015

April 2012

Attachment 1

**STANISLAUS COUNTY  
BOARD OF SUPERVISORS**

District 1 William O'Brien, Chairman  
District 2 Vito Chiesa, Vice Chairman  
District 3 Terry Withrow  
District 4 Dick Monteith  
District 5 Jim DeMartini



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Vice Mayor Ken Lane  
Councilmember Mike Kline  
Councilmember Bret Durossette  
Councilmember Eric Ingwerson



**CITY OF HUGHSON**

Mayor Ramon Bawan  
Mayor Pro Tem Matthew Beekman  
Councilmember George Carr  
Councilmember Jill Silva  
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**CITY OF OAKDALE**

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Mayor Pro Tem Tom Dunlop  
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Councilmember Katherine Morgan



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Mayor Luis Molina  
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Councilmember Annette Smith  
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**CITY OF WATERFORD**

Mayor Charlie Goeken  
Councilmember Murray Day  
Councilmember Michael Van Winkle  
Councilmember Ken Krause  
Councilmember Jose Aldaco



# 3 Year Consolidated Plan

## STANISLAUS URBAN COUNTY

Consolidated Plan Time Period: July 1, 2012 – June 30, 2015

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This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## **NAME OF JURISDICTION: STANISLAUS URBAN COUNTY**

**Consolidated Plan Time Period: July 1<sup>st</sup>, 2012 – June 30<sup>th</sup>, 2015**

### **EXECUTIVE SUMMARY**

#### **GENERAL**

The Stanislaus County Consolidated Plan (CP) is the result of a planning process for grant programs provided 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, Emergency Solutions Grant (ESG) Program, and HOME Investment Partnerships Program (HOME). This planning 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 CP for the Stanislaus Urban County CDBG. This document will serve as the 2012-2015 CP for the Stanislaus Urban County. It also serves as Stanislaus Urban County's basis for Entitlement funds from the above programs for the upcoming three program years, which begin July 1, 2012 and end June 30, 2015.

The CP Planning Area is comprised of the unincorporated communities of Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford (federally defined and hereafter referred to as the "Stanislaus Urban County"). 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.

The Stanislaus Urban County member jurisdictions identified their CDBG program area through several combined methods. For the development of the Plan, the participating jurisdictions (PJ) 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 Stanislaus County's Continuum of Care (CoC) annual report, the 2009-2014 Draft Housing Element (Adopted by the Board of Supervisors on April 20, 2010), and California State Department of Finance reports. The target areas for Stanislaus County and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford are the very low and low income areas of the jurisdictions.

The Stanislaus Urban County's CP 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.

These funds will be utilized for various programs including infrastructure improvement, economic development, public services, and fair housing. Some programs are funded collectively for the benefit of the entire Stanislaus Urban County, such as public services. Other programs are specific to individual members of the Stanislaus Urban County. Each member of the Stanislaus Urban County identifies the specific needs within its respective communities as a means to determine use of its specific allocations. The following represents each PJ's focus in relation to the use of its respective CDBG allocations:

The entire Stanislaus Urban County has a continued focus towards needed infrastructure improvements to address blighting conditions that include, but are not limited to, the lack of public infrastructure, deteriorating buildings, declination of economic development activity, and the deterioration of, or the lack of affordable housing.

The CP is the guide by which Stanislaus County staff performs programs and projects that facilitate infrastructure improvements. Needs within the eligible areas are then categorized as programs and projects within this document. In order to consider these projects for funding, a number of factors need to be taken into consideration. In the case of public infrastructure, these considerations can include, but may not be limited to the following:

- a. Health and safety needs of the program/project and how those needs compare with the needs of other programs/projects (i.e. high per-capita septic system failures).
- b. The willingness and ability of the local community to assess themselves for purposes of contributing towards project costs and costs of ongoing maintenance and operation of improvements inclusive of support of the program/project by the area's Municipal Advisory Council (MAC) or an organized community group (if no MAC exists to represent the area).
- c. Identified and available funding sources for the specific program/project (the ability to leverage local agency dollars with outside funding sources are critical to ensuring a successful program/project).

For public infrastructure improvement projects: 1) A working partnership between the service provider(s), the local community, and Stanislaus County, 2) The availability of engineered designs and a cost analysis for the project, 3) The willingness/ability of the service provider(s) to consider annexation of the improvements to be made.

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 resident, particularly for very-low and low-income residents (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.

## **SURVEY RESULTS**

The Board of Supervisors priorities, coupled with the requirements of the Stanislaus Urban County federally funded programs, helped form the development of a CP community survey (hereafter also referred to as "survey") designed to help highlight the priorities of the community served by HUD grant funds. The purpose of the survey was to gather input from community residents and stakeholders on how to best use HUD grant funds.

The goal of the CDBG program is consistent with the Stanislaus County Board of Supervisors Priorities as well as with the priorities and goals of the Stanislaus Urban County members. 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

These survey results are outlined in the section below. This information will help guide the Stanislaus Urban County partners over the coming three (3) fiscal years in the development and implementation of eligible projects under each respective funding source (CDBG, ESG, HOME).

The survey focused on areas such as housing, infrastructure, economic development, and public services. Survey respondents were asked to rank specific items within each category in order of priority to determine which activities were important to them. Survey respondents were then asked to rank all categories in order of importance in order to determine which categories they would like to see addressed based on priority ranking. The results for each category (ranked from highest to lowest) and level of importance of activities within each category were identified as follows:

### **1. INFRASTRUCTURE CATEGORY**

- **High Priority** - Street Improvements and Sidewalk Improvements,
- **Medium Priority** - Lighting and Sewer Improvements,
- **Low Priority** - Water Improvements,
- **Extremely Low Priority** - Storm Drainage and Park Improvements (not a CP priority based upon the ranking criteria outlined above in the general section of the document).

### **2. ECONOMIC DEVELOPMENT CATEGORY**

- **High Priority** - Job Creation, tied to Housing Programs (as indicated by survey results)
- **Medium Priority** - Employment Skills Training,
- **Low Priority** - Micro-enterprise Small Business Loans. (Based upon recent direction provided by HUD this focus should only be considered if it involves verifiable job creation).

### **3. HOUSING ASSISTANCE CATEGORY**

- **High Priority** - First Time Homebuyer Assistance
- **Medium Priority** - Homeownership/Credit Counseling
- **Low Priority** - Fair Housing (only provide/fund what is mandated)

#### **4. HOUSING PROGRAMS CATEGORY**

- **High Priority** - Low Income Housing Acquisition Program and a Health and Safety Related Home Repair Program
- **Medium Priority** - Energy Efficiency Program and Lead-Based Paint Abatement Program
- **Low Priority** - Public Housing Rehab (N/A)

#### **5. PUBLIC SERVICES CATEGORY**

- **High Priority** - Senior Services, At-risk Children/Youth, Job Education/Training, and Homeless Services
- **Medium Priority** - Homeless Prevention, Emergency Food Assistance
- **Low Priority** - Services for Physically/Mentally Disabled and services for Victims of Domestic Violence. (There is not a mandate these programs be provided funding through CDBG, so alternate grant writing opportunities may benefit them throughout the year).

### **STRATEGIC PLAN**

The Strategic Plan element of the CP specifies the objectives identified in the preparation of the CP and includes the goals that the CP revolves around.

Based on the input received by the community and stakeholders, CDBG funds, linked with other funding opportunities, will be allocated for public infrastructure projects (i.e. utilization of CDBG to leverage State of California Water Board funding opportunities).

Given the dire economic conditions currently being experienced, survey feedback indicated a strong desire for an economic development program with a high emphasis on job creation (tied to housing as outlined in survey results), followed by jobs skills training, and lastly micro-enterprise small business loan opportunities. The Economic Development Section of this document outlines the Stanislaus Urban County's Economic Development Strategy, which incorporates all the above mentioned components.

Following the priorities set in the section above, Stanislaus Urban County members will continue to use any funds available to them including State CalHome housing funds (not all members are recipients of these funds) and their Home Investment Partnerships Program (HOME) funds to address the variety of housing needs within the jurisdiction. It is important to note although the community has identified housing assistance and housing programs as one of the top three priorities, the Stanislaus Urban County members' ability to considerably contribute toward the provision of affordable housing programs/projects has been drastically limited both by the State of California's elimination of Redevelopment Agencies (which was the most significant tool for the provision of affordable housing, economic development, job creation and elimination of blight), and the 38% reduction to HOME funds in Fiscal Year 2012-2013.

Lastly, a portion of CDBG funds will continue to be allocated to a competitive grant cycle that allows public service providers to apply for CDBG funds. Individual grants under the public services program are capped at \$20,000. Applicants are restricted to submitting three (3) applications per agency, provided each application is a request for a different program or site location. All applicants are required to attend a technical workshop prior to submission of an application. A panel made up of representation from each Stanislaus Urban County member, the Stanislaus County Chief Executive Office, and a CoC member, review each written application submission and oral presentation and score them individually.

Community outreach was conducted to prioritize the targeting of public service funds within the community. A community survey requested that citizens rank the following eight (8) public services in order of importance:

- Homeless Services
- Homeless Prevention Services
- Services for Victims of Domestic Violence
- Services for At-risk Children and Youth
- Services for Persons with Physical and Mental Disabilities
- Services for the Elderly
- Emergency Food Assistance
- Workforce Development and Job Creation

Based on the survey results, each public service applicant receives a score between 0-5 representing the priority, as established via community survey input. Additional criteria for public service providers scoring during the competitive grant application process include: Capacity and Experience, Need/Extent of the Problem, Soundness of Approach, Outputs, Accomplishments/Outcomes, Leveraging Resources, and Results/Program Evaluation.

The Strategic Plan was also developed in accordance with the following more specific goals (which meet at least one of the specific goals of the HUD programs as identified on page 2 of this document):

- 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 within communities and geographical areas;
- Restoration and preservation of properties of special value; and,
- Alleviation of physical and economic distress.

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

- Increase the supply of affordable housing to low-income households.
- The maintenance of 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. 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 jobs, especially in areas that are in need of physical revitalization and/or stagnant rental and high vacancy rates.

## MANAGING THE PROCESS

### **CONSULTATION**

#### **91.200(b)**

Federal regulations require each jurisdiction receiving HUD funding to designate a lead agency for preparation and submission of the CP as well as the administration of the programs covered by the CP. Stanislaus County designated the Department of Planning and Community Development (Planning Department) to serve as the lead agency for overseeing the development and administration of the programs covered by the CP. The CP was prepared by Stanislaus County staff, with the assistance of staff from the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford.

A key requirement in the preparation process of the CP is that the lead agency consults with other agencies, groups, and organizations regarding the following areas:

#### **CONSULTATION WITH PUBLIC AND PRIVATE SERVICE PROVIDERS**

##### ***CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (a)(1)***

Housing service providers, social service providers, fair housing service providers, health service providers and homeless service providers were consulted to assist in the development of this CP. Staff from the following County departments played a key role in the development of the CP: Chief Executive Office (CEO), Health Services Agency (HSA), Community Services Agency (CSA), Behavioral Health and Recovery services (BHRS), Project Sentinel (fair housing service provider), the CCC (services to homeless children and children at risk), We Care of Turlock (homeless services provider), the Salvation Army, the Center for Human Services, along with staff from the Housing Authority of the County of Stanislaus (HACS). The Housing and Support Services Collaborative of Stanislaus County, which includes fair housing service providers and service providers focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS, and homeless persons, provided a significant amount of input throughout the preparation process of the CP.

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 provide comments on those documents.

#### **CONSULTATION REGARDING THE HOMELESS STRATEGY WITH PUBLIC AND PRIVATE AGENCIES THAT PROVIDE ASSISTED HOUSING, HEALTH SERVICES, AND SOCIAL SERVICES**

##### ***CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (a)(2)***

Consultation with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless (CH) was addressed via coordination with our local Stanislaus County Housing and Support Services Collaborative (SCHSSC), hereafter referenced as the CoC.

The CoC Consultation Efforts are addressed as follows:

- CoC ensures collaboration and countywide planning for the provision of housing and

- supportive services.
- CoC identifies those agencies that have a significant shared responsibility to develop and provide housing and supportive services.
  - CoC identifies gaps in services to specific populations and recommend strategies for meeting needs
  - CoC develops policies and sets priorities to ensure service effectiveness.
  - CoC reviews grant application's consistency with the Stanislaus County CoC Plan.
  - CoC provides technical assistance and information to service providers, and local government on homeless issues (up to 6 times per annum).
  - CoC identifies all funding sources available for the development of housing and supportive services.

### **CONSULTATION WITH THE CONTINUUM OF CARE (CoC) ON THE EMERGENCY SOLUTIONS GRANTS (ESG)**

***CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (d)***

The CoC was consulted during the monthly Homeless Management Information System (HMIS) Sub-committee, Executive Committee, CoC and HPRP Sub-committee meetings in February, 2012 to assist in determining how to allocate the second allocation of Fiscal Year 2010-2011 and Fiscal Year 2012-2013 ESG grant funds. These committees also assisted in reviewing and editing ESG performance standards and funding, policies, and procedures for the operation and administration of HMIS. The HACS, the CoC lead agency, was also consulted regarding the use of ESG funds for the purpose of improving the CoC's HMIS system.

### **CONSULTATION WITH PUBLICLY FUNDED INSTITUTIONS AND SYSTEMS OF CARE THAT MAY DISCHARGE PERSONS INTO HOMELESSNESS**

Representatives from BHRS and the CSA regularly attend the monthly CoC Housing Collaborative meetings and are active participants in program planning for homeless fund utilization throughout Stanislaus County. The HSA has been contacted in regard to recent and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care reform measures they will be implementing. On October 1, 2011 California passed a corrections realignment plan, which shifts responsibility from the state to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness the CoC is pursuing collaborating with the Stanislaus County Sheriff's and Probation Departments to develop a coordination discharge policy.

### **CONSULTATION WITH BUSINESS AND CIVIC LEADERS**

This plan was developed in consultation with the Stanislaus Economic Development and Workforce Alliance (Alliance) which serves as the local Workforce Investment Board and Economic Development Corporation. Stanislaus County's economic development activities (ED) are developed in partnership with The Alliance, as they are the local liaison with local elected officials, the business community, labor organizations, the Employment Development Department and other civic leaders. Stanislaus County staff meets on a biannual to quarterly basis to ensure our ED activities are consistent with their Annual ED and Workforce Development Plan goals. These include, but are not limited to, identifying unmet community needs, including employer and workforce needs, seeking solutions and resources to meet or mitigate those needs, and coordinate the resources of public institutions in order to maximize workforce development activities and to coordinate these activities with other funding sources that may be available to program participants.

Working with the Alliance is advantageous as they provide one-stop workforce development, small business development, business attraction, and business retention services in partnership with a wide range of other one-stop partners.

**CONSULTATION WITH STATE OR LOCAL HEALTH AND CHILD WELFARE AGENCIES AND EXAMINE EXISTING DATA RELATED TO LEAD-BASED PAINT HAZARDS AND POISONINGS**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (a)(3)*

The HSA serves as the lead agency for Stanislaus County in the identification, documentation and prevention of lead poisoning. The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the HSA, becomes involved with childhood 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 to determine, if possible, the source of lead exposure. HSA, in partnership with the Stanislaus County Department of Environmental Resources (DRE), conducts the investigation of residences where children with elevated levels of lead reside.

The Stanislaus Urban County partnered with the Childhood Lead Poisoning Prevention Program to distribute information in the unincorporated areas of Stanislaus County and PJ's. If the source of lead exposure is related to the residential physical environment (e.g. peeling paint that indicates the presence of lead) then the Housing Rehabilitation Program may participate in source eradication.

Within the Stanislaus Urban County jurisdiction, there were four cases of childhood lead-based poisoning investigated by Stanislaus County in Fiscal Year 2010-2011. The cause of the lead exposure was connected to the housing unit in three (3) of these cases. During the previous ten years, there has been an average of three (3) cases per year of childhood lead-based poisoning investigated by Stanislaus County. An average of one case per year is determined to have a lead exposure connected to the housing unit. In these cases, housing program information is given to the household in order to determine if the household can be assisted by any of the Stanislaus Urban County housing programs.

**CONSULTATION WITH ADJACENT GOVERNMENTS REGARDING PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (a) (4)*

Stanislaus County collaborates with service providers, community groups and adjacent governmental entities throughout Stanislaus County. Stanislaus County staff met with government officials within Stanislaus County throughout the preparation process of this plan to coordinate and obtain input about the non-housing community development needs within Stanislaus County. There is general consensus that the most pressing non-housing community development need issue is the economy and the need to create economic development programs in order to provide County residents job opportunities and employment skill training that will in turn assist in the economic recovery of Stanislaus County.

Copies of the CP have been provided to the cities of Modesto and Turlock for input, which are HUD entitlement cities within Stanislaus County (the Stanislaus Urban County's CP has been developed as a three year plan to align with their respective consolidated plan fiscal year cycles).

**CONSULTATION WITH METROPOLITAN PLANNING ORGANIZATIONS, ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, INCLUDING LOCAL GOVERNMENT AGENCIES WITH FOR PROBLEMS AND SOLUTIONS THAT GO BEYOND A SINGLE JURISDICTION (I.E. TRANSPORTATION, WORKFORCE DEVELOPMENT, ECONOMIC DEVELOPMENT)**

***CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (a)(5)***

Partnerships with local government entities as well as local non-profits allow for a maximizing of benefits and resources in the Planning area. Partnerships can occur on a regional scale as well as a smaller neighborhood scale. Regionally, Stanislaus County is part of the Stanislaus Council of Governments (StanCOG). StanCOG is a partner in the San Joaquin Valley Blueprint Planning Process which is a joint initiative of Councils of Governments (COGs) representing eight counties. The purpose of the joint initiative is assist its partners in regional planning efforts and issues including housing needs, job creation, traffic congestion, and air quality. The Blueprint Program integrates local land use planning across board, multi-jurisdictional regions, while recognizing the key land use authority of counties and cities (*Source: San Joaquin Valley Blueprint*).

On a smaller scale, Stanislaus County partners with local agencies during the development and review process of projects and/or programs. Stanislaus County works with local cities when constructing infrastructure projects such as sewer lines, street improvements, storm water improvements, curbs, gutters and sidewalks as well as parks and other neighborhood facilities. Stanislaus County works closely with local and interested lead agencies to combine resources, and occasionally funds, and is able to complete capital projects, remain compliant with their local plans, and meet program goals within a shorter time frame.

**CONSULTATION WITH HOPWA**

***CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (b)***

Non-Applicable, Non-Funded

**CONSULTATION WITH THE LOCAL PUBLIC HOUSING AGENCY CONCERNING PUBLIC HOUSING NEEDS, PLANNED PROGRAMS, AND ACTIVITIES**

***CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (c)***

The Stanislaus Urban County members work hand-in-hand with the local HACS to coordinate and partner on housing projects to address public housing needs. Examples of this include the City of Oakdale's partnership with the HACS to rehabilitate its low income public housing units with CDBG funds.

As part of the development of this CP, Stanislaus County consulted with the HACS to identify the current public housing needs, planned programs, and activities. The specific needs are identified in the Public Housing Needs category of the Housing Market Analysis Section of this CP.

**CITIZEN PARTICIPATION PLAN**

**91.105(a)**

This Citizen Participation Plan (CPP) outlines the steps developed by Stanislaus County to ensure compliance with federal regulations governing implementation of the three federal programs administered by the Stanislaus County staff, and meet the HUD 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 CP amendments); access to records; technical assistance; and comments and complaints.

The CPP 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.

### **ENCOURAGEMENT OF CITIZEN PARTICIPATION**

***CODE OF FEDERAL REGULATIONS TITLE 24 §91.105 (2)***

The CPP 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 PJs, especially those who may be directly affected by the programs.

In order to elicit public participation in the preparation of the CP, public notices were published and letters were mailed to housing (including the public HACS) and support service organizations notifying them of the development process and how they can participate. The draft CP was submitted to various agencies and non-profits that serve Stanislaus County residents requesting input and comments. Input was sought from Stanislaus Urban County member residents at public meetings. The draft CP was also made available on Stanislaus County's website and member jurisdictions websites. Announcements regarding CDBG and ESG programs are posted on the Stanislaus County Planning and Community Development homepage, which allowed citizen input on-line.

Stanislaus Urban County members sought to involve the residents of all the areas within the Stanislaus Urban County in the CP planning process by seeking their input as to the needs within the community in the areas of housing, community development, infrastructure, economic development and public services. All Stanislaus Urban County members sought public low income target area residents' participation via the distribution of surveys, local advertising and a series of public meetings throughout Stanislaus County.

### **PARTICIPATION OF LOCAL AND REGIONAL INSTITUTIONS, THE CONTINUUM OF CARE (CoC), PUBLIC HOUSING AGENCY, AND LOW-INCOME POPULATIONS**

***CODE OF FEDERAL REGULATIONS TITLE 24 §91.105 (ii), (iii), §91.100 (d)***

In February 2012 the draft CP was also presented to the CoC, with membership that includes housing, health, and social services related programs related to serving the chronic homeless population within the community. The CoC serves as the clearinghouse for all information to be disseminated to all low- and moderate-income residents to discuss where housing and community development funds may be spent. Local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations) are also members and are receive CoC announcements. CoC meetings are held at the local HACS where residents of public and assisted housing (including recipients of tenant-based assistance) are noticed of meetings.

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 developed during establishment of the CoC and are continually 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, minorities and non-English speaking persons, persons with disabilities, 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 CP. Stanislaus County staff also consulted with the HACS, BHRS and HSA in the development of this document.

Any interested persons, agencies, and organizations that desire to be added to the CP 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@stancounty.com](mailto:planning@stancounty.com)

In order to foster citizen participation in the development of the CP, Stanislaus County staff 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 Stanislaus Urban County members conducted similar meetings and presentations with groups that provide services to their jurisdictions and to citizens that may benefit from program-funded activities.

Further, notices were published defining the process and how persons, agencies and interested groups could participate. Stanislaus County staff posted announcements regarding the CDBG program on Stanislaus County's Planning and Community Development internet homepage, which facilitated the receipt of citizen input online. A series of public meetings and hearings were scheduled to be held in January and February 2012 to discuss the preparation and development of the CP. These include:

<u>JURISDICTION</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>ADDRESS</u>
STANISLAUS	1/11/12	<u>10:00am</u> <u>6:00pm</u>	County Admin. Building Tenth Street Place	Room 3001, 3 <sup>rd</sup> Floor 1010 10 <sup>th</sup> St., Modesto
CERES	1/19/12	<u>4:00pm</u>	Ceres Community Center Upstairs Classroom	2701 Fourth St., Ceres
HUGHSON	1/12/12	<u>5:30pm</u>	Hughson City Council Chambers	7018 Pine St., Hughson
NEWMAN	1/23/12	<u>5:00pm</u>	Newman Council Chambers	1200 Main St., Newman
OAKDALE	1/12/12	<u>4:00pm</u>	Community Development Dept. Sierra Conference Room	120 S. Sierra Ave. Oakdale
PATTERSON	1/11/12	<u>5:00pm</u>	Patterson Council Chambers	1 Plaza, Patterson
WATERFORD	1/19/12	<u>6:00pm</u>	Beard Community Center	1540 C St., Waterford

#### **MUNICIPAL ADVISORY COUNCILS**

HICKMAN	2/2/12	<u>7:00pm</u>	Hickman Charter School Office	13306 4 <sup>th</sup> Street, Hickman
DENAIR	2/7/12	<u>7:00pm</u>	Denair Unified School District Leadership Center	3460 Lester Way, Denair
SOUTH MODESTO	2/9/12	<u>6:00pm</u>	Stanislaus County Ag Center Harvest Hall	3800 Cornucopia Way, Modesto
EMPIRE	2/13/12	<u>7:00pm</u>	Empire Community Center	18 S. Abbie, Empire
KEYES	2/16/12	<u>7:00pm</u>	Keyes Community Center Keyes CSD Office	5601 7 <sup>th</sup> St., Keyes
SALIDA	2/28/12	<u>7:00pm</u>	Salida Library Community Room	4835 Sisk Rd., Salida

### **MEASURING CITIZEN PARTICIPATION**

**CODE OF FEDERAL REGULATIONS TITLE 24 §91.105 (iv)**

#### **Access to Meetings**

English notices for meetings are placed in The Modesto Bee, Ceres Courier, Oakdale Leader, Patterson Irrigator, West Side Index, and Waterford News. In an effort to seek input and participation from the Spanish-speaking population, a Spanish notice is also published in the Modesto Bee newspaper. The notices are published ten days before the public meetings. The notices indicate the specific dates by which both written and oral comments must be received and 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: 1 (800) 735-2929 (text telephones) and 1 (800) 735-2922 (voice). The notices also include the statement that translator services may be provided upon such service being requested: "Reasonable accommodations may be made available with advance notice at meeting locations to ensure access for persons with disabilities including sign language, interpreters, and assistive listening device."

#### **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 (hereafter referred to as Planning Department) 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 Stanislaus

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. The fee, per County policy, is \$1.25 for the first page, and \$.25 for each remaining page, plus the cost of postage for mailing via United States Postal Service. In the case of the CP, the notices also include a reference to displacement that may result from activities associated with the document, even though displacement is not anticipated. All public records and documents associated with development of the CP are maintained at the Planning Department at the address referenced on page 11, for a period of no less than five (5) years.

The Planning Department maintains copies of Final Statements of Community Development Objectives and Projected Use of Funds, HOME Program Applications, Consolidated Plans (CP), Annual Action Plans (AAP) and Consolidated Annual Performance Evaluation Reports (CAPER) for all fiscal years since the inception of the Stanislaus Urban County CDBG. The Planning Department maintains copies of the CP, AAP, and CAPER at its office and on-line at the <http://www.stancounty.com/planning/cdbg/cdbg.shtm>.

The Planning 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 Planning 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 Stanislaus Urban County followed its citizen participation plan by releasing the CP and AAP for a 42 day public comment period (exceeding the minimum requirement of 30 days) commencing on March 6, 2012 and ending on April 17, 2012. The documents were also made available for public review and input, via the internet, on Stanislaus County’s Planning Department website: <http://www.stancounty.com/planning/index.shtm>. An English and Spanish public hearing notice was published in The Modesto Bee on March 11, 2012 announcing the release of the draft plans and opening of the public comment period. Below is a schedule of each Stanislaus Urban County members’ public review period:

<b>Jurisdiction</b>	<b>Opening of Public Review Period</b>	<b>Public Hearing/Closing of Public Review Period</b>
<b>Ceres</b>	February 27, 2012	April 9, 2012
<b>Hughson</b>	March 12, 2012	April 23, 2012
<b>Newman</b>	February 28, 2012	April 10, 2012
<b>Oakdale</b>	March 5, 2012	April 16, 2012
<b>Patterson</b>	March 6, 2012	April 17, 2012
<b>Waterford</b>	March 1, 2012	April 5, 2012
<b>Stanislaus County</b>	March 6, 2012	April 17, 2012

For all documents requiring adoption by the Board of Supervisors, two public meetings are held at a convenient time for people who might or will benefit from program funds. Reasonable accommodations may be made available with advance notice at meeting locations to ensure access for persons with disabilities including sign language, interpreters, and assistive listening device.

The meetings are 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 CP development process. The latter is accomplished by identifying housing and community development needs, reviewing proposed uses of funds, and reviewing program performance.

## **SUMMARY OF CITIZEN COMMENTS**

### ***CODE OF FEDERAL REGULATIONS TITLE 24 §91.105 (3)***

Throughout the months of January and February, 2012, Stanislaus County staff conducted several public meetings throughout the unincorporated areas and at least one general meeting in each of the CDBG Stanislaus Urban County members.

Thirteen (13) general meetings were held to discuss the needs within the Stanislaus Urban County areas and CDBG Stanislaus Urban County members and to inform the public about the Citizen Participation Process in the development of the CP and AAP. The following includes a list of the thirteen (13) general meetings and any comments received at each of these meetings (Two presentations were conducted at 10:00 a.m. and 6:00 p.m. on January 11<sup>th</sup>, 2012 at the Stanislaus County Administration Building):

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

On January 11<sup>th</sup>, 2012 Stanislaus County held a morning and evening meeting for the public regarding the CP and AAP development process and explained ways in which the public may participate. Program and project priorities for the jurisdictions for the upcoming fiscal year were also discussed. No comments were received.

#### ***City of Hughson***

A community meeting was held on January 12, 2012.  
No comments were received.

#### ***City of Ceres***

A community meeting was held on January 19, 2012.  
No comments were received

#### ***City of Newman***

A community meeting was held on January 23, 2012.  
No comments were received.

#### ***City of Oakdale***

A community meeting was held on January 12, 2012.  
One representative from the Family Support Network attended the meeting and inquired about the timing and competitive application process for CDBG public services grants. Stanislaus County staff followed up with the participant with details regarding the public service application process via e-mail.

#### ***City of Patterson***

A community meeting was held on January 11, 2012.  
No comments were received.

#### ***City of Waterford***

A community meeting was held on January 19, 2012. Two City of Waterford residents inquired about the availability of CDBG funds for small business loans. Stanislaus County staff set up a meeting with residents to discuss any potential economic development assistance via CDBG funds as incorporated within the Waterford section of the Fiscal Year 2012-2013 AAP.

#### ***Town of Hickman***

A community meeting was held on February 2, 2012. Council members commented about the need for improved street lighting and sidewalks along the two streets leading to the community's elementary school. The Council was informed that Stanislaus County staff would work with the Stanislaus County Public Works department and investigate the availability of funding to address street lighting issues.

***Town of Denair***

A community meeting was held on February 7, 2012. Municipal Advisory Councilwoman Dorinda Soiseth asked how the average citizen could participate in the First Time Home Buyer Down Payment Assistance Program and whether this particular assistance had to be for a first time homebuyer. Stanislaus County staff responded to her questions and provided information to the Denair Dispatch community publication to assist with program outreach.

***South Modesto***

A community meeting was held on February 9, 2012. Council members inquired about our First Time Home Buyer Program and requested an update about the Parklawn Sewer Infrastructure project. Updates were provided and the group was given contact information to follow up with Stanislaus County staff as further developments take place. Stanislaus County staff attends the MAC meetings on a quarterly basis to keep the community informed about program availability in the neighborhood.

***Town of Empire***

A community meeting was held on February 13, 2012. Representatives from two non-profits (Friends of the Empire Library and Friends of the Empire Pool) attended and inquired about the competitive application process for CDBG public services grants. Stanislaus County staff followed up with information via e-mail.

***Town of Keyes***

A community meeting was held on February 2, 2012. The community thanked Stanislaus County for its efforts through the Neighborhood Stabilization Program, mentioning they appreciate the new first time homebuyers being part of their neighborhood.

***Town of Salida***

The meeting was canceled.

***Services to Older Adults Advisory Council (STOACC)***

Stanislaus County staff regularly attends STOACC's monthly meetings to remain engaged with service providers who focus their efforts in serving the senior community and to keep them updated about Stanislaus Urban County HUD programs. Stanislaus County staff attended STOACC's monthly meeting on February 1, 2012 and presented survey results. Collaboration and coordination was agreed upon with the Area Agency on Aging with regard to their Fiscal Year 2012-2015 Area Agency on Aging Plan for the California Department of Aging, sharing survey results and funding focus moving forward.

***Continuum of Care (CoC)***

The CoC was informed about the beginning stages of our CP Process during the November 17, 2011 meeting. CoC members were informed about the process and encouraged to take the CP Community Survey. Draft plan recommendations, as well as the survey results, were then presented to the CoC during their February 16, 2012 meeting. The CoC member comments centered on the importance of the CP process for obtaining and efficiently utilizing homeless funds throughout Stanislaus County and how it will benefit the whole of Stanislaus County to have all three entitlement jurisdictions on the same CP cycle as of 2015.

***ESG Sub-Committee***

The ESG Sub-committee was consulted on February 16, 2012, after the general CoC meeting, to get input on the funding recommendations and policies and procedures for the ESG Fiscal Year 2011-2012 and Fiscal Year 2012-2013 awards (as amended by the HEARTH Act). Comments received centered around defining the new ESG regulations in line with lessons learned from implementing the HPRP Program. One main topic included the

importance of requiring program participants to pay a portion of their rent incrementally to promote sustainable permanent housing, while still maintaining the flexibility of being able to adjust this requirement if barriers exist that would make the decrease in rental assistance impede housing stability. Another topic was the difficulty of serving only 30% and below the AMI and how this population will most likely require more months of assistance than the 50% and below population. In general, the ESG Sub-committee agreed that the goal is to create clear and manageable policies and procedures that still maintain flexibility to allow individualized housing plans based on each individual or family's unique needs. The ESG Sub-committee will continue to work on refining a list of barriers that impede housing stability and on a unified intake process.

### ***Children and Families Commission***

Stanislaus County staff attended The Children and Families Commission's February meeting. Stanislaus County staff gave a presentation informing the Commission about the AAP and CP process and encouraged further collaboration moving forward.

### ***Airport Neighborhood Collaborative (ANC)***

Stanislaus County staff regularly attends ANC monthly meetings and collaborates with local non-profits, agencies, and stakeholders in the Airport Neighborhood. Stanislaus County staff attended the March 12, 2012 meeting and discussed working with interested members of the ANC in establishing a Community Development Based Organization (CBDO), which assists the County in reaching its Revitalization Strategy goals. Stanislaus County staff provided the members with the link to the CP, AAP and RS. Stanislaus County staff also left a copy of the documents for the public.

### ***Stanislaus County- Final Public Hearing***

A final Public Hearing will be held on April 17, 2012.

## **CRITERIA FOR SUBSTANTIAL AMENDMENTS TO THE CONSOLIDATED PLAN / ANNUAL ACTION PLANS**

***CODE OF FEDERAL REGULATIONS TITLE 24 §91.105(c)***

HUD requires grantees to set criteria that constitute a substantial amendment to its CP and/or AAP. A substantial change to the Stanislaus Urban County's planned or approved activities will require an amendment to the CP and/or AAP, provided the change meets one or more of the following criteria:

- Addition or deletion of priorities described in the current CP;
- Addition of a project, using funds from any program covered by an AAP (including program income) not previously described in an AAP. This does NOT apply to changes to activities within an existing approved project or transfer of funds within approved projects.

When conducting a substantial amendment to the CP and/or AAP, the Stanislaus Urban County will follow its CCP process as described in the sections above on (Page 9), allowing the public a minimum of 30 days for public review and comment.

## **HOUSING NEEDS ASSESSMENT**

***CODE OF FEDERAL REGULATIONS TITLE 24 §91.205***

***In this narrative, describe the estimated housing needs projected for the next three year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based***

***waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole. The jurisdiction must define the terms "standard condition" and "substandard condition but suitable for rehabilitation."***

***Housing data included in this portion of the plan shall be based on U.S. Census data as provided by HUD and updated by any properly conducted local study, or any other reliable source clearly identified. Jurisdictions may use the Comprehensive Housing Affordability Strategy (CHAS) Data at: <http://socds.huduser.org/scripts/odbc.exe/chas/index.htm> in preparing their narrative. Jurisdictions may also use updated census data from the American Community Survey (ACS) at: <http://www.census.gov/acs/www/index.html> or a special tabulation of the ACS at: <http://www.huduser.org/portal/datasets/cp.html>. Data that takes into account the cost of housing and transportation costs is available at: <http://htaindex.cnt.org/>. In addition, jurisdictions may also wish to refer to local level foreclosure data available at: [http://www.huduser.org/datasets/nsp\\_foreclosure\\_data.html](http://www.huduser.org/datasets/nsp_foreclosure_data.html)***

Stanislaus County property values experienced a dramatic rise between 2000 and 2006. This rise was a result of a shortage of housing and the availability of high risk mortgages. The re-setting of these high risk mortgages set off a wave of foreclosures that caused property values to plummet. This decline in property value set off a cycle of foreclosures that is still affecting Stanislaus County. Median home sales prices in Stanislaus County dropped from a high above \$300,000 in 2006 to a current median home price of \$130,000.

The unemployment rate in Stanislaus County is currently at 18 percent. In many low income areas of Stanislaus County, the unemployment rate is as high as 45 percent. With a serious lack of living wage jobs in Stanislaus County, housing affordability remains an issue despite the low property values. Stanislaus County's foreclosure crisis and crippling unemployment rate has severely impacted the housing needs of Stanislaus County residents. Property prices and rents have dramatically dropped, but that drop has come at a severe cost, especially for low-income families, persons with disabilities, and families with other needs.

At the start of 2012, Stanislaus County had one of the most affordable home buyer markets in the nation. Over 80 percent of Stanislaus County households earn enough income to purchase a median priced home in Stanislaus County. The minimum household income needed to purchase a median-priced home of \$130,000 in Stanislaus County in January 2012 was \$26,172, based on an average effective mortgage interest rate of 4 percent and assuming a 20 percent down payment; but many extremely low and low-income families in Stanislaus County can't afford a 20 percent down payment, or even qualify for a mortgage within the current lending environment. Stanislaus Urban County members offset this market challenge through utilization of the down payment assistance programs to assist families with purchasing affordable homes.

Rehabilitation, reconstruction and acquisition programs will continue to be implemented by the Stanislaus Urban County as funds allow and as community needs dictate. 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. According to the 2010 Census, the vacancy rate for Stanislaus County is 7.6%. Stanislaus County has seen some of the highest number of foreclosures in, not only California, but the entire nation, increasing the number of vacant units in Stanislaus County. This surplus of vacant homes in Stanislaus County has not improved the housing situation for many

residents. The foreclosure crisis and its aftermath have created new housing issues in Stanislaus County. Many families who have lost their home or who were renting a home that was lost to foreclosure are now being forced to live with other families due to credit issues, which can lead to an overcrowding problem. Many foreclosed homes remain vacant for long periods of time and are vandalized or damaged due to neglect, which leads to a further decline in property values. The decline in property values makes it very difficult for homeowners to obtain financing for major home maintenance and improvement projects, which leads to health and safety problems. The Stanislaus Urban County will continue its rehabilitation and reconstruction programs and its vacant property acquisition programs to improve the availability of safe and affordable housing.

Following is an assessment of housing and homeless needs by family types:

### **EXTREMELY LOW-INCOME, LOW-INCOME, MODERATE-INCOME, AND MIDDLE-INCOME FAMILIES**

Stanislaus County is committed to providing and assisting with quality housing for its citizens and communities. There is a finite amount of existing homes that are available for occupancy through private development and public housing. Those in disadvantaged situations face many obstacles in being able to find a place they can call home. Stanislaus County must ensure that the future development of housing is possible, affordable and attainable. In order to provide this type of housing, Stanislaus County has assessed the housing needs of its residents across all income levels. On April 20, 2010, the Stanislaus County Board of Supervisors adopted the Stanislaus County Housing Element 2009-2014 that projects that housing need.

The following table is the Stanislaus Council of Governments (StanCOG) Regional Housing Needs Assessment (also included in the Housing Element) for the period of January 1, 2007 through June 30, 2014 and 2000 Census data based on income category.

<b>Jurisdiction</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Housing Units</b>
Ceres	424	297	351	747	1,819
Hughson	66	46	54	116	282
Newman	98	69	81	173	421
Oakdale	229	161	189	404	983
Patterson	160	112	132	282	686
Waterford	83	58	69	147	357
County	1,298	910	1,073	2,287	5,568
<b>TOTAL:</b>	<b>2,358</b>	<b>1,653</b>	<b>1,949</b>	<b>4,156</b>	<b>10,116</b>

The estimates in the table above provide the projected housing needs for the Stanislaus Urban County jurisdictions over the next five (5) years according to income levels. It is important to incorporate the demographic make-up of these different income levels to assure that those in the disadvantaged community are considered.

California is a diverse state, and Stanislaus County reflects this diversity. Language barriers and difficulty in acculturation (the process of adopting the cultural traits or social patterns of

another group) add to problems in obtaining decent housing, particularly for the older adults. Overcrowding is common because large extended families tend to live together in one or two bedroom apartments. Homelessness among most minority populations is not as common, due to the cultural norm of taking in relatives and friends who are in need of shelter.

Hispanics, both the native born and immigrant populations' account for 37.6 % of the state's population while in Stanislaus County Hispanics (215,658) make up about 42% of the total county population (514,453). The owner vs. renter ratio for Hispanics in Stanislaus County is equal at 50%, but for the County as a whole, the ratio is 60% homeowner to 40% renter. Renters of Hispanic ethnicity account for 39%, or 26,099 of Stanislaus County's rental population, while only 27% of homeowners are Hispanic.

The second largest minority group in California is Asians and together with Native Americans accounted for 14% of the state's population according to the 2010 Census. In the 2010 Census, the population count for Asians and Native Americans in Stanislaus County was 31,992, (6.2%) of Stanislaus County's total population. Meanwhile the ratio of owners vs. renters for Asians is 67% to 33%, which exceeds the County ratio. The ratio for Native Americans is 44% homeowner to 56% renter, well below the County ratio.

African-Americans accounted for 6.2% of the state's population according to the 2010 census. In Stanislaus County, African-Americans accounted for 2.9% (14,721) of the total county population, making it the third largest minority group in Stanislaus County. This group accounted for 4.8% of the renters in Stanislaus County and only 1.2% of homeowners. The ratio of owners vs. renters for African-American in Stanislaus County is 27% owners to 73% renters.

According to the 2010 Census, Whites comprised the largest percentage of both renters and owners in Stanislaus County. The ratio of owners vs. renters for Whites in Stanislaus County is 60% owners to 40% renters, which is equal to the general County ratio. The ratio of owner vs. renter for all minority groups (other than Asians) is lower than the general County ratio.

If disproportionate housing needs of various racial/ethnic groups exist, they may be explained by lower incomes to a greater extent and housing discrimination to a lesser extent. In regards to income differences, the 2006-2010 American Community Survey (ACS) estimates on median incomes by race/ethnicity in Stanislaus County show variations by race/ethnicity in most jurisdictions. These variations vary based on sample size and jurisdiction, but for the most part, except for Asians, minorities tend to earn less.

#### **MEDIAN INCOMES BY RACIAL GROUP**

<b>Racial Group</b>	<b>Ceres</b>	<b>Hughson</b>	<b>Newman</b>	<b>Oakdale</b>	<b>Patterson</b>	<b>Waterford</b>	<b>Stan. Co.</b>
White	\$52,071	\$55,417	\$64,183	\$60,122	\$53,448	\$57,358	\$56,137
Hispanic	\$50,116	\$39,893	\$45,368	\$59,524	\$55,707	\$50,452	\$43,730
African-American	\$20,300	N/A	\$7,061	NA	\$56,467	\$123,152	\$41,165
Asian	\$52,381	\$70,714	\$109,375	\$95,750	\$44,632	N/A	\$61,154
Native American	\$29,839	N/A	\$19,196	\$47,946	\$14,448	N/A	\$43,099
General	\$50,124	\$49,977	\$47,416	\$59,842	\$54,187	\$53,413	\$51,094

Source: 2010 ACS 5-Year Estimates. *This table includes margins of error.*

#### **RENTERS AND OWNERS**

Stanislaus County homeowners account for approximately 90,000 total households (62%) of the unincorporated County, with renters accounting for 22,000 total households (15%) (Source: Comprehensive Housing Affordability Strategy [CHAS]) With unemployment and

foreclosures at all-time highs, many are turning to rental properties for housing. County Housing programs must reflect these percentages to assure that there is sufficient housing for both markets.

### **ELDERLY**

Households with an elderly head of household make up about 33,460 total households or 20% of the occupied units in Stanislaus County. Many of Stanislaus County's elderly are on a fixed income and depend on assistance for everyday needs, including housing. The elderly often face a number of obstacles when searching for housing. Many in the elderly community live alone and have limited mobility, housing units best suited to their needs are smaller units located near public transportation, medical facilities, shopping and other services. Security may also be a concern, primarily because the elderly are often more vulnerable to crime. Development of housing for the elderly must consider not only supply, but also location and safety. Two affordable senior housing developments have occurred over the last 3 years, in Oakdale and Patterson. The Homeless Prevention and Rapid Rehousing (HPRP) program was able to provide 10 elderly persons throughout Stanislaus County with rental assistance, either placing them in housing or assisting them in maintaining their housing. Multiple programs, funded with CDBG Public Services grant funds, provide essential services to the elderly, such as emergency food assistance, transportation assistance, home trip/fall hazard assessments, and strength training classes.

### **SINGLE PERSONS**

Those falling within a single person household category often have a lower area median income (AMI) than those that are non-single. In Stanislaus County, single females have an AMI of \$24,702 with males having an AMI of \$38,958. Family households have an AMI of \$57,433 and married couple families have an AMI of \$68,411. Many single individuals may also be elderly, disabled, and or on a fixed income. Ensuring that housing and other services are available to these individuals is vital to meeting the basic needs of the single population. The Stanislaus Urban County has provided home ownership opportunities to over 20 single persons within the last 2 years through the NSP program and down payment assistance programs.

### **LARGE FAMILIES**

Large families represent about 26,000 households (18%) of unincorporated Stanislaus County. Low income large families often seek more affordable housing in smaller housing units which results in overcrowding. Through its existing housing rehabilitation programs, Stanislaus County has and will continue to assist with the construction of new and rehabilitated units that accommodate large families and alleviate overcrowding. In addition, it will seek out new funding opportunities and partnerships to expand its availability of resources.

### **PUBLIC HOUSING RESIDENTS**

As mentioned previously, Stanislaus County unemployment and foreclosures are at an all-time high. Combine those factors with a growing low income population and aging housing stock and the result can be troublesome for rental housing residents. It is beneficial to know most of Stanislaus County's public housing units are managed by HACS. The HACS housing follows strict habitation guidelines to ensure suitable health and safety standards are maintained. This housing is regulated by federal housing quality standards (HQS) and requires annual HQS inspection to verify these standards are being maintained by the landlord and the tenant.

### **FAMILIES ON THE PUBLIC HOUSING WAITING LIST**

The economic downturn has had an impact on the demand for housing at all levels, from private rental housing to public rental housing. On the public housing side, the demand for housing assistance often exceeds the limited resources available to the local HACS. This demand creates long waiting periods for those that are seeking public housing assistance.

According to the HACS's Fiscal Year 2011 Annual Plan (Beginning October 2011), there were a total of 4,481 families on the Public Housing waitlist. Of these, 3,980 were extremely low income (below 30% of AMI), 440 were very low income (between 30% to 50% of AMI), and 61 were low income (between 50 to 80% of AMI).

### **FAMILIES ON THE SECTION 8 TENANT-BASED WAITING LIST**

The HACS last opened its Section 8 waitlist in November 2010 (the waiting list is currently closed). From that opening, approximately 17,000 applications were received. Currently, there are approximately 4,000 households receiving Section 8 assistance.

### **PERSONS WITH HIV/AIDS AND THEIR FAMILIES**

In Stanislaus County, a total of 102 cases of HIV were on record. Of those, the greatest number of cases of HIV was among Caucasians (61), followed by Hispanics (24) through the end of 2007. By age, 20 to 29 year olds had the highest number of cases of HIV (36), followed by 30 to 39 year olds (28). Although, we do not have a housing program in Stanislaus County that specifically targets persons living with HIV/AIDS, we do offer rental assistance and first-time home buyer programs that serve all low-income populations throughout Stanislaus County such as the NSP Program, We Care of Turlock, the Children's Crisis Center (CCC) or the Community Housing and Shelter Services (CHSS). Additionally, individuals with unmet medical needs are referred to the Stanislaus County HSA's, HIV/STD/Hepatitis C Program which provides residents living with HIV/AIDS medical assistance based on a sliding fee scale.

### **VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT AND STALKING**

Security is an important part of finding quality housing for those who have been victims of domestic violence, dating violence, sexual assault and stalking. Currently, Stanislaus County helps fund a number of different shelters for women and children that face these unfortunate circumstances. The Stanislaus Urban County's ESG and CDBG Public Services grant funds allow these programs to shelter, case manage and ultimately connect persons recovering from such violent circumstances to be safe and permanent housing programs, such as the HPRP program.

### **PERSONS WITH DISABILITIES**

Persons with disabilities make up about 63,000 individuals of the entire County of Stanislaus or about 12.3%. Those requiring special needs services may need housing assistance as well. According to the Stanislaus County HSA's 2008 Community Health Assessment, over 50% of persons with disabilities within Stanislaus County are also elderly. The Stanislaus Urban County's CDBG Public Service funds provide funding for programs that serve persons with disabilities with basic services, such as food, transportation, and assistive technologies for increased mobility. For homeless individuals, having a disability may categorize them as "Chronically Homeless". According to the CoC's Fiscal Year 2010-2011 Exhibit 1, in 2009 there were 442 CH individuals (which is generally defined as an unaccompanied disabled individual who has been continuously homeless for over one year). There were 141 permanent supportive housing (PSH) beds reported within the Exhibit 1 for 2009 and 6 additional permanent supportive beds for 2010, for a total of 147 CH supportive housing beds throughout Stanislaus County.

### **FORMERLY HOMELESS FAMILIES AND INDIVIDUALS TIMING OUT OF RAPID RE-HOUSING ASSISTANCE**

Addressing homelessness is important for Stanislaus County. A number of factors can result in homelessness for individuals or families, including economics, health issues, or other personal circumstances. The CoC's 2011 Point in Time (PIT) Homeless Count identified 453 individuals residing in households with children as experiencing homelessness; this is a 34% decrease in homelessness for families from the 2009 PIT Homeless Count. Since 2009, the Recovery Act's HPRP has provided rental assistance to 129 households, representing 472

individuals, 177 of which were homeless and 295 of which were at-risk of homelessness. Of those, 41 families have successfully timed out of Rapid Re-Housing assistance and are stably housed in a rental unit. Five (5) of those families stably housed entered the Housing Choice Voucher (HCV) Program (Section 8). With HEARTH's (the Homeless Emergency Assistance and Rapid Transition to Housing Act) ESG Program into a Rapid Re-housing focused program, we will continue to see homeless families stably housed. Additionally, Stanislaus County service providers offer a number of essential services for families who are homeless or are in danger of becoming homeless such as emergency food assistance, shelter, resource and referral case management, and general health assistance.

### **COST BURDEN AND SEVERE COST BURDEN**

Cost is the primary reason many individuals are unable to obtain quality housing. With the downturn in the economy, Stanislaus County has been one of the hardest hit areas in the country. Approximately 46% (75,474 households) of Stanislaus County's 165,761 households have monthly housing costs in excess of 30% of their monthly income. Approximately 54% (35,958 households) of rental households have monthly housing costs of 30% or greater compared to 40% (38,516 households) for owners. Stanislaus County and its partners provide a number of programs to help alleviate this burden. The Stanislaus County HACS provides housing vouchers and public housing to those who qualify. CCC and CHSS currently provide utility assistance, and homeless prevention assistance. Stanislaus County also partners with a number of shelters to provide shelter for those in immediate need. Stanislaus County has and continues to provide housing rehabilitation and at times replacement to those in substandard housing. These programs all help alleviate the cost burden of housing by providing free service, forgivable loans, or deferred/low interest loans.

### **OVERCROWDING**

Overcrowded households are defined by the U.S. Census Bureau as occupied by 1.01 persons per room, excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding is often tied to income and household size. Lower income families tend to have greater difficulty finding an affordable dwelling unit appropriate for their family size, which can lead to health and safety concerns. According to the 2000 Census, as shown below, there were a total of 2,891 households (1,340 owners and 1,551 renters) considered to be overcrowded, and 2,680 households (1,059 owners and 2,680 renters) classified as severely overcrowded, for an overall average of 17.1% of unincorporated County households. This number is likely to increase due to the current economic downturn and the rising unemployment rates. Programs to alleviate this high rate of overcrowding include incentives for new affordable housing to include greater numbers of 3 and 4 bedroom units, and continue to support room additions to existing units as needed within Stanislaus County's housing rehabilitation programs (source: Stanislaus County 2009-2014 Housing Element).

### **DEFINITION OF HOUSING UNIT "STANDARD CONDITION"**

A housing unit is considered to be in "Standard Condition" if:

- The unit is structurally sound and provides adequate shelter from the weather elements and a securable interior environment.
- Has operable indoor plumbing (a minimum of one of each; wash basin, water closet, bathing facilities, kitchen sink).
- Has an adequate, safe electrical system.
- Have sanitary food preparation facilities.
- Has no presence of environmental health concerns such as mold and lead.
- Meets HUD HQS standards.

## **DEFINITION OF HOUSING UNIT "SUBSTANDARD CONDITION BUT SUITABLE FOR REHABILITATION"**

A housing unit is considered to be in "substandard condition but suitable for rehabilitation" if the housing unit:

- Does not meet one or more of the conditions required for a dwelling to be in "standard condition" and the cost to bring the dwelling into compliance does not exceed 75% of the value of the house and property.
- Has been declared unfit or unsafe for occupancy by a government agency and the cost to bring the dwelling into compliance does not exceed 75% of the value of the house and property.

## **HOMELESS NEEDS ASSESSMENT**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.205 (C)

***The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.***

### **NATURE AND EXTENT OF HOMELESSNESS**

A weakened economy with rising unemployment and underemployment has not only increased the number of individuals accessing public assistance but has also increased the number of persons experiencing housing instability. 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 group of homeless that includes the working poor and elderly. According to the Stanislaus CSA's Annual Report for 2009-2010, there has been a major increase in the number of individuals and families in need of basic services such as, food, cash, and medical assistance. The CalFresh program saw an increase of 44.3% of individuals accessing services. Persons enrolled in CalWORKs increased by 12.6% and persons enrolled in Medi-Cal increased by 11.7%. The risk of homelessness is increased when extremely low incomes are combined with special needs, such as the existence of a disability or chronic illness. Many of these households, especially renters, will need housing and supportive services to prevent them from becoming homeless.

On December 5, 2011, HUD published the final rule on the definition of homelessness. This rule integrates the regulation for the definition of "homeless" and the corresponding recordkeeping requirements, and is applicable to the ESG's program, the Shelter Plus Care (SPC) program, and the Supportive Housing Program (SHP). The final rule provides four categories under which individuals and families may qualify as homeless. These categories are:

1. individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for individuals who resided in an emergency shelter or a place not meant for human habitation, or who is exiting an institution where he or she temporarily resided;
2. individuals and families who will imminently lose their primary nighttime residence;
3. unaccompanied youth and families with children who are defined as homeless under other federal statutes and who do not otherwise qualify as homeless under this definition; and

4. individuals and families who are fleeing, or are attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

### **HOMELESS DATA BACKGROUND**

Contact was made with providers of public and private housing, and annual information was collected from each regarding the numbers served. The Stanislaus County Continuum of Care (CoC) organized and implemented a PIT count of unsheltered and sheltered homeless on January 26<sup>th</sup>, 2011. The count was conducted with the support of service providers, community leaders, and jurisdictional and HACS staff. Homeless persons staying in shelters were counted and interviewed to collect demographic data. The unsheltered count was conducted by stationing volunteers throughout Stanislaus County at locations that unsheltered homeless persons were known to frequent, such as parks, river ways, bus/train depots and at locations that provide daily meals. The CoC then utilized 2011 PIT data in conjunction with HMIS data, in accordance with HUD standards, to produce the 2011 Exhibit 1, which examines homeless bed utilization for target populations as well as the changes in transitioning of homeless persons from homelessness to permanent housing over time.

There was a 20% reduction in homeless persons counted between the 2009 PIT Count (1800) and 2011 (1434). However, services providers report that there has been an increase in shelter and homeless supportive services accessed by low-income persons (either homeless or at-risk of homelessness). The drop in homeless numbers could be attributed to the following factors: Increased PSH beds; Implementation of the Homeless Prevention and Rapid Re-housing Program (HPRP); or High foreclosure rates which have increased the number of homes vacant for one or more years, being utilized by the homeless as temporary overnight shelters.

### **HOMELESS RISK FACTORS**

Although we have no exact count as to the number of persons who lose their housing and become homeless each year, we do know what risk factors play into causing homelessness. Persons who are homeless or at-risk of homelessness include individuals or families that are experiencing one or more risk factors. When evaluating these risk factors within the context of Stanislaus County a rise in persons at-risk of homelessness is anticipated. Some risk factors for homelessness include the following:

- Sudden and significant increase in utility costs
- Mental health and substance abuse issues
- Physical disabilities and other chronic health issues, including HIV/AIDS
- Severe housing cost burden (greater than 50 percent of income for housing costs)
- Homeless in last 12 months
- Young head of household (under 25 with children or pregnant)
- Current or past involvement with child welfare, including foster care
- Pending foreclosure of housing (rental or homeownership)
- Extremely low income (less than 30 percent of Area Median Income)
- Past institutional care (prison, treatment facility, hospital)
- Recent traumatic life event, such as death of a spouse or primary care provider, abandonment of spouse or primary care provider, or recent health crisis that prevented the household from meeting its financial responsibilities
- Credit problems that preclude obtaining of housing
- Significant amount of medical debt.
- Eviction within 2 weeks from a private dwelling (including housing provided by family or friends)
- Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (including prisons, mental health institutions, hospitals)
- Residency in housing that has been condemned by housing officials and is no longer meant for human habitation
- Sudden and significant loss of income

**Mental or Physical Disabilities, Substance Abuse and Other Chronic Health Issues**

Living with mental illness, physical disabilities, substance abuse or other chronic health issues can increase the risk of homelessness. The HAS's Stanislaus County Community Health Assessment Survey for 2008 found that Stanislaus County residents who needed help for emotional or mental health problems increased from 14.6% in 2001 to 20.5% in 2005. However, the number of persons who did not see health professionals who needed it for emotional or mental problems was at 43.3%. When asked why those not receiving help did not get it, 62.4% responded that it was due to a lack of insurance. The 2010 ACS estimates that 12.3% of Stanislaus County residents are living with a disability. Stanislaus County rates for chronic health issues, such as diabetes, asthma and obesity, are higher than averages for the State.

**Standard Condition & Substandard Condition But Suitable For Rehabilitation**

Housing that is substandard, as described above in the Housing Needs Assessment section of the Plan, increases the risk of homelessness. HUD's Community Planning and Development (CPD) Maps identify Stanislaus County as having 1,225 substandard housing units, 335 of which are occupied by persons who are 30% and under the AMI.

**Cost Burden and Severe Cost Burden**

Cost is the primary reason many individuals are unable to obtain or maintain quality housing. With the downturn in the economy, Stanislaus County has been one of the hardest hit areas in the country. Approximately 46% (75,474 households) of Stanislaus County's 165,761 households have monthly housing costs in excess of 30% of their monthly income. Approximately 54% (35,958 households) of rental households have monthly housing costs of 30% or greater compared to 40% (38,516 households) for owners.

**Unemployment and Underemployment**

Stanislaus County's unemployment rate is 18%, the population is extremely low income (less than 30 percent of Area Median Income), and many have suffered a sudden and significant loss of income. Job scarcity, pay rate cut-backs and low wage jobs also contribute to a higher risk for homelessness. Barriers to obtaining employment that provide adequate income for housing stability include, a lack of education, illiteracy, language barriers, lack of basic life skills, lack of transportation.

**Overcrowding**

Households whose housing becomes uninhabitable or who have experienced a sudden decrease in income often lose their housing. In coping with economic challenges over the past few years, many have combined households with other family members or individuals. These "doubled-up" households are defined as those that include at least one "additional" adult – in other words, a person 18 or older who is not enrolled in school and is not the householder, spouse or cohabiting partner of the householder.

The Census Bureau reported that the number and share of doubled-up households and adults sharing households across the country increased over the course of the recession, which began in December 2007 and ended in June 2009. In spring 2007, there were 19.7 million doubled-up households, amounting to 17.0 percent of all households. Four years later, in spring 2011, the number of such households had climbed to 21.8 million, or 18.3 percent.

**HOMELESS NEEDS**

Persons experiencing homelessness and households at-risk of homelessness need access to the following services:

- Job training;
- Sustainable paying jobs;
- Stable and 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,
- Access to health care
- Access to vocational training opportunities; and
- Access to substance abuse treatment programs

## DEMOGRAPHICS OF THE HOMELESS

The CoC's Exhibit 1 is an annual report summarizing the impact homeless funds received in Stanislaus County have had on various homeless populations. The Exhibit 1 evaluates the CoC's progress in meeting the goals outlined within the 10-year Plan to End Long-term Homelessness, by evaluating the number of available shelter beds, the number of homeless persons (both sheltered and unsheltered) counted during the PIT Homeless Count (recently conducted in January 2011) and any newly created beds. A summary of the 2011 Exhibit 1 and PITcount (sheltered and unsheltered) for Stanislaus County, also summarized within Table1a, is provided below:

### Stanislaus County CoC Point-in-Time Homeless Population and Subpopulations Chart

#### 2011 Homeless Count Results (*Homeless Needs Table 1A*)

	Emergency Shelters	Transitional Housing	Unsheltered	Total	% Change Since 2009
Persons in Families w/ Children	100	161	192	453	-34%
Persons in Families w/o Children	251	131	599	981	-12%
<b>Total Homeless</b>	<b>351</b>	<b>292</b>	<b>791</b>	<b>1434</b>	<b>-20%</b>

#### Homeless Subpopulations 2011

	Sheltered	Unsheltered	Total
Chronically Homeless Individuals	96	122	218
Persons in Chronically Homeless Families *	0	18	18
Severely Mentally Ill	34	65	99
Chronic Substance Abuse	60	81	141
Veterans	43	30	73
Persons with HIV/AIDS	5	3	8
Victims of Domestic Violence	21	30	51
Unaccompanied Youth (Under 18)	28	0	28

**2009 Homeless Count Results**

	<b>Emergency Shelters</b>	<b>Transitional Housing</b>	<b>Unsheltered</b>	<b>Total</b>
Persons in Families w/ Children	185	132	365	682
Persons in Families w/o Children	311	173	634	1118
<b>Total Homeless</b>	<b>496</b>	<b>305</b>	<b>999</b>	<b>1800</b>

**Homeless Subpopulations 2009**

	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>
Chronically Homeless Individuals	68	113	181
Severely Mentally Ill	39	68	107
Chronic Substance Abuse	45	108	153
Veterans	25	37	62
Persons with HIV/AIDS	22	6	28
Victims of Domestic Violence	7	15	22
Unaccompanied Youth (Under 18)	34	0	34

\*Families were not included as Chronically Homeless per HUD criteria prior to 2011

A summary of the progress made towards meeting the goals laid out within the 10-year Plan to End Long-Term Homelessness within each sector of homeless services is provided below:

**EMERGENCY SHELTER**

Stanislaus CoC member agencies reported an overall loss of emergency shelter beds as of January 2011. The most significant was the closure of the Interfaith Ministries seasonal family shelter, Santa Fe, due to a loss of funding. The Modesto Gospel Mission reclassified 50 emergency shelter beds to transitional. Those beds along with 11 new beds are now listed in the CoC's transitional housing inventory. Eight new seasonal emergency shelter beds were added by new CoC member, Helping Others Sleep Tonight (HOST). We Care's Emergency Cold Weather Shelter was recently approved by the City of Turlock to increase their emergency shelter beds to a capacity of 49.

**TRANSITIONAL SHELTER**

The 2011 Exhibit 1 for the CoC indicated an overall decrease in transitional housing beds. Stanislaus Community Assistance Project (SCAP) had non-renewable funding that caused a loss of 45 transitional beds. SCAP reports that 80% of their transitional clients moved to permanent housing and a few transferred to other transitional housing projects. Laura's House was closed by CHSS due to loss of funding, but the property was acquired by SCAP who used private sector funding to renovate it for transitional housing for combat veterans. The Home of the Brave project opened October 2011 and beds will be reported on the next PIT count. Other changes to transitional shelter include, emergency shelter beds reclassified to transitional by the Modesto Gospel Mission's New Life and Exodus programs; the removal of transitional beds for Nirvana (no longer meets criteria for transitional); and closure of Park Avenue by Interfaith Ministries due to a loss of funding.

**HOMELESS PREVENTION AND RAPID RE-HOUSING (HPRP) PROGRAM**

The HPRP is a Recovery Act program that provides rental assistance, utility assistance, payment of rental and utility arrears, or rental or utility deposits in combination with case management which works with clients on an individual basis to sustain permanent housing. The program which begun in 2009 and will be ending in August of 2012, serves both

homeless persons and those at-risk of becoming homeless. As of December 2011, 222 individuals, made up of 89 households, were provided rapid re-housing assistance and 343 individuals, made up of 95 households, were provided homeless prevention assistance.

### **PERMANENT SUPPORTIVE HOUSING (PSH)**

As of 2011, there were 156 PSH beds in Stanislaus County. The CoC continues to make progress toward the ultimate goal of increasing permanent housing beds. Nine (9) new permanent housing beds for CH persons were developed and four (4) CoC projects were funded for permanent housing beds (HALO VET, HALO RCC VET, TPCP HOAP and STANCO SHOP) which make a total of 35 permanent housing beds under development. 52% of persons residing in transitional housing moved to permanent housing. Center for Human Services (CHS), which serve at-risk youth, reported 83.4% whereas the Salvation Army, who serves homeless and CH single adults and veterans, reported 12.5%, which reduced the overall success rate substantially. The Salvation Army indicated that of the 24 persons who left, it was unknown where 14 had gone after leaving the program. The greatest barriers for a family's inability to move to permanent housing are either a lack of finances, credit or rental history, life skills, affordable housing or a combination of these causes. The incredible high unemployment rate in Stanislaus County continues to be the number one barrier to stable permanent housing.

### **CHRONICALLY HOMELESS (CH) INDIVIDUALS AND FAMILIES**

The number of CH individuals, both sheltered and unsheltered, increased from 2009 to 2011. Sheltered CH individuals rose, from 68 to 96, and unsheltered CH rose, from 113 to 122. The CoC has been focusing their funding on creating more PSH beds for CH and for CH veterans.

### **FAMILIES WITH CHILDREN**

While, the number of homeless households with children decreased, from 185 in 2009 to 100 in 2011, the number of homeless families with children in transitional shelters has increased, from 132 in 2009 to 161 in 2011. The number of unsheltered families with children was greatly reduced, from 365 in 2009 to 192 in 2011. This is partially due to the increase in homeless assistance funds for re-housing homeless persons, with the HPRP Program.

### **VETERANS**

The number of sheltered homeless veterans increased, from 25 in 2009 to 43 in 2011, while the unsheltered veterans decreased, from 37 in 2009 to 30 in 2011. This may be due to the Salvation Army's Berberian Transitional Living Facility, which has been working to increase their transitional bed utilization for veterans.

### **UNACCOMPANIED YOUTH**

The count for sheltered unaccompanied youth, under 18 years of age, was reduced, from 34 in 2009 to 28 in 2011. The CHS has increased the number of transitional beds available to unaccompanied youth out of foster care over the last few years.

### **CHRONIC SUBSTANCE ABUSE**

The count for homeless persons who identified themselves as chronic substance abusers rose for sheltered homeless, from 45 in 2009, to 60 in 2011. Unsheltered homeless who were chronic substance abusers decreased, from 108 in 2009, to 81 in 2011.

### **THE NUMBER OF PERSONS WHO EXIT HOMELESSNESS EACH YEAR**

According to the 2011 Exhibit 1, fifty-four (54) transitional housing participants exited transitional housing in 2011, including 28 who transitioned to permanent housing. PSH saw 29 persons exit and 186 persons remain in PSH. Between February 1, 2010 and January 31, 2011, nine (9) new PSH beds were in place and made available for CH. A total of 156 PSH beds were designated for CH persons.

**THE NUMBER OF DAYS THAT PERSONS EXPERIENCE HOMELESSNESS**

The PIT Count shows 46% of the homeless persons involved in the count had been homeless for 12 months or longer, 14% of homeless persons interviewed had been homeless between 6-12 months, 34% had been homeless for 5 months or less, 6% refused to answer.

<b>RACE</b>	<b>2009</b>		<b>2011</b>	
	Number of Individuals	%	Number of Individuals	%
White	730	84%	546	82%
Black/African American	87	10%	53	8%
American Indian	35	4%	37	6%
Asian	9	1%	8	1%
Native Hawaiian/Pacific Islander	9	1%	9	2%

<b>ETHNICITY</b>	<b>2009</b>		<b>2011</b>	
	Number of Individuals	%	Number of Individuals	%
Hispanic/Latino	287	33%	181	27%
Non-Hispanic/Non-Latino	583	67%	363	55%

<b>HOUSEHOLD COMPOSITION</b>	<b>2011</b>	
	Number of Individuals	%
Single Individuals	489	74%
One parent family with Children	73	11%
Couple w/out Children	51	8%
Two parent family w/ Children	27	4%
Other	25	3%

**SUPPORTIVE HOUSING NEEDS FOR NON-HOMELESS****CODE OF FEDERAL REGULATIONS TITLE 24 §91.205 (d)**

Persons struggling with housing instability and who have a chronic illness, physical or mental disability, or who are chronic substance abusers are often more successful in maintaining permanent housing when assistance is provided in combination with supportive services.

Individuals with disabilities make up about 12.3% of the entire County of Stanislaus (about 63,000 individuals). According to the Stanislaus County HSA's 2008 Community Health Assessment, over 50% of persons with disabilities within Stanislaus County are also elderly. The Stanislaus Urban County's CDBG Public Service funds provide funding for programs that serve persons with disabilities with basic needs, such as food, transportation, and assistive technologies for increased mobility. For homeless individuals, having a disability may categorize them as "Chronically Homeless". According to the CoC's Exhibit 1, in 2011 there were 218 CH individuals (this term is generally defined as an unaccompanied disabled individual who has been continuously homeless for over one year). There were 141 PSH beds reported within the Exhibit 1 for 2009 and 6 additional permanent supportive beds for 2011, for a total of 147 CH supportive housing beds throughout Stanislaus County.

In Stanislaus County, a total of 102 cases of HIV were on record. Of those, the greatest number of cases of HIV was among Caucasians (61), followed by Hispanics (24) through the end of 2007. By age, 20 to 29 year olds had the highest number of cases of HIV (36), followed by 30 to 39 year olds (28). Although, we do not have a housing program in Stanislaus County that specifically targets persons living with HIV/AIDS, we do offer rental assistance and first-time home buyer programs that serve all low-income populations throughout Stanislaus County such as the NSP Program, We Care of Turlock, the CCC or the CHSS. Additionally, individuals with unmet medical needs are referred to the Stanislaus

County HAS, HIV/STD/Hepatitis C Program which provides residents living with HIV/AIDS medical assistance based on a sliding fee scale.

In addition to the PSH available in the County (discussed in the Demographics of the Homeless Section above), a list of supportive service providers available to these populations is provided under the Facilities, Housing and Services for Homeless Persons Section of this document.

## HOUSING MARKET ANALYSIS

CODE OF FEDERAL REGULATIONS TITLE 24 §91.210

**Refer to the Housing Market Analysis Table in the Needs.xls workbook**

### GENERAL CHARACTERISTICS

Stanislaus County benefits from lower housing costs relative to other areas in California, especially the coastal areas. HUD's median annual income estimate for Stanislaus County as of winter, 2011 was \$62,000.

In 2012, the Fair Market Rent (FMR) for Stanislaus County is \$952 for a 2-bedroom apartment and \$1,365 for a three bedroom. HUD's Fair Market Rents (FMR's) are set at the rental market's 40<sup>th</sup> 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

Housing patterns in Stanislaus County are similar to other Central Valley counties whose towns have expanded beyond former farming center boundaries. The oldest houses were built over 100 years ago, and many houses have been enlarged upon. Stanislaus County's oldest neighborhoods correspond to the lowest income areas and have the greatest concentration of minority populations. The Analysis of Impediments in Figure IV-1 lists housing units in the Stanislaus Urban County area, with many needing rehabilitation to correct hazardous conditions and to extend their useful life.

For Stanislaus County as a whole, the California Department of Finance reported an estimated 179,503 dwelling units as of January 1, 2010 (see Figure IV-2). Of these 143,141 (79.7%) were single-family dwellings (including detached, attached, and mobile homes), while 36,157 units were in multi-family structures of two or more dwellings (20.2%). In 2008, the total number of housing units in Stanislaus County had risen to 176,622 of which 149,043 were single-family dwellings (84.4%) and 27,579 (15.6%) were dwellings in structures of two or more units. Stanislaus County's total supply of available units in multi-family structures increased by 8,578 dwellings, or 4.6% while single-family units decreased by 36,362 or -4.4%.

According to a 2003 survey assessing the condition of 11,000 single-family and multi-family dwellings in the unincorporated areas 5,000 (945.5%) were in need of rehabilitation. Less than 1% (0.5%) was determined to be dilapidated. Bret Harte, Shackelford, and North Ceres had the highest number of homes in need of rehabilitation. The number of renters living in substandard housing is a source of concern, particularly with respect to very low and low income renter households. There appears to be a direct link between overcrowding and housing affordability. Homeowners or renters with large families are unable to afford larger dwellings. Consequently, children typically comprise the largest percentage of people living in substandard conditions.

Since 2005, Stanislaus County has provided major and minor rehabilitation for 138 homes. Oakdale reported providing such assistance to all 26 of its public housing units and 6 private

homes since joining the Stanislaus Urban County. The cities of Ceres, Newman, Patterson and Waterford provided rehabilitation funds for 4, 11, 8, and 8 private homes respectively.

## **PUBLIC AND ASSISTED HOUSING**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.210 (b)

### **PUBLIC HOUSING NEEDS**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(B)(1)

***In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including***

- ***the number of public housing units in the jurisdiction,***
- ***the physical condition of such units,***
- ***the restoration and revitalization needs of public housing projects within the jurisdiction,***
- ***the number of families on public housing and tenant-based waiting lists and***
- ***Results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).***

***The jurisdiction can use the optional Priority Public Housing Needs Table (Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.***

The HACS operates several affordable housing programs including Public Housing, year-round Farm Labor Housing, Seasonal Migrant Farm Worker Housing, several smaller affordable housing properties including units funded under the NSP program, and the HCV Program (Section 8).

The HACS operates a total of 647 conventional public housing units throughout Stanislaus County. The Public Housing Program housing units are inspected periodically by HUD's Real Estate Assessment Center. Based on the most recent assessment, the condition of the housing units ranges from "average" to "excellent."

Currently, there is no other funding or authorization from HUD to increase the number of Public Housing units, however, HACS is always working to increase the stock of affordable housing in Stanislaus County through other available resources, programs, and partnerships as opportunities arise.

There are a number of projects the HACS has identified through a capital needs assessment completed for the Public Housing Developments. These projects range from site improvement activities to interior and exterior rehabilitation of buildings and units. The table below summarizes the HACS' Five-Year Action Plan's restoration and revitalization project needs:

<b>Need Category</b>	<b>Estimated Dollars to Address (five-year plan total)</b>
Restoration and Revitalization	\$4,080,650
Management and Operations	\$ 748,000
Administration/Other	\$ 555,792
<b>TOTAL</b>	<b>\$5,384,442</b>

The HACS is working on specifications for rehabilitation projects to be completed under its Public Housing Capital Fund Grant. The projects will include substantial interior and exterior

renovation of units which are 30 - 50 years old in Ceres and Turlock. These projects are expected to go out to bid within the next few months and start work soon thereafter.

According to the HACS, the current public housing needs are identified by the number of persons on their program waitlists. Specific to Public Housing, the HACS maintains four waiting lists. Countywide, there are currently a total of 5,882 families on the Public Housing waiting lists which are broken down by area as follows:

Area 1 – Oakdale, Hughson, Turlock, Ceres:	1,285 families
Area 2 – Modesto:	2,563 families
Area 3 – Patterson, Westley, Newman:	878 families
Area 4 – Westview Gardens (Modesto):	1,156 families

The HACS currently administers 1,612 properties (see Figure IV-5), of which 67 are "conventional" public housing units, 371 are "private stock," 20 are mobile homes, and 574 are housing units for permanent and migrant farm laborers.

Although HACS did not specify their locations, it seems reasonable to assume that most if not all of the farm labor units are in Stanislaus County's unincorporated area. Of the 647 units categorized as conventional public housing, HACS indicated that 48 are located in Ceres, 30 in Patterson, 26 in Oakdale, and 16 in Newman (see Figure IV-6). There are no conventional units in Waterford. Twenty conventional units are located in the unincorporated town of Westley. Thus, with respect to the 647 units that the HACS defines as conventional, 120 are located within the Stanislaus Urban County area (18.5%). HACS did not identify the location of either the 371 units in its private stock or its 20 mobile homes.

## **PUBLIC HOUSING STRATEGY**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(B)(2)*

***Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).***

The HACS is the largest landlord of multi-family and senior housing for the lower income population. The HACS owns and manages over 1,300 rental units (including public housing, farm labor housing, seasonal migrant farm worker housing). Based upon data collected from the last five (5) year CP period Stanislaus County staff does not foresee a loss of available public housing units within Stanislaus County.

According to the HACS 2011 Annual Plan, the Agency's Strategies for addressing the shortage of affordable housing for all eligible populations are:

Strategy 1. Maximize the number of affordable units available to the HA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line;
- Reduce turnover time for vacated public housing units;
- Reduce time to renovate public housing units;
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction;
- Undertake measures to ensure access to affordable housing among families assisted by the HA, regardless of unit size required;
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration;

- Participate in the CP development process to ensure coordination with broader community strategies;
- Continue to be an active lead agency in Stanislaus County-Wide CoC.

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional "freestanding", Family Unification Program (FUP), or other "targeted" vouchers as announcements of applications are published through HUD, and apply for additional SPC;
- Leverage affordable housing resources in the community through the creation of mixed finance housing;
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Refer to the Public Housing section on page # 50 of this document for an in depth description of households by income level and type of households to be served.

## **FACILITIES, HOUSING AND SERVICES FOR HOMELESS PERSONS**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(C)*

***The plan must include a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.***

### **HOMELESS FACILITIES AND HOUSING INVENTORY**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(c)(1)*

#### **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. Please refer to the attached Homeless Inventory spreadsheet provided in Table 1a.

#### ***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***

Hutton House is an emergency shelter for runaway, homeless and youth in crisis who are ages 13-17. It provides services in a residential setting for 8 youth at a time for a maximum of 15 days. Day services are available for youth and their families. Crisis line is available 24 hours a day.

#### ***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 16-bed capacity in an apartment setting with support services. Supportive services that are available through 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 CHS and is for young adults aged 18-21.

***Children's Crisis Center (CCC) of Stanislaus County***

The CCC 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. Clients generally come as referrals from the police department and the Stanislaus County's Child Protective Services. A 24 hour crisis intervention line is also available for families in need.

***Cricket, Guardian, Marsha's, Sawyer, and Verda's Houses***

The CCC Houses provide a shelter for up to 53 children, ages birth to 17 years, that may be involved in a family crisis or a conflict situation. Individual, group and family counseling is provided to residents. Program goals include the reunification of children with their families and the provision of follow-up and ongoing family counseling after the resident moves.

***Homeless Prevention and Rapid Re-Housing Program (HPRP)***

The CCC also provides rental assistance in conjunction with intensive case management to place homeless families into permanent housing and to prevent families from losing their current housing.

***Community Housing and Shelter Services (CHSS)***

CHSS is a non-profit housing organization. This agency continues to be awarded funds to provide short-term rent, utility or mortgage assistance, tenant-based rental assistance, housing information, motel vouchers and resource and referral services. This agency works with all city police departments, hospitals, mental health agencies, and all homeless providers throughout Stanislaus County to provide opportunities to households with and without children to obtain and maintain permanent housing.

***Family Promise***

Family Promise of Greater Modesto is an interfaith ministry of 13 congregations in the Modesto area that provides transitional shelter and case management support for finding permanent affordable housing and other family support services to low income homeless families with children.

***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 44 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.

***Helping Other's Sleep Tonight (HOST)***

HOST is an emergency shelter in Patterson which houses up to 8 homeless adult males throughout the coldest months of the winter. In collaboration with the Center for Human Services' Westside Family Resource Center, case managers also provide resource and referral services for all homeless persons in the area of Patterson.

***Housing Authority of the County of Stanislaus (HACS)***

The HACS administers 222 SPC Certificates within Stanislaus County, of those 98 are utilized for individuals without children and 124 for families with children. Participants pay 30% of their income toward rent and receive supportive services through the Stanislaus

County Assistance Project, the Stanislaus County Department of Mental Health, or Stanislaus County Integrated Services Agency.

***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. 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. The Gospel Mission serves approximately 2,500 people each year. The majority of men (95%) that arrive at the Mission are locals raised in Stanislaus County and 60% are under 36 years of age.

***Mission Emergency Shelter***

The Mission provides beds for temporary shelter to house up to 100 unaccompanied adult men and women and up to 90 women and 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 Christian drug and alcohol rehabilitation group counseling to its clients.

***New Life Program***

Residential on-site program for up to 41 unaccompanied adult men and women who need specialized help to return to societal living including Physical, Spiritual, Emotional, Social, Educational, Vocational, Employment, and Financial programs designed to help them break the cycle of homelessness, despair and addiction.

***Exodus***

The Exodus Program offers up to 20 transitional beds to unaccompanied adult men and women who have successfully gone through the 30 day New Life Program, yet require additional supportive housing before transitioning into stable permanent housing.

***The Salvation Army of Stanislaus County***

In addition to serving lunches to approximately 250 people per day, the Salvation Army also operates an emergency and transitional shelter for unaccompanied homeless veterans and non-veterans and adult women and men. The facility also recently opened a health clinic which provides vision, dental and basic medical care for homeless persons staying at the shelter. Currently, the Salvation Army is experiencing an increase in people needing food and clothing. This agency also offers a space for narcotics anonymous meetings, a medical care center for homeless persons, child care services, emergency response services and a food and clothing closet for persons in need.

***Berberian Emergency Shelter***

The Berberian Emergency Shelter provides 100 cold weather beds to unaccompanied homeless adult men and women and up to 30 year round beds to homeless persons with special medical needs.

***Berberian Transitional Living Facility***

The Berberian Transitional Living Facility provides 20 beds for homeless male and female veterans and 20 beds for unaccompanied homeless males and females for up to 24 months. Participants of the Berberian Transitional Living Facility work with case managers to improve access to medical care, employment and permanent housing.

***Stanislaus County Assistance Project***

This agency provides street outreach for the special needs homeless population, as well as 181 beds for special needs homeless within the community. Outreach workers frequent parks, local bars, and hotels where high-risk behavior occurs.

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***Housing Opportunities for Persons with AIDS (HOPWA) Program***

SCAP has a total of 6 HOPWA vouchers, which are rental assistance vouchers for HIV positive homeless families with children (3) and individuals without children (3).

***Halo***

Through the Housing Assistance and Life Development Opportunity Program (HALO), SCAP provides 28 transitional and 11 PSH beds for homeless families with children; as well as 14 transitional beds and 58 permanent supportive beds for unaccompanied homeless adult males and females. In addition, SCAP has 9 transitional, non-HALO, beds for homeless families with children.

***STANCO***

STANCO's mission is to promote the construction and development of affordable housing opportunities for residents of Stanislaus County. STANCO also provides Transitional Housing to assist the homeless, Housing Advocacy for renters, and the development of affordable housing. The agency's objective is to transition program participants from the streets, to temporary housing, with the eventual goal of independent and permanent living arrangements. STANCO operates 33 transitional beds for homeless families with children and 37 beds for unaccompanied adult homeless males and females.

***Turlock Gospel Mission***

Working with a variety of different churches throughout the city, Turlock Gospel Mission provides a hot meal to homeless and food insecure guests 365 days a year. From mid-November until early April Turlock Gospel Mission (TGM) provides overnight shelter for up to 30 women and children each night. Staff works with guests to build relationships, support and encourage, in every way possible and to maintain security. Overnight guests eat dinner with other TGM guests, but instead of returning to the TGM building after dinner, they stay overnight at the host church for that week. A light breakfast is provided in the morning.

***Turning Point***

Turning Point Community Programs provides integrated, cost-effective mental health services, employment and housing for adults, children and their families that promote recovery, independence and self-sufficiency. They provide case management, crisis intervention, respite care, PSH, mentoring programs, and job training and transportation assistance to persons struggling to overcome mental illness throughout Stanislaus County.

***Garden Gate Respite***

Turning Point Respite Center at Garden Gate in Modesto provides a safe home-like environment for up to 12 homeless mentally ill persons nightly. This program links mentally ill homeless individuals to community resources while providing basic care such as home-cooked meals and clothing. Open 24/7, the center works together with law enforcement to reduce incarceration and victimization. The center works with an outreach team to engage and connect individuals with needed services.

***Affordable and Supportive Housing Projects***

Through the CoC, Turning Point's Affordable and Supportive Housing Projects provide PSH to 21 unaccompanied adults with mental illness.

***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 Stanislaus 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 34 homeless individuals per night during the months of November through March. We Care is currently in the process of amending their Conditional Use Permit, through the City of Turlock, to add an additional 15 emergency shelter beds.

***Rapid Re-Housing Program***

We Care also provides rental assistance in conjunction with intensive case management to place homeless families into permanent housing through their Rapid Re-housing Program.

**SUPPORT SERVICES INVENTORY**

***CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(c)(2)***

***The inventory of services must include both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.***

The following represents a local inventory of these service providers and their respective services including, but not limited to health, mental health, and employment services that can be accessed by homeless persons within the Stanislaus Urban County.

***Health Services Agency (HSA)***

The mission of the Stanislaus County 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. The Stanislaus County HSA offers a variety of programs aimed at supporting Stanislaus County residents living with HIV/ AIDS including the Care Program and the AIDS Drug Assistance Program (ADAP) Services, including an anonymous, walk-in HIV clinic as well as an STD clinic with family planning services. HSA also operates a Medically Indigent Adult Program (MIA) to indigent residents who would otherwise have little or no means of access to or coverage for medical services.

***Community Services Agency (CSA)***

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.

***Golden Valley Health Center***

The Golden Valley Health Center's mission is to improve the health status of patients by providing quality, managed primary health care services to people in Stanislaus County, regardless of language, and financial, or cultural barriers. Free health services, including dental, vision, general medical and mental health services, are available for the homeless. There are currently thirteen medical facilities located in Stanislaus County. There are six facilities in Modesto, two in Turlock, and one each in Ceres, Newman, Patterson, Riverbank and Westley.

***Interfaith Ministries***

Interfaith Ministries of Greater Modesto serves thousands of individuals and families in Modesto, Ceres, Salida, Empire and Waterford with emergency food and clothing and the food coalition.

***United Samaritans Foundation***

The United Samaritans Foundation, as referenced within their mission statement, 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 the Daily Bread Ministries, which include 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 offers a place for homeless to receive mail, use the phone, shower, do laundry, and receive food and clothing. 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.

***Westside Food Pantry***

The Westside Food Pantry is an all volunteer community-based organization that works to provide emergency food assistance and referrals to social service agencies for individuals and families. This agency performs 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.

***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 the use of 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 individuals, 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.

***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 CHSS, Central Valley Homeless Veterans and the HACS 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, and to increase the understanding and awareness of veterans about entitlement and services.

***Central Valley Opportunity Center (CVOC)***

CVOC services include vocational education, remedial education, English Language instruction, housing assistance, energy payment assistance, emergency supportive services,

transportation, emergency food, youth employment, health care acquisition, child care services and community education services. CVOC has effectively provided a comprehensive package of services to over a hundred thousand customers.

**Pacific Gas and Electric Company**

The Pacific Gas and Electric Company (PG&E) operates the following programs for low-income people:

- California Alternate Rates for Energy (CARE) provides a monthly discount on energy bills for income qualified households and housing facilities.
- Relief for Energy Assistance Through Community Help (REACH) provides emergency energy assistance to low-income families who are in jeopardy of losing their electric services. REACH is a one-time assistance program and is administered through the Salvation Army. Households who have experienced an uncontrollable or unforeseen hardship may receive an energy credit one time within an 18 month period.
- 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 a direct energy assistance payment to a low-income customer’s utility bill to help offset the high cost of heating and cooling.

**Modesto Irrigation District**

*MID Cares Program:* The Modesto Irrigation District offers a 23% discount to eligible low-income customers on their monthly bill. Customers must be at or below the following income guidelines:

<b>People in Household</b>	<b>Monthly Income</b>	<b>Yearly Income</b>
1	\$1,994	\$23,928
2	\$1,994	\$23,928
3	\$2,506	\$30,072
4	\$3,018	\$36,216
5	\$3,530	\$42,360
6	\$4,042	\$48,504

For households with more than 6 members, increase the monthly income by \$4512 or the annual income by \$6,144 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 or whose qualified medical condition requires special heating or air conditioning needs. This discount halves the cost of the first 500 kilowatt hours (kWh) of electricity used in each billing cycle.

*MID Weatherization Program:* Provides energy efficient measures to low-income rental or owner occupied MID customers’ homes. Work may include but is not limited to; replacement of broken windows, refrigerator, installation of insulation.

**Turlock Irrigation District**

*TID Cares Program:* The Turlock Irrigation District offers a discount to eligible low-income customers on their monthly bill. Customers must be at or below the following income guidelines:

<b>People in Household</b>	<b>Monthly Income</b>	<b>Yearly Income</b>
1 or 2	\$1,994	\$22,065
3	\$1,994	\$27,795
4	\$2,506	\$33,525

For households with more than four members, add \$5,730 for each additional household member.

*Medical Life Support Program:* A discount rate is offered to customers who depend on medical life support devices at home or whose qualified medical condition requires special heating or air conditioning needs. This discount halves the cost of the first 500 kilowatt hours (kWh) of electricity used in each billing cycle.

*TID Weatherization Program:* Provides energy efficient measures to low-income rental or owner occupied TID customer's homes. Work may include but is not limited to; replacement of broken windows, refrigerator, installation of insulation.

### **SPECIAL NEED FACILITIES AND SERVICES**

***CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(d)***

***The plan must describe, to the extent information is available, the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.***

The following represents a local inventory of these facilities and their respective services including, but not limited to health, mental health, and employment services that can be accessed by non-homeless persons within the Stanislaus Urban County.

#### **California Department of Rehabilitation (CDR)**

CDR serves those with a physical, mental or emotional disability that prevents employment. The range of services includes 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. One core function of DRAIL is to assist persons living with disabilities in obtaining assistive technology/equipment necessary to make living independently more feasible.

#### **Stanislaus County Department of Behavioral Health and Recovery Services (BHRS)**

BHRS provides integrated mental health services to adults and older adults with a serious mental illness and to children and youth with a serious emotional disturbance. BHRS also provides outpatient and residential alcohol and drug treatment and prevention services and serves as Stanislaus County's Public Guardian. Services are provided in community-based locations throughout the County by over 500 staff, in 80 County administered programs and community partnerships. BHRS has a strong emphasis on partnering with consumers and families, on providing culturally competent services based in a belief that individuals can and do recover from mental illness and alcohol and drug addiction. BHRS collaborates with the HACS to provide supportive services to persons receiving SPC housing assistance.

### **The Howard Training Center**

The Howard Training Center (HTC) is a non-profit organization that serves adults from the ages of 18 to 75 years who are developmentally disabled. HTC 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. Many of the persons employed through this program work for the Senior Meals Program, assisting with the food preparation and dispersal at congregate sites where seniors receive a hot meal Monday – Friday. The Senior Meals Program also serves home bound seniors with hot meals five (5) days a week.

### **United Cerebral Palsy (UCP)**

UCP's Community Project for Safe Seniors Program puts individuals with disabilities to by connecting them to a job coach who assists them in performing light maintenance work in the homes of elderly persons. Tasks performed vary from changing light bulbs, testing smoke alarms and changing their batteries, clear walkways, identify potential safety hazards (loose rugs, tripping potentials, etc.), and light janitorial work such as vacuuming and cleaning windows.

## **BARRIERS TO AFFORDABLE HOUSING**

*CODE OF FEDERAL REGULATIONS TITLE 24 §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, the need for affordable housing is still present.

The following are affordable housing barriers that have been identified in the 2012 Analysis of Impediments to Affordable Housing:

### **AFFORDABILITY**

#### **Lack of New Multi-Family Housing Construction for Very Low Income Households**

According to the 2012 AI, there continues to be a shortfall of affordable rental housing for very low income households throughout the Stanislaus Urban County. However, as noted in the AI, housing market circumstances have clearly changed. The likelihood of significant new affordable multi-family housing development in the near future appears small. The present abundance of vacant single-family properties throughout Stanislaus County, the absence of private developer interest in new housing construction of any kind, the continuing tight credit market and the constraints imposed on county planners by "Measure E" (a land use restriction initiative which requires voter approval before any new residential development is expanded into agricultural and open-space areas) in all weigh heavily against new construction in the short term. In light of these facts, maximum creativity, coordination of all available resources, and inter-jurisdictional planning will be essential if this impediment is to be addressed.

Although the AI highlights the shortage of affordable rental housing, Stanislaus Urban County partners are doing everything possible with the amount of resources at their disposal to provide further affordable housing opportunities to its low income community. Since 2005 there have been three high density affordable housing projects for seniors, either approved or in the process of construction. One is located within the City of Newman, another in the City of Oakdale and the third is located within the City of Patterson. Given the current bleak economic conditions and the limited amount of resources available to the community three high density affordable housing projects are welcome additions to the Stanislaus Urban County's affordable housing inventory. These projects have provided a total of 142 affordable housing units combined over the past six years.

As economic conditions improve, and the interest of private developers in new housing construction returns, affordable housing funding resources increase, and market conditions permit; Stanislaus Urban County jurisdictions will continue to consider improving and adding to its affordable rental housing stock.

### **Zoning Policies**

The 2012 AI review of zoning regulations in the Stanislaus Urban County showed overall compliance.

However, the 2012 AI notes that the Cities of Ceres and Waterford zoning codes may discourage secondary unit development.

As the 2012 AI recommends, Stanislaus County will work with Stanislaus Urban County members to identify elements of their code that may discourage the use of secondary units and aim at eliminating such issues.

The 2012 AI also notes that codes do not inform those with disabilities that they can request exceptions, such as parking requirements for secondary units.

Stanislaus County is working with Project Sentinel to determine what grounds were used to make this claim. Once determined, the issue will be addressed to the extent feasible.

### **The Foreclosure Crisis**

The changed economic circumstances confronting Stanislaus County, especially those affecting homeownership and rental housing markets must be viewed as potential threats to fair housing choice. Vacancy rates in single-family dwellings have been rising rapidly throughout Stanislaus County as more and more homes have gone into foreclosure or have been abandoned. The number of properties teetering on the verge of delinquency and default remains high and continues to grow. Home Mortgage Disclosure Act ("HMDA") and other data sources from ForeclosureRadar and California Reinvestment Act (CRA) strongly suggest that a high proportion of high cost (sub-prime) loans were directed toward African-American, Hispanic and other minority households; and it is likely that these minority groups are now bearing a larger share in the loss of homeownership. It is vital that these households, that do not have the means to support reasonable mortgage payments, receive the necessary assistance to refinance out of predatory sub-prime loans.

To address this impediment, the Stanislaus Urban County member territories will continue to collaborate with the HACS, mortgage lenders, Habitat for Humanity and first time home buyers to coordinate implementation of the NSP program. In addition, Stanislaus County staff will continue to stay involved in foreclosure related seminars and workshops to assist households in danger of foreclosure.

## **ACTIONS TO ADDRESS BARRIERS TO AFFORDABLE HOUSING**

In an effort to address the barriers to affordable housing, the Stanislaus Urban County will implement the following programs/projects during the CP period:

### **Neighborhood Stabilization Program (NSP)**

In an effort to maximize the overabundance of vacant single-family properties in the Stanislaus Urban County as a potential resource for affordable housing for moderate, low and very-low income households, the Stanislaus Urban County has and will continue to participate in the NSP. NSP connects first time homebuyers to Down Payment Assistance (DPA) and affordable single family homes within the Stanislaus Urban County. In order to

offset a shortfall of available DPA funds, NSP program income is now being used to serve program eligible participants in their pursuit of their first home.

### **Successor Housing Agency**

Stanislaus County and Stanislaus Urban County members are currently working on the dissolution process of their former redevelopment agencies. All seven (7) Stanislaus Urban County members have decided to designate themselves as the Successor Housing Agency and are currently working through the process of establishing their respective Successor Housing Agencies (SHA). Upon reconciliation from the State regarding what is ultimately recognized as an enforceable obligation, Stanislaus Urban County members will be better positioned to determine what, if any, SHA funds will be available to utilize as a local resource for addressing some of the identified needs within the CP and AAP.

### **Down Payment Assistance Programs**

Stanislaus Urban County members will continue to offer down payment assistance programs to eligible first time home buyers. This assistance makes homeownership a reality for first time home buyers who are qualified to purchase a home but do not have the means to provide a down payment. The current activity focus is NSP unit centric, to assist in program momentum and funding leverage. This approach allows for a larger number of foreclosed units to return to active housing stock within the Community which would otherwise remain vacant.

### **Multi-Family Housing Development**

To address the need for multi-family housing, the City of Oakdale is nearing the completion of a fifty unit multi-family affordable housing project for extremely low, very low, and low-income seniors. The estimated project cost is \$11.2 million and is being financed through a variety of sources including Redevelopment Agency Housing Set-Aside, HOME Investment Partnerships Program, and low-income housing tax credits.

The cities of Newman and Patterson, in recent years, have also shown commitment to providing affordable housing opportunities through their undertaking of multi-family affordable housing projects. These projects continue to be utilized by low income families and are at full capacity.

### **Homeless Prevention & Rapid Re-Housing Program (HPRP)**

The HPRP is a Recovery Act program that provides rental assistance, utility assistance, payment of rental and utility arrears, or rental or utility deposits in combination with case management which works with clients on an individual basis to sustain permanent housing. The program, which begun in 2009 and will be ending in August of 2012, serves both homeless persons and those at-risk of becoming homeless. As of December 2011, 222 individuals, made up of 89 households, were provided homeless assistance and 343 individuals, made up of 95 households, were provided homeless prevention assistance. The Stanislaus Urban County will be winding down the HPRP program, which is scheduled to be complete as of August 7, 2012, and will be transitioning homeless prevention and rapid re-housing activities to the ESG program, as amended by the HEARTH Act.

## **STRATEGIC PLAN**

**The strategic plan must describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-income, and moderate-income residents.**

## **GENERAL PRIORITY NEEDS ANALYSIS AND STRATEGIES**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215 (a)

***In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables\* prescribed by HUD. 92.215(a)(1)***

***\*If not using the CPMP Tool: Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.***

***\*If using the CPMP Tool: Complete and submit the Needs Table file: Needs.xls Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).***

### **Table 1A – Homeless and Special Needs Population**

(refer to the table of contents – Homeless Needs Assessment and Homeless Strategic Plan Section)

### **Table 1B – Special Needs (Non-Homeless Populations)**

(refer to the table of contents – Homeless Needs Assessment and Homeless Strategic Plan Section)

### **Table 2A – Priority Housing Needs/Investment Plan**

The Priority Housing Needs Table is broken out into two main categories (Renter and Owner). Within these categories the needs are divided into four population subgroups (small households, large households, the elderly population and others (including the non-homeless special needs population). After analyzing the data the needs are displayed within each respective area median income (AMI) population group. Based upon the respective size of the unmet need, a need level is assigned to each AMI group (Low, Medium, and High). Those populations falling within the high category will receive greater priority in housing related projects and activities (contingent upon available funding).

For instance, within the Owner Housing category, unmet need figures provided by CHAS data, a “high” need for assistance within the small “related” housing category (i.e. – families less than 5 persons typically living in units that are no larger than a three (3) bedroom, two (2) bathroom size. The same “high” unmet need is revealed within the elderly priority housing needs category (within Table 2A – reference the Table of Contents for location).

### **Table 2B – Priority Community Development Needs**

***If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.***

The Stanislaus Urban County estimates the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas (RS) to be equivalent to the percentage set aside on an annual basis for public services related activities (approximately 10% per annum).

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## **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, budgets every year (currently about 15% less per annum). 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.

Most recently, the California Supreme Court's decision to eliminate Redevelopment via AB x1 26 (Redevelopment Agency Dissolution Act) has the potential to greatly reduce available local funding source match opportunities for both HOME and CDBG. Without this source of funding, the longevity of programs such as HOME may become limited as they have programmatic match requirements.

### **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 Stanislaus Urban County 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 Stanislaus Urban County 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. Stanislaus County staff and those agencies familiar with the HUD process share information with others. The CoC disseminate information effectively on a monthly basis throughout Stanislaus County.

### **TECHNICAL ASSISTANCE**

Technical assistance is provided at every opportunity. Stanislaus County staff responds to inquiries made by community organizations with both answers and suggestions relative to the inquiry. Educational and support materials are provided upon request, either via access at our local office, or via the internet.

### **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 (please refer to the current Analysis of Impediments included as a component of this document).

## **SPECIFIC OBJECTIVES**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(A)(4)*

***Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables\* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility,***

**affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.**

**Goals and objectives to be carried out during the strategic plan period are indicated by placing a check in the following boxes.**

<input type="checkbox"/>	<b>Objective Category Decent Housing</b>  Which includes:	<input type="checkbox"/>	<b>Objective Category: Suitable Living Environment</b>  Which includes:	<input type="checkbox"/>	<b>Objective Category: Expanded Economic Opportunities</b>  Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/>	job creation
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input checked="" type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input checked="" type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input checked="" type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input checked="" type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

**AFFORDABLE HOUSING**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215 (B)

**Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.**

**Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.**

**Identify any obstacles to meeting underserved needs.**

**First Time Homebuyer Assistance**

*Priority: High*

**Table 2C – Summary of Specific Housing & Community Development Objectives**  
(Please reference table the Table of Contents for location)

***Three (3) year expected number/performance indicator – 45 Households***

The Stanislaus Urban County will partner with agencies such as the HACS, Stanislaus County Affordable Housing Corporation (STANCO), Habitat for Humanity, and other affordable housing developers in creating home ownership opportunities. Stanislaus County has, and will commit available state and federal funds to this priority need.

Stanislaus Urban County members will continue to use HOME funds to provide affordable housing opportunities to its low income populations. When using HOME funds the Stanislaus Urban County will use the recapture provision.

The HOME statute specifies that under recapture provisions, the PJ must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. The HOME recapture provisions are established at CODE OF FEDERAL REGULATIONS TITLE 24 §92.253(a)(5)(ii), and unlike the resale approach, permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

The four basic recapture options are described in the HOME rule:

1. *PJ Recaptures Entire Direct HOME Subsidy*
2. *Reduction During Affordability Period*
3. *Shared Net Proceeds*
4. *Owner Investment Returned First*

The Stanislaus Urban County will use the first method under the Recapture model: **PJ Recaptures Entire Direct HOME Subsidy**. In this option, the PJ recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. The PJ’s recapture amount is limited to the net proceeds available from the sale.

In cases where the net proceeds available at the time of sale are insufficient to recapture the entire direct HOME subsidy provided to the homebuyer, the PJ is not required to repay the difference between the total direct HOME subsidy and the amount the PJ is able to recapture from available from net proceeds.

In applying the first option of the recapture provision, the following formula shall be used:

$$\begin{array}{r} \text{Sales Price of Unit} \\ - \text{Superior Non HOME Debt} \\ - \text{Closing Costs} \\ \hline = \text{Net Proceeds} \end{array}$$

**LOW INCOME HOUSING ACQUISITION AND HEALTH AND SAFETY RELATED HOME REPAIR PROGRAMS**

*Priority High*

**Table 2C – Summary of Specific Housing & Community Development Objectives**  
(Please reference the Table of Contents for location)

***Three (3) year expected number/performance indicator – 43 Households***

The Stanislaus Urban County will partner with agencies such as the HACS, Habitat for Humanity, STANCO, and CHSS to assist families and individuals that fall within the area median income household limits with the acquisition of homes for utilization in first time homebuyer or rent-to-own type programs along with housing rehabilitation programs that will allow low-income households to maintain their homes in a manner that is free from health and safety related concerns.

### **SPECIFIC OBJECTIVES/AFFORDABLE HOUSING**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.215 (B)*

***Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))***

***Identify each specific housing objective by number (DH-1, DH-2, DH-3), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.***

***Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.***

#### **Table 1C – Summary of Specific Special Objectives**

(please reference table attached)

***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 the strategic plan.***

#### **Federal Resources**

CDBG, ESG, HOME, NSP, HPRP, and CDBG-R Program Income funds will continue to be used by the Stanislaus Urban County to fill funding gaps for affordable housing projects/programs as needed to help leverage other funds when possible.

#### **State Resources**

The Stanislaus Urban County partners will continue the use of State of California funds (as they become available) designed to fund affordable housing projects/programs. Stanislaus County is currently a recipient CalHome funds designed to provide down payment assistance to first time home buyers and owner-occupied housing rehabilitation assistance.

#### **Successor Housing Agency**

Stanislaus Urban County members are currently working on the dissolution process of their former redevelopment agencies. All seven (7) Urban County jurisdictions have decided to designate themselves as the Successor Housing Agency and are currently working through the process of establishing their respective Successor Housing Agencies (SHA). Upon reconciliation from the State regarding what is ultimately recognized as an enforceable obligation, Stanislaus County will be better positioned to determine what, if any, SHA funds will be available to utilize as a local resource for addressing some of the identified needs within the AAP.

#### **HUD Housing Choice Voucher (HCV) Program (Section 8 Program)**

The HACS administers the HUD HCV Program (referred to as the Section 8 Program) which is vital in providing affordable housing opportunities to low and moderate-income households. Stanislaus County will continue to work hand to hand with the HACS when

opportunities arise, to provide alternative affordable housing opportunities to Section 8 participants (i.e. rent-to-own programs for Section 8 participants).

**Mckinney Vento Act Funds**

The Stanislaus Urban County is not a direct recipient of McKinney Vento Act funds, but members of the CoC will continue to seek this funding source on an individual basis to address housing needs for the homeless in Stanislaus County. Wherever possible, the Stanislaus Urban County will collaborate with the CoC in the implementation and delivery of services to the homeless.

***Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.***

The foreclosure crisis has had a dramatic impact on Stanislaus County's housing market but has also provided affordable housing opportunities for residents who before could not afford to purchase a home. Current housing market conditions have also provided opportunities for Stanislaus Urban County members in a way that has allowed for the acquisition of housing units to provide affordable housing opportunities to lower income people.

The Stanislaus Urban County will continue to use, wherever feasible, HUD NSP funds to acquire existing units in combination with State CalHome funds to provide affordable housing for first time home buyers.

HOME and CalHome funds will continue to be used for rehabilitation or reconstruction of owner occupied housing units.

**PUBLIC HOUSING STRATEGY**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(c)

(ALL REFERENCE INFORMATION CAN BE FOUND WITHIN THE HACS – PUBLIC HOUSING AGENCY (PHA) 5-YEAR AND ANNUAL PLAN (AP) LOCATED AT [HTTP://WWW.HUD.GOV/OFFICES/PIH/PHA/APPROVED/PDF/11/CA026V02.PDF](http://www.hud.gov/offices/pih/pha/approved/pdf/11/ca026v02.pdf))

*Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).*

The HACS strategy to serve the needs of the extremely low-income, low-income, and moderate-income families of the Stanislaus Urban County can be found within Attachment D of their FY 2011 AP as follows:

Need: Specific Family Type: Families at or below 30% of median  
Strategy 1: Target available assistance to families at or below 30 % of AMI:

- Employ admissions preferences aimed at families with economic hardships;
- Adopt rent policies to support and encourage work.

Need: Specific Family Type: Families at or below 50% of median  
Strategy 1: Target available assistance to families at or below 50% of AMI:

- Employ admissions preferences aimed at families who are working or in training;
- Adopt rent policies to support and encourage work.

Need: Specific Family Type: The Elderly

Strategy 1: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available.

Need: Specific Family Type: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available;
- Affirmatively market to local non-profit agencies that assist families with disabilities.

*Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.*

*Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.*

The HACS strategy for addressing the revitalization and restoration of public housing project, as well as the living environment of the extremely low-income, low-income, and moderate families residing in the public housing of the Stanislaus Urban County can be found within Attachment E of their FY 2011 AP as follows:

PHA Goal: Conserve and upgrade the Affordable Housing Inventory in Stanislaus County.

Comments: Over the preceding one year period, the HACS has made significant improvements to its inventory of affordable housing which has substantially furthered this important agency goal.

- Public Housing Program – Improve public housing management: (New program score). Achieve and maintain High Performer status in the Public Housing Program by October 1, 2012.

Comments: The HACS's Public Housing Program is currently designated Standard Performer. We are working diligently to improve our scores in the physical assessment component of the PHAS review to regain our High Performer status.

- Housing Choice Voucher – Improve voucher management: Achieve and maintain High Performer status.

Comments: The HCV Program has been designated a High Performer for the past four fiscal years (2006-2010) and it is anticipated that for FY 2011, the HCV Program will be designated a high performer as well.

- Increase customer satisfaction

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

Comments: Housing Choice Voucher – A newsletter is in the process of development and distribution, anticipated by winter 2011.

Comments: Public Housing – The Public Housing program has conducted over 74 resident meetings and/or Community Services resident events over the preceding one year period.

2. All Departments – Continue to provide staff training opportunities which support improvements in the quality of the HACS’s housing programs.  
Comments: Staff training is budgeted on a yearly basis.
- Housing Choice Voucher – Concentrate on efforts to improve specific management function
  1. HCV Program – Conduct annual HCV program inspections within 365 days of the last inspection.  
Comments: Based on data, the HCV department has less than 2% of annual HCV Program inspections which are more than 2 months overdue.  
  
HCV Program– Conduct quality control audits of annual eligibility determinations for not less than 2% of HCV and Public Housing program files.  
Comments: 100% of files are reviewed for each new entry level person and 10% of each regular staff person’s caseload is reviewed annually for quality control.
  2. HCV Program– Conduct initial unit inspections for the HCV program within a 7 – 10 day time period.  
Comments: Inspections for new units are being conducted within 7 – 10 days of receipt of Request for Tenancy Approval. Initial landlord checks are sent out within 2 weeks from the date the unit passes inspection.
  3. HCV Program – Reestablish a landlord “hotline” to improve response time to inquiries.  
Comments: One staff person has been designated to address landlord concerns/issues on an “as needed” basis.
- Public Housing – Capital Fund Program: Renovate or modernize public housing units. Complete Public Housing Modernization Activities in a timely manner.  
Comments: Since 2009, we have completed modernization activities at 312 of our 647 Public Housing program units. These projects included re-roofing with energy efficient cool roof products and replacement of HVAC systems with newer energy efficient systems. Currently we are working on comprehensive interior and exterior modernization of 44 units in two of our oldest developments and have plans to start work on an additional 25 units by January 2012. All of these activities were or are being completed within HUD established time frames for the Capital Fund program.
- Other
  1. Administration – Partner with county and/or city in efforts to improve housing stock and create stable, viable neighborhoods.  
Comments: The HACS continues its partnership efforts with State, City, and County governments. The HACS currently has partnerships with most, if not all, cities and county housing agencies and has developed extensive partnerships with State housing agencies. These partnerships have proven invaluable to the HACS’s modernization and development efforts.
  2. Administration - Plan and coordinate HACS’s housing stock modernization efforts with county and/or city infrastructure improvement efforts.  
Comments: The HACS has extensive partnerships with most, if not all, cities and county agencies and has developed working relationships with all these agencies. These partnerships continue to provide the basis of our coordination efforts.
  3. Public Housing - The HACS shall reduce the level of crime in its high vacancy complexes by not less than 20% by October 1, 2012.  
Comments: The HACS has reduced its crime rate by 44.41% from the baseline during this period.

4. Development/Comp Grant – The HACS shall improve the curb appeal of its complexes through completion of common area landscape improvements and other physical improvements by October 1, 2012.

Comments: To date, we have not completed any common area landscaping projects. However, we have completed roofing projects at 312 units and are in the process of exterior modernization projects for 44 other units and have plans for another 25 units. All of these activities have a positive impact on curb appeal for these complexes.

*Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*

The HACS strategy to help encourage public housing residents to become more involved in management and participation in homeownership within the Stanislaus Urban County can be found within Attachment E of their FY 2011 AP as follows:

PHA Goal: Depending on the availability of federal and state funding, increase the inventory of affordable rental housing in Stanislaus County and expand home ownership opportunities for first time home buyers.

Comments: Over the preceding one year period, the HACS has made significant additions to its inventory of affordable housing and has provided home ownership opportunities as outlined below. Specifically, the agency contributed 191 units to this effort and is on track to meet its goal.

Addition to HACS Inventory  
100 Housing Choice Vouchers  
32 NSP funding units  
3 land parcels for development  
3 acres of land for development

Home Ownership Units  
89 NSP program units

**Objectives:**

- Section 8 – Apply for additional rental vouchers: If federal funding becomes available, expand the inventory of rental housing vouchers by 10% over the next 5 years.
  - Comments: The HA was awarded 100 HCV in September 2009 for a 2.5% increase in program size. The HA applied for an additional 100 vouchers in June 2010. However, due to the number of applicants and limited funding, the HACS was not selected via the lottery. As of May 2011, the HACS has not applied for additional HCV funds. If HUD announces and opportunity, the HACS intends on applying for additional funding.
- Public Housing Program – Reduce public housing vacancies: Achieve and maintain an average 99% lease-up rate in the Public Housing Program over the following five-year period.
  - Comments: With respect to our Public Housing occupancy goal of 99%, we are at 99.35% as of March 31, 2011.
- Development – Leverage private or other public funds to create additional housing opportunities.
  - Comments: Staff has been working on several projects that will utilize funding resources available through the various cities and agency funds to develop new affordable housing opportunities. These projects will include senior housing in the City of Modesto and Waterford. In addition, the NSP programs have provided opportunities for the leveraging of funds for the creation of

additional project possibilities. Staff is also working with other organizations in development of special needs projects.

- Development – Subject to the availability of funding, develop or acquire 200 affordable rental housing units over the next five years.
  - Comments: To date, participation in the NSP program has resulted in an increase of 32 units, 3 parcels ready for development of single-family homes and 3 acres of land for development of affordable housing to HACS inventory. These units are designated for families at or below 50% of the AMI. In addition, we have acquired 60 units of housing that has been set aside for sale to families at or below 120% AMI. This has created additional affordable housing opportunities throughout the County.
- Other:
  1. Public Housing – Implement a Lease to Purchase Homeownership Program by June 2010.
    - Comments: Because of other agency activities, we have moved the goal date to June 2012.
  2. Housing Choice Voucher – Achieve and sustain a Section 8 program utilization rate of 99% by January 1, 2010.
    - Comments: The HCV program has achieved a 98% utilization rate for FY 2010 and is currently at 100.35% year-to-date for FY 2011.
  3. Housing Choice Voucher – Continue to expand upon existing marketing and outreach efforts to attract new landlord participants to the Section 8 program.
    - Comments: The HCV department currently has approximately 2,200 landlords participating in the HCV Program. A newsletter is in development and a Landlord training program will be established before fall of 2013.

## HOMELESS STRATEGY

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(D)

### Objective 5b

Priority - High

***Homelessness. The consolidated plan must include the priority homeless needs table prescribed by HUD and must describe the strategy for reducing and ending homelessness through:***

***(1) Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs;***

***(2) Addressing the emergency shelter and transitional housing needs of homeless persons;***

***(3) Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again; and***

***(4) Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are:***

***(i) Likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or***

***(ii) Receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.***

To develop the Stanislaus Urban County's homeless funding priorities, the current condition of homelessness in the Nation and Stanislaus County was examined by pulling from the 2011 Point-in-Time (PIT) count, the CoC's 2011 Exhibit 1, the Stanislaus Urban County's 2012-2015 CP, the CoC's 10-Year Plan to End Long-Term Homelessness (2007), and the United States Interagency Council on Homelessness's Report, "Opening Doors – Federal Strategic Plan to Prevent and End Homelessness" (2010). A recent Community Survey, conducted in preparation for the development of Stanislaus Urban County's 2012-2015 CP, identified homeless services as a high priority and homeless prevention activities as a medium priority. Eligible activities allowed for under the homeless funds that the CDBG Stanislaus Urban County receives (ESG and CDBG Public Services) were then compared to existing services available to homeless and at-risk persons to develop the funding priorities described below. The ultimate goal of the CDBG Stanislaus Urban County Homeless Strategy is to increase housing stability and decrease incidents of homelessness in Stanislaus County by targeting funds to populations most in need, meeting both the immediate and long-term needs of the homeless, and avoiding the duplication of services by coordinating with service providers and the CoC.

The Federal Strategic Plan to Prevent and End Homelessness has the following 4 Goals:

- End Chronic Homelessness in five years
- Prevent and End Homelessness among Veterans in 5 years
- Prevent and End Homelessness for Families, Youth and Children in 10 years
- Set a Path to End all Homelessness

The Federal Strategic Plan focuses on solving homelessness for the chronic homeless, homeless veterans, homeless families with children, and homeless unaccompanied youth. Within the document six strategies are discussed as paths to housing those target populations:

- Individualized Goal-Based Service Planning
- On-Going Support Services Connected to Mainstream Resources
- Independent Living Skills Training
- Connections to Supportive and Trustworthy Adults and Support Networks
- Employment and Education
- Housing

Similarly, the CoC's 10-year Plan to End Long-term Homelessness, identifies CH, long-term homeless adults and families, and homeless youth as target groups for homeless assistance. Currently, the focus of CoC funding has been to provide PSH for CH, homeless veterans and for homeless youth out of foster care. The HPRP program has been very successful in stably housing homeless families with children and long-term homeless adults. As HPRP comes to a close, there appears to be both a gap in funding and a high success rate for these two populations. ESG sub-grantees will assess individual clients' needs and will evaluate their potential for success in the appropriate program (Emergency, Transitional, PSH or Rental Assistance). If they are not able to offer the needed service, then clients will be referred to the appropriate resource.

Drawing from these local data sources and federal strategies, the Stanislaus Urban County has established the following Homeless Strategic Plan action items:

1. Create additional PSH beds.
2. Increase the number of homeless persons transitioning from homelessness into permanent housing through rental assistance and housing relocation and stabilization services.
3. Decrease the number of persons entering homelessness.
4. Increase access to vocational training opportunities for homeless persons.
5. Increase access to affordable housing & support services in areas related to life skills.
6. Increase coordination with entities releasing persons into homelessness and with service providers and the CoC.
7. Better utilize HMIS to track the transition of persons into and out of homelessness.

Please see Table 1a and the discussion provided under the Homeless Needs Assessment portion of this document for additional details on the needs of homeless in Stanislaus County.

A description of the core elements included in the Stanislaus Urban County's Homeless Strategy is provided below:

### **EMERGENCY AND TRANSITIONAL SHELTERS**

The path to obtaining and maintaining permanent housing has many steps. The first of these steps often involves providing for the immediate needs of persons experiencing homelessness, such as food and shelter. The CoC's Exhibit 1 describes that Stanislaus County has experienced a loss of emergency and transitional shelter beds from Fiscal Year 2010-2011. These lower bed numbers occurred due to losses in non-profit funding and the paring down of non-profit services in an attempt to stay fiscally sound. In response to this trend, the Stanislaus Urban County's Homeless Strategy places a high priority on utilizing homeless funds to assist emergency and transitional shelters with covering their operational and essential service costs.

### **RAPID RE-HOUSING ASSISTANCE**

The Stanislaus Urban County Homeless Strategy also places a high priority on providing rental assistance and housing relocation and stabilization services to persons and households experiencing homelessness. Since 2009, HPRP financial assistance funds combined with intensive case management has successfully housed 343 homeless individuals, made up of 95 households and has successfully prevented 222 individuals at-risk of homelessness, made up of 89 households, from losing their housing. This successful model implemented in conjunction with maintaining existing shelter facilities will allow the Stanislaus Urban County to continue to reduce the numbers of homeless individuals and families within Stanislaus County.

### **HOMELESS PREVENTION**

Homeless prevention activities, while remaining to be a service that is greatly needed throughout the Stanislaus Urban County, received slightly less priority than rapid re-housing and shelter services and accordingly, less funding is proposed to be allocated to this activity. However, preventing incidents of homelessness from occurring with short-term rental assistance and case management remains an integral element of the Homeless Strategy. Stanislaus County has awarded CDBG grants to several service providers such as the CHSS agency and the CCC who deal with homeless or persons at risk of becoming homeless. Additionally, Stanislaus County has a contract with Project Sentinel, which specializes in Fair Housing Education and Tenant Landlord Outreach. Other public services providers offer utility assistance for families in need to short-term financial assistance to keep their utilities turned on. Residents who have issues with sub-standard housing may

apply for a rehab loan through the Stanislaus Urban County's HOME and CalHOME programs.

### **HOMELESS MANAGEMENT INFORMATION SYSTEM**

Additionally, the Stanislaus Urban County, in recognition that HMIS has the potential to be utilized as a critical data collection tool for identifying the best methods for preventing and ending homelessness, will focus \$20,000 of its Fiscal Year 2012-2013 ESG award to improving the CoC's HMIS system.

### **CONNECTION TO EMPLOYMENT**

Lastly, in conjunction with our CDBG Economic Development program, a strong focus for the Stanislaus Urban County's Homeless Strategy will be on providing job training and placement opportunities for Rapid Re-housing and Homeless Prevention recipients. Stanislaus County currently has an unemployment rate of 18%, which creates additional challenges in addressing economic self-sufficiency for program participants. The emergency, transitional and permanent housing providers (CHSS, SCAP, SISA, Salvation Army, We Care, CHS, and Family Promise) currently work with the supportive service agencies (BHRS, TP, CSA, VA) to connect program participants with vocational and educational opportunities funded through American Reinvestment and Recovery Act (ARRA) and other workforce development programs. The CoC has current systems in place to identify those individuals and families with children who are physically and mentally able to secure employment. Through partnerships with the local Workforce Development Department, the Alliance Worknet and the Stanislaus Urban County Economic Development program, employers are connected to persons seeking employment who participate in the CoC's homeless programs. An employment center has been established which is utilized for providing employment training and services to persons seeking employment. Long term, the Performance Evaluation Committee of the CoC will continue to work with homeless service providers to develop partnerships with agencies that can train and create employment opportunities for the persons participating in the CoC's housing and supportive services programs.

### **HOMELESS PARTICIPATION**

The CoC has been discussing methods for increasing homeless and formerly homeless participation for the planning and use of ESG and CoC funds. The City of Modesto's Blue Ribbon Commission on Homelessness has recommended that a homeless fair be held to connect homeless persons to medical screenings, enrollment assistance, documentation replacements, emergency food and clothing, as well as for general resource and referral services. The CoC hopes to coordinate a subsequent fair in connection with the 2013 Homeless PIT Count, and to elicit input at this time from homeless persons, as well as to seek participation on the monthly CoC meetings, and on the use of ESG funds throughout the Stanislaus Urban County.

### **PERMANENT SUPPORTIVE HOUSING (PSH) AND THE 10 YEAR PLAN TO END HOMELESSNESS**

Stanislaus County, HCD, Coalition for Supportive Housing (CSH) and the CoC Executive Committee worked together to develop a 10-year plan to address homelessness. The plan includes the development of 483 units of PSH within 10 years. The plan was approved in 2007 and as of 2010, 147 of the planned 483 PSH units have been created. We believe we will not only meet the goal but most likely exceed the goal and increase the level as necessary. In addition to the short term methods described, long term plans identified include expanding upon the existing CoC's stakeholders to identify gaps and unmet needs to end chronic homelessness and continue to establish collaborative agreements with experienced agencies who can supply the housing and supportive services. These methods have been successful in the past and based upon the range of stakeholders involved and engaged in meeting this goal, it is recognized that ending chronic homelessness is not only a national HUD priority, but a priority in Stanislaus County as well.

## **DISCHARGE COORDINATION POLICY**

Every jurisdiction receiving McKinney-Vento Homeless Assistance Act, ESG, Supportive Housing, SPC, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "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." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

Representatives from BHRS and the CSA regularly attend the monthly CoC Housing Collaborative meetings and are active participants in program planning for homeless fund utilization throughout Stanislaus County. The HSA has been contacted in regard to recent and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care reform measures they will be implementing. On October 1, 2011 California passed a corrections realignment plan, which shifts responsibility from the state to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness the CoC is pursuing collaborating with Stanislaus County Sheriff's and Probation Departments to develop a coordinated discharge policy.

Stanislaus County's has transitional living procedures in place for juveniles exiting foster care to address youth in placement where the long term plan is emancipation. These procedures are required by both the State and Federal governments. Stanislaus County develops a 90 day transition plan that includes a housing component. Procedurally, a lead officer receives a list of those eligible minors from the case officers and he works with the case officer, minor, family, and any service providers to develop the plan prior to the minor's last status review (usually at 18 years old). A status review is a court hearing to review the minor's status in placement. The plans are submitted to the court and all involved parties, including the minor.

For adults recently released from custody, Stanislaus County addresses housing issues through the Day Reporting Center (DRC). The Sheriff's Department conducts Probation Orientation Meetings at the DRC in which several programs have participated in the past including Solidarity, Teen Challenge, and Gospel Mission.

## **HEALTH CARE**

The state has policies in place that require health care facilities to participate in regional planning meetings and develop a specific document to identify best practices for the post-hospital transition of homeless patients, methods to establish and support effective communications between hospitals and stakeholders regarding this transition and the identification of resources. Local health care facilities have specific protocol in place requiring a safe discharge for all patients. In 2008, the Stanislaus County Public Health Agency reestablished the task force to review the current protocol in place and address any gaps in services necessary to ensure successful discharge planning services. The Public Health Agency has become actively involved in the CoC and working towards developing liaisons with housing services agencies within the CoC to update the existing discharge planning protocol. Currently in place there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing and prevent the release of patients to the streets or to HUD McKinney-Vento funded emergency shelters, transitional or permanent housing units. The HSA has been contacted in regard to recent

and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care reform measures they will be implementing.

### **MENTAL HEALTH**

Through contracted services with BHRS, Telecare SHOP (Stanislaus County's primary agency for outreach to CH/mentally ill persons) provides treatment and discharge planning to adults with mental illness and/or chemical addiction. Extensive policies are in place to ensure that patients and mentally ill inmates are not discharged into settings such as shelters, the streets, hotel or motels. Discharge planning is multi-disciplinary and starts upon admission to a facility, with SHOP case managers working with a team including the patient, family, guardians and agencies to develop a plan for housing, medication, vocational, social and educational needs, follow-up, support services and life activities. Discharge planning includes supportive or protective housing if the patient is incapable of independent living. Agencies receive diagnosis, medication and other pertinent information to assist with follow up services. Appropriate discharge settings include nursing homes, basic care facilities, adult foster care, and independent living which are not funded through HUD McKinney-Vento resources. SHOP assists individuals in completing application for housing and mainstream resources such as Social Security prior to the patients discharge. This protocol has been accepted within the CoC and the general community and has proven to be highly successful in preventing homelessness from persons discharged from mental health facilities.

### **CORRECTIONS**

In 2003, the CA Department of Corrections (CDC) developed the Police and Corrections Team Program (PACT), which is also referred to as Community Policing. PACT 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. Stanislaus County's PACT Program has been in place since July 2004 and highly successful in providing parolee with information on housing and supportive services. Presently, there is a formal protocol in place for persons who have serious mental illness or who have HIV/AIDS who choose to receive services from the local Human Services Agencies. This protocol has been accepted by the CoC and includes discharging of inmates to appropriate settings including nursing homes, basic care facilities, board and care adult foster care and independent living which are not funded through HUD McKinney-Vento resources. Telecare SHOP, contracted through BHRS, provides the case management and services necessary to identify and assist the parolee in obtaining adequate housing upon discharge from a correctional facility. On October 1, 2011 California passed a corrections realignment plan, which shifts responsibility from the State to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness the CoC is pursuing collaborating with Stanislaus County Sheriff's and Probation Departments to develop a coordinated discharge policy.

### **EDUCATION AND OUTREACH**

In order to better serve the homeless population; service providers must outreach to the unsheltered homeless populations and to low-income populations at-risk of homelessness. Most agencies that deal with the homeless population are non-profits and community groups. Stanislaus 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. Stanislaus County anticipates continuing 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 Stanislaus County. By creating partnerships, Stanislaus 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 CoC, with the City taking a lead role, development of a Homeless Day Center continues. 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 (DRAIL), Stanislaus County's BHRS Department, Project Sentinel, Coalition on Homeless, Nirvana Drug and Alcohol Treatment, and Inter-Faith Ministries. Stanislaus County will continue to work with the City of Modesto, as well as other cities in dealing with homeless issues.

## **SPECIFIC HOMELESS PROGRAM OBJECTIVES**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.215*

***Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables\* prescribed by HUD, and 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 the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction. Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.***

## **STANISLAUS URBAN COUNTY ESG PROGRAM OBJECTIVES**

The primary source of homeless funds in the Stanislaus Urban County is Emergency Solution Grant funds. The ESG program, formally the Emergency Shelter Grant program, is intended to supplement state, local and private efforts to improve the quality and number of emergency shelters and transitional facilities for homeless people as well as to provide case management and financial assistance to prevent homelessness and to permanently re-house homeless persons. HUD issued an interim rule for the ESG Program on December 5, 2011. This rule amended the McKinney-Vento Homeless Assistance Act in accordance with the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009. The interim rule established a list of eligible activities, and allows the local grantee, Stanislaus Urban County, to select activities in accordance with its own community development objectives.

Designed as a first step in a CoC 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. While flexible in terms of serving all homeless subpopulations and preventing persons from becoming homeless, 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 categories of eligible activities and applicable limitations are discussed in the Program Requirements section of these Guidelines:

- STREET OUTREACH ACTIVITIES (*funding capped*)
- EMERGENCY SHELTER ACTIVITIES (*funding capped*)

- HOMELESS PREVENTION ACTIVITIES
- RAPID RE-HOUSING ACTIVITIES
- HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS) ACTIVITIES

To be eligible for ESG assistance, a public service project must serve very low income households (at or below 30% of the area median income), homeless persons or those at-risk of homelessness.

HUD's proposed allocation for Fiscal Year 2012-2013 ESG funds is in the amount of \$198,932. The interim rule eliminated the current program caps and replaced them with a 60% maximum (or Hold Harmless Need "HHN" maximum) of grant funds to be spent on shelter and street outreach activities. The remaining grant funds will be set aside for HPRP and Administration activities. In addition, the Administration cap was increased from 5% to 7.5% of the total grant allocation. The following strategies have been identified as crucial elements in addressing the issue of homelessness during this current CP cycle:

***Homeless Assistance - Rental Assistance and Housing Relocation and Stabilization Services***

***Objective 5b***

***Priority – High***  
***\$98,226***

***Activity Description:*** Case management and housing search and placement funds to be utilized in conjunction with medium-term rental assistance (three (3) months or more) to house individuals and families experiencing homelessness, with the ultimate goal of stabilizing their housing. Short-term rental assistance may also be utilized as a tool to stably house homeless individuals and families, if appropriate.

***Projected Outputs:*** Thirty-six (36) Individuals; eight (8) Households with children; and eight (8) individuals without children.

***Emergency Shelter***  
***Objective 5b***

***Priority – High***  
***\$214,846***

***Activity Description:*** Funding will be utilized for costs associated with the operation of an emergency shelter, such as rent and utilities and for costs associated with the providing essential services associated with the operation of a homeless shelter, such as case management or shelter staff salaries.

***Projected Outputs:*** One-thousand two-hundred ninety-nine (1,299) Individuals.

***Transitional Shelter***  
***Objective 5b***

***Priority – High***  
***\$143,231***

***Activity Description:*** Funding will be utilized for costs associated with the operation of a transitional shelter, such as rent and utilities and for costs associated with the providing essential services associated with the operation of a homeless shelter, such as case management or shelter staff salaries.

***Projected Outputs:*** Three-hundred and six (306) Individuals; made up of eighty-seven (87) households.

***Homeless Management Information System (HMIS)***  
***Objective 5b***

***Priority – High***  
***\$60,000***

**Activity Description:** The HACS and Stanislaus County BHRS are the lead agencies for Stanislaus County's HMIS system. HMIS is funded through the Super-NOFA SHP funds administered by the CoC Executive Committee. In collaboration with the CoC, Stanislaus Urban County has been actively working on increasing HMIS participation, data quality and utilization. We hope to exceed the minimum threshold to make HMIS data eligible for the Annual Homeless Assessment Report (AHAR) (65% participation) by the end of the CP cycle. Additionally, we plan to utilize ESG funds, in combination with funding from the Alliance Worknet and CDBG Economic Development programs to train interns on HMIS data quality and data entry.

**Homeless Prevention - Rental Assistance and Housing Relocation and Stabilization Services**

**Objective 5a**

**Priority – Medium**

**\$35,736**

**Activity Description:** Case management and housing search and placement funds to be utilized in conjunction with short-term rental assistance (between 1-3 months) to help an individual or family at-risk of becoming homeless, stabilize their housing.

**Projected Outputs:** Twelve (34) Individuals; 8 Households with children; and 7 individuals without children.

**COORDINATED PROGRAM PLANNING - CONTINUUM OF CARE (CoC)**

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 CoC 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 CoC is comprised of representatives from homeless shelters, non-profits and service providers, property owners, faith-based groups, and business providers within Stanislaus County. This Collaborative also includes representatives from Stanislaus County Planning Department, Stanislaus County BHRS, City of Modesto Housing Preservation, City of Turlock Community Preservation Department, City of Hughson, Stanislaus County CSA, and Stanislaus County Sheriff's Office.

It is the intent of this Collaborative to oversee Stanislaus County's CoC 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 SPC, Permanent SHPs, 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 HOME funds, as well as CDBG funds for the development of shelters and PSH for homeless single individuals and families. The CoC 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 Stanislaus Urban County's underlying goal is to provide PSH and to promote self-sufficiency for Stanislaus County's homeless population.

Stanislaus County continues to consider the issue of homelessness as one of its most important priorities. In the coming year, Stanislaus County will continue coordinating with the cities of Modesto and Turlock to provide funding too experienced shelter providers to establish a homeless shelter and a homeless day facility. The CoC's ESG Sub-committee is in the process of developing a coordinated assessment and intake process for clients

receiving homeless services. As part of this coordinated effort, the CDBG Stanislaus Urban County will support the CoC in their efforts to accomplish the following goals:

***Chronically Homeless(CH)***

Year	2008	2009	2010	2011
Number CH	552	442	442	334
Number PSH for CH	117	141	147	156

Based on APR's of PSH providers, 85% of persons who had not exited PSH had remained in housing for more than six months. Based upon PSH provider experience, regular communication between the participant, and the housing and/or supportive services provider has been crucial to ensuring participants have the services they need to remain in permanent housing. In order to increase this percentage or (at a minimum), maintain this percentage, in the next 12 months the Special Population Committee plans to conduct an annual assessment of the current services system in place with providers, program participants, and housing providers. The purpose of this assessment will be to identify why clients may exit the program prior to a six month time period.

Based upon an analysis of the last 5 years of APR's, it was identified that approximately 95% of participants remained in PSH for longer than 2 years, which is indicative of a the level of supportive services available to program participants.

The CoC's long term plans for increasing the percentage of homeless persons remaining in permanent housing includes monitoring program policies and early intervention practices to prevent homeless persons from leaving PSH. Housing and service providers meet monthly for each individual PSH Project to address any issues which may arise and develop specific plans for providing intervention services to clients in distress. The providers also monitor the causes for persons leaving PSH to identify what supportive services are necessary to increase the success rate. Policies have been put in place that allow for flexibility in the programs to allow participants to be temporarily absent from their unit to address substance abuse or other health issues which may require temporary institutionalization. These methods have proven effective and the EC will continue to work to develop other methods to increase the percentage of persons who are able to successfully remain in PSH.

***Number of permanent housing beds for CH persons***

<i>Currently</i>	<i>156</i>
<i>12-month goal</i>	<i>171</i>
<i>5-year goal</i>	<i>280</i>
<i>10-years</i>	<i>483</i>

***Youth Aging Out of Foster Care***

During Fiscal Year 2003-2004 a planning group including mental health representatives and members of the CoC who provide transitional and PSH to youth out of foster care or other children's systems of care developed a comprehensive policy to prevent discharges to McKinney-Vento beds, emergency shelters, psychiatric hospitalization and homelessness. CoC together with supportive service and housing providers have developed programs and protocol to prevent youth from entering McKinney-Vento emergency shelter systems. Presently there are five government and community-based projects designed to provide transitional to PSH. Supportive services through Child Welfare include 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 housing service programs are offered for young adults, young families through the age of 24 and one specifically for youth 17 to 19 years of age. Other resources include 30 HCVs which were awarded for Youth out of foster care in 2009. In addition, the City of Modesto received NSP2 funds, some of which will be utilized for acquisition of 40 units for homeless youth and their families, which could include former youth out of foster care within this targeted population.

**Veterans**

Reducing homelessness for veterans is a top priority for the CoC; currently the Salvation Army provides a transitional housing program for homeless veterans. In partnership with the VA, the program has three specific goals: permanent housing; increased income & greater self-determination; consistent with the CoC strategic goals of permanent housing & employment. Services in support of these goals include education, life skills & recovery programs on-site. The Salvation Army has successfully connected veterans with Veterans Affairs Supportive Program (VASH) providers for permanent housing. The CoC also educates community members about veteran services. The VA Liaison for Homeless Programs has been a presenter at a regular CoC meeting and the CoC assisted with the collection of information for the Community Homelessness Assessment, Local Education and Networking Group (CHALENG) for veterans. The CoC has made veteran needs a priority for funding in 2010. Veteran’s projects submitted by SCAP and Renaissance Community Center (RCC) have priority ranking by the CoC. Ranked first is SCAP’s HALO Vet, a supportive housing project by an agency with experience & proven success moving CH to permanent housing. Through HALO RCC Vet project, ranked second, RCC a provider of services to veterans, will partner with SCAP to gain valuable knowledge operating a supportive housing project and increase our community’s capacity for permanent housing to homeless veterans.

**Economic Development Program**

Through the Stanislaus Urban County’s Economic Development program, case managers will connect clients receiving rental assistance through the ESGs program with job training through various internships with non-profits and for-profits throughout Stanislaus County. The ultimate goal of the program is permanently place these low-income homeless and at-risk clients into stable permanent employment (up to 16 full-time jobs).

**Increase percentage of homeless persons employed at exit to at least 20%**

<i>12 month Objective</i>	<i>26%</i>
<i>5 year Objective</i>	<i>30%</i>
<i>10 year objective</i>	<i>35%</i>
<i>Actual Achievement</i>	<i>26%</i>

**Homeless Households with Children**

The 10-year plan was developed through Stanislaus County with guidance from the CoC’s Executive Committee and CoC members. The 10-year plan includes development of 300 affordable housing units for families with children. Strategies in place to reach this goal include use of NSP and HPRP funding in addition to seeking all available state, local, and private funding sources to increase the level of affordable housing within Stanislaus County. In addition to affordable housing development, increase the level of prevention programs which will reduce the incidence of homelessness through financial assistance to avoid eviction, voluntary case management (home-based assistance) to assist the family in maintaining their housing, outreach to agencies and organizations that provide services to families with children and educate service providers on affordable housing and homeless prevention services available to their clientele. The HPRP program has allowed the CCC and CHSS to develop a program that effectively works for homeless families with children on obtaining a plan for self-sufficiency and ultimately stable permanent housing through intensive case management. As this program comes to a close, recent revisions to the ESG program will allow this type of program to continue. HPRP providers who work with homeless families have seen great success with stabilizing housing.

**Decrease the number of homeless households with children.**

<i>12 month Objective</i>	<i>125 Households</i>
<i>5 year Objective</i>	<i>75 Households</i>
<i>10 year Objective</i>	<i>50 Households</i>
<i>Actual Achievement</i>	<i>134 Households</i>

## PERFORMANCE STANDARDS

For the purposes of evaluating outcomes of Rapid Re-housing and Homeless Prevention assistance, a program participant is considered to be successfully stably housed, if their residence at time of exit includes one of the following:

- Permanent Supportive Housing (PSH)
- Rental by client no housing subsidy
- Rental by client, VASH housing subsidy
- Rental by client, other (non-VASH) housing subsidy
- Staying or living with family, permanent tenure
- Staying for living with friends, permanent tenure

Additionally, sub-grantees will be required to document each program participant's barriers to obtaining and maintaining stable housing at program entry, re-certification, and at program exit. In particular, sub-grantees must keep detailed records for each program participant in the following categories:

- Changes in employment
- Changes in cash benefits
- Changes in non-cash benefits
- Supportive services received
- Job or life skills training received

In general, program participants whose residence at program exit is considered to be "stably housed" and who experiences a decrease in the number of barriers from program exit to program entry, will be considered to be a program success.

As HMIS participation increases, our ability to track persons moving into and out of homelessness will improve. In line with the Stanislaus CoC's goal, the CDBG Stanislaus Urban County has the following goals for moving persons in transitional shelters into permanent housing:

***Increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65%.***

*12 month Objective - 65%*

*5 year Objective - 70%*

*10 year Objective - 75%*

*Actual Achievement - 52%*

## PRIORITY NON-HOMELESS NEEDS

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(e)

***Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.***

***See Table 3C ("Consolidated Plan Listings of Projects" for local governments and territories attached)***

***Describe the basis for assigning the priority given to each category of priority needs.***

***Identify any obstacles to meeting underserved needs.***

***To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.***

***If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.***

**\*Refer to Table 1B Non-Homeless Special Needs or the CPMP Tool's Needs.xls workbook**

The majority of non-homeless needs for low income households are funded through the CDBG Public Services competitive grant program. 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. Over the next three (3) fiscal years the Stanislaus Urban County Public Service Grant Program will distribute approximately \$507,488 or 10% of the total CDBG allocation, to eligible non-profits and agencies for public service programs throughout the PJs of the Stanislaus Urban County over the CP planning cycle. Of that public services total, approximately \$416,352 or 82% has historically been awarded to the non-homeless special needs population. To be eligible for CDBG funds, a project must first meet one of the three National Objectives of the CDBG Program. They are established by HUD. These objectives are: 1) Directly benefit low and moderate income people; 2) Prevent or eliminate slum and blight conditions; or 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.

Funds will be set aside annually 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 organization may apply for is \$20,000. The public service grant requires that the service provider provides a new or expanded service to eligible Stanislaus County Stanislaus Urban County residents.

Applications for funding for Fiscal Year 2012-2013 were released on November 16, 2011 and were due December 5, 2011. Submitted applications were reviewed and scored by a team consisting of a representative from the cities of Ceres, Hughson, Oakdale, and Patterson, Newman, Waterford, the County Chief Executive Office, and County BHRS. This year's grant applicants presented their proposals to the grant review team on January 12 and/or January 13, 2012. Public Service award recommendations are included within the Fiscal Year 2012-2013 Annual Action Plan. A Notice of Funding Availability for Fiscal Year 2013-2014 public service grant will be released in November 2012.

The CDBG Stanislaus Urban County collected input received from the Community Survey in November of 2011 to determine community funding priorities for public service programs. These priorities, combined with patterns of public service funding over the past five years, were utilized to establish the following non-homeless need priorities:

**Seniors  
Objective 5a**

**Priority – High  
\$76,123**

**Activity Description:** Funding will be utilized for programs that provide services to seniors, ages 62 and older; including but not limited to programs that provide senior transportation

and food assistance, health and fitness training, elderly-abuse prevention programing, medical care, and health and safety home screenings.

**Projected Outputs:** One-thousand three-hundred thirty-eight (1,338) seniors.

**At-Risk Youth  
Objective 5a**

**Priority – High**  
\$76,123

**Activity Description:** Funding will be utilized for programs that provide services to households that contain youth at-risk for homelessness, domestic violence or crime related activities; including but not limited to programs that provide education, respite care, shelter, crisis intervention, case management, resource and referral services, juvenile detention diversion, provision of supplemental food and clothing, enrollment in extra-curricular activities, job training, gang prevention activities, etc.

**Projected Outputs:** Nine-hundred forty-five (945) individuals in households with at-risk youth (between the ages of birth to 17).

**Persons At-Risk of Homelessness  
Objective 5a**

**Priority – Medium**  
\$86,485\*

**Activity Description:** Funding will be utilized to prevent households, with and without children, who are at-risk of imminently losing their housing, from becoming homeless. Eligible services include, utility assistance, payment of rental and utility arrears, rental assistance, case management, housing search and placement assistance, resource and referral services, etc.

\*Dollars to Address Unmet Need for Persons At-Risk of Homelessness includes \$50,749 CDBG Public Service funds combined with \$35,736 ESG funds.

**Projected Outputs:** Three-hundred forty-eight (348) individuals in households at-risk of homelessness.

**Persons Experiencing Food Insecurity  
Objective 5a**

**Priority – Medium**  
\$76,123

**Activity Description:** Funding will be utilized to provide emergency food assistance to low-income individuals and households experiencing food insecurity.

**Projected Outputs:** Sixty-seven thousand one-hundred sixty-one (67,161) individuals in households experiencing food insecurity.

**Low Income Families with Children  
Objective 5a**

**Priority – Low**  
\$50,749

**Activity Description:** Funding will be utilized for general public services for extremely-low, very-low and low income families who need temporary assistance in order to regain or obtain self-sufficiency. Services will include but not be limited to, family resource centers, parenting education programs, case management programs, family reunification programs, family fitness programs, nutrition education programs, medical insurance enrollment assistance, and homeownership assistance programs.

**Projected Outputs:** Seven-hundred eighty-three (783) individuals in low-income households with children.

**Other Special Populations  
Objective 5a**

**Priority – Low**  
\$50,749

**Activity Description:** Funding will be utilized for programs that provide services targeted to populations with special needs; including but limited to individuals with mental illness, physical disabilities, developmental disabilities or who are victims of domestic violence.

**Projected Outputs:** Forty-eight (48) individuals with mental illness, physical disabilities, developmental disabilities, who are victims of domestic violence, or other populations with special needs.

## **NON-HOUSING COMMUNITY DEVELOPMENT NEEDS**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(f)

*If the jurisdiction seeks assistance under the CDBG program, the consolidated plan must provide a concise summary of the jurisdiction's priority non-housing community development needs eligible for assistance under HUD's community development programs by CDBG eligibility category, in accordance with a table prescribed by HUD. This community development component of the plan must state the jurisdiction's specific long-term and short-term community development objectives (including economic development activities that create jobs), which must be developed in accordance with the primary objective of the CDBG program to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low-income and moderate-income persons.*

### **Public Infrastructure**

**Priority: High**  
\$2,919,778

#### **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 Action Plan that will address this.

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:

- Parks Master Plan
- Health Services Agency (HSA)
- Jurisdictions:  
(Stanislaus County, Ceres, Hughson, Newman, Oakdale, Patterson, & Waterford)
- Capital Improvement Plans
- Stanislaus County Economic Development Corporation

Cost estimates were estimated based upon current and recent community development projects and engineer's estimates.

### **Public Services**

Through the Public Services Program, Stanislaus County sets aside 10% of its annual 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 established by 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 at a CDBG Technical Workshop and an ESG Technical Workshop, which is held in approximately January. Applications received are reviewed and scored by a committee of nine (9) representatives from the Stanislaus Urban County, 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. Formal grantee award announcements will be made in April at a County Board of Supervisor's public hearing. Additional details about the Strategic Plan for use of Public Service funds can be found in the previous section titled *Priority Non-Homeless Needs*.

***Community Development/Economic Development Objectives***

With an organized local contingent of merchants, business owners and residents, it is possible to plan with the community the actions which will fulfill what is outlined in this Strategy (RS). This effort will be coordinated through Stanislaus County staff engagement with a local non-profit that currently has expertise in developing individual housing plans as defined within the Stanislaus Urban County's ESG homeless prevention activities. Ultimately, through the non-profits development of a board that meets the minimum standards necessary to become a Community Development Based Organization (CDBO).

The proposed RS covers a five (5) year period (Fiscal Years 2012-2017) during which Stanislaus County staff plans to engage a local non-profit that currently has expertise in RS related activities. These activities will include the need to develop a board that meets the minimum standards necessary to become a HUD recognized Community Development Based Organization (CDBO). A successful RS needs to be undertaken in collaboration with a local CDBO. The Stanislaus Urban County's Fiscal Year 2012-2013 Annual Action Plan identifies \$35,000 in funding, allocated to Stanislaus County, for the CDBO to staff a coordinator position, placed within the Airport/Parklawn Strategy area. This non-profit position will be a liaison between residents within the target communities, businesses, government agencies, and other RS participants. The coordinator will help ensure the RS target goals are carried out in a coordinated effort with local community groups such as the MAC's and neighborhood associations within these target areas. Goals and objectives in support of this plan were validated by the 2011 survey conducted for the Stanislaus Urban County' CP which identifies the priorities of this Strategy as set forth below:

The ultimate objective of the RS is to create communities of opportunity by stimulating the reinvestment of human and economic capital and economically empowering low-income residents through a targeted approach aimed at revitalizing the neighborhoods by investing resources that will improve/add housing stock, provide economic development opportunities through job creation, install needed infrastructure, and the provision of public services.

This RS will serve as an evaluation tool for assessing the restoration and improvement of the Airport and Parklawn neighborhoods. The goals outlined in the 5-year RS will assist Stanislaus County staff in evaluating successful outcomes within the following four (4) categories:

*Housing*

- o 16 - 20 Units – Between 30%-80% AMI

*Job Creation*

- o 16 - 20 Jobs – Between 31%-80% AMI

*Infrastructure*

- o Complete Sewer Infrastructure Projects within the Neighborhoods of Airport and Parklawn (contingent upon available match/leveraged funding sources).

#### *Public Services*

- o Secure a non-profit to provide Community Based Development Organization (CBDO) to provide related services within the target communities to include, but not limited to the following:
  - o Provide Job education training (workforce development)
  - o Provide rapid rehousing services
  - o Provide non-profit to provide senior services
  - o Secure a non-profit to provide at risk youth services/programs

## **NEIGHBORHOOD REVITALIZATION STRATEGY AREAS**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(g)

*If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new CP, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).*

### **Neighborhood Revitalization Strategy Areas**

**Priority: High**  
\$560,000

Along with the submission of this CP the Stanislaus Urban County has included Neighborhood Revitalization Strategy Areas, Airport and Parklawn Neighborhoods, for HUD's review and consideration for approval.

*Reference objectives/goals on page #70 titled: Community Development/Economic Development Objectives*

## **BARRIERS TO AFFORDABLE HOUSING**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(h)

*Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

### **Fair Housing**

**Priority: Medium**  
\$75,000

The Analysis of Impediments to Fair Housing identified two barriers existing within the Stanislaus Urban County including, a lack of multi-family affordable housing and a need for increased fair housing education and services. Further the document provided the following recommendations:

1. County should continue to provide and support Reasonable Accommodations
2. Preservation of existing Affordable Housing and future opportunities
3. Develop new sources of fair housing funding
4. Improve public education of fair housing through regional approaches to public

outreach to publicize fair housing services.

5. Support investigation and litigation aimed at predatory lenders
6. Monitor compliance with protection for persons with disabilities
7. Implementation of Housing Element policies and programs

## **LEAD-BASED PAINT**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(i)*

*Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead-based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

Although lead was banned from residential paint in 1978, a significant number of pre-1978 housing units still exist within the Stanislaus Urban County jurisdiction. The presence of lead-based paint constitutes an active or latent problem that may now or in the future cause harm. The 2006-2010 ACS5 estimates that there are 38,142 housing units that were constructed prior to 1978 within the Stanislaus Urban County jurisdictions (2006-2010 ACS5-Year Estimates). Based on the assumption that residential units built prior to 1978 may contain some form of lead-based paint, it is estimated that after 2010, the Stanislaus Urban County jurisdiction has 15,975 housing units that contain active or latent lead based paint hazards occupied by extremely low-income, low-income, and moderate income families.

All housing related programs administered by the Stanislaus Urban County, including those in collaboration with the HOME Consortia and the HACS, have policies in place which require that all units constructed before 1978 be screened for lead-based paint hazards. The lead-based paint regulation that became effective April 22, 2010 added a requirement that requires contractors bidding on the rehabilitation of homes built prior to 1978 provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing unit, 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 payment is not released until the unit has passed the lead-based paint testing requirements. These requirements will assist Stanislaus County in its goal to eliminate the lead-based hazards

The HSA of Stanislaus County serves as the lead agency for Stanislaus County in the identification, documentation and prevention of lead poisoning. The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the HSA, becomes involved with childhood 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 to determine, if possible, the source of lead exposure. The Stanislaus County HSA in partnership with the Department of Environmental Resources conducts the investigation of residences where children with elevated levels of lead reside.

The Stanislaus Urban County partnered with the Childhood Lead Poisoning Prevention Program to distribute information in the unincorporated areas of Stanislaus County and PJs. If the source of lead exposure is related to the residential physical environment (e.g. peeling paint that indicates the presence of lead) then the Housing Rehabilitation Program may participate in source eradication.

Within the Stanislaus Urban County jurisdiction, there were four cases of childhood lead-based poisoning investigated by Stanislaus County in Fiscal Year 2010-2011. The cause of the lead exposure was connected to the housing unit in 3 of these cases. During the previous ten years, there has been an average of 3 cases per year of childhood lead-based

poisoning investigated by Stanislaus County. An average of one case per year is determined to have a lead exposure connected to the housing unit. In these cases, housing program information is given to the household in order to determine if the household can be assisted by any of the Stanislaus Urban County housing programs.

All housing related programs administered by the Stanislaus Urban County, including those in collaboration with the HOME Consortia and the HACS, have policies in place which require that all units constructed before 1978 be screened for lead-based paint hazards. The lead-based paint regulation that became effective April 22, 2010 added a requirement that requires contractors bidding on the rehabilitation of homes built prior to 1978 provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing unit, 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 payment is not released until the unit has passed the lead-based paint testing requirements. These requirements will assist Stanislaus County in its goal to eliminate the lead-based hazards within the units of our community.

## ANTIPOVERTY STRATEGY

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(j)

***The consolidated plan must provide a concise summary of the jurisdiction's goals, programs, and policies for reducing the number of poverty-level families and how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing, set forth in the housing component of the consolidated plan, will be coordinated with other programs and services for which the jurisdiction is responsible and the extent to which they will reduce (or assist in reducing) the number of poverty-level families, taking into consideration factors over which the jurisdiction has control. These policies may include the jurisdiction's policies for providing employment and training opportunities to section 3 residents pursuant to 24 CFR part 135.***

## INCREASING THE QUANTITY AND QUALITY OF JOBS

The retail trade, government and construction industries represented 85.4% of the numeric increases. Similar to Stanislaus County, the cities of Ceres, Patterson, and Oakdale have a strong retail and service sector, but Stanislaus 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**

Stanislaus 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 program provides subsidized employment to low-income seniors.

### **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 provides 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.

## **EFFORTS OF COORDINATION**

As a result of HUD's CoC process, a group of housing and service providers meet regularly to coordinate the provision of housing and supportive services. The purpose of the CoC 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 SHP and SPC.

With respect to economic development Stanislaus County sets aside CDBG funds to assist private industry in finding a workforce that has the skills necessary to support business development within our community through programs such as Stanislaus County's Modesto Workforce Development Program and T3 Computer Technology training.

Funding that goes toward Stanislaus County Down Payment Assistance Program and Rehabilitation programs also provides developers and local contractors the opportunity to work within our community to provide and maintain further affordable housing opportunities for people that fall below the 80% AMI for Stanislaus County.

## **INSTITUTIONAL STRUCTURE**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(k)

**The consolidated plan must provide a concise summary of the institutional structure, including private industry; nonprofit organizations; community and faith-based organizations; philanthropic organizations; the CoC; and public institutions, departments and agencies through which the jurisdiction will carry out its housing, homeless, and community development plan; a brief assessment of the strengths and gaps in that delivery system; and a concise summary of what the jurisdiction will do to overcome gaps in the institutional structure for carrying out its strategy for addressing its priority needs.**

The Stanislaus County Board of Supervisors shall adopt the CP and the document shall, in turn, be approved by HUD prior to implementation of the goals and objectives of the CP and AAP. The Board of Supervisors delegated the responsibility of preparing and implementing the CP to the Planning Development due to its experience with HUD programs, such as Federal CDBG Federal since 2002, State CDBG since 1991, and former Local Redevelopment Agency since 1988 (now Stanislaus County Successor Housing Agency).

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 Development, 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 of time. 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 Stanislaus 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. Stanislaus County has been successful in increasing community awareness and involvement by all the CDBG Stanislaus Urban County PJs during the last five years. This has allowed the Stanislaus Urban County 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 CP the Stanislaus Urban County 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 CP.

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 CoC to link potential partners to successfully and fully implement a program project.

## **COORDINATION STRATEGY**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(I)

***The consolidated plan must provide a concise summary of the jurisdiction's activities to enhance coordination among the CoC, public and assisted housing providers, and private and governmental health, mental health, and service agencies. The summary must address the jurisdiction's efforts to coordinate housing assistance and services for homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons who were recently homeless but now live in permanent housing. With respect to the public entities involved, the plan must describe the means of cooperation and coordination among the State and any units of general local government in the metropolitan area in the implementation of its consolidated plan. With respect to economic development, the jurisdiction should describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies***

The Stanislaus Urban County recognizes it cannot work alone in achieving the goals outlined in the Consolidated Plan. Therefore, Stanislaus Urban County members, particularly staff directly administering HUD funds, will continue to be engaged effort to address the needs of the different sub-populations with needs. This will allow Stanislaus Urban County members to efficiently coordinate the provision of housing opportunities and services to its low income residents, particularly the homeless including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. As lead the lead entity of the Stanislaus Urban County for CDBG and ESG funds, Stanislaus County staff will remain engaged with the following existing service provider entities and network groups, to the extent feasible, by attending collaborative meetings, sharing of information relating to Stanislaus Urban County planned programs:

### **TURLOCK COMMUNITY COLLABORATIVE**

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

### **STANISLAUS COUNTY CONTINUUM OF CARE**

The Stanislaus Urban County jurisdictions are members of the Continuum of Care (CoC). The CoC consists of service providers, the Sheriff's Department, affordable housing developers, government agencies, and community advocates. This collaborative has developed a homeless and consumer survey that is distributed by member agencies on an annual basis. The information is then collected and shared among the agencies for efficient service delivery, as well as for purposes of resource identification and development. During the past several years, Stanislaus County staff has played a key role in the functionality and implementation of the countywide HMIS system that was implemented in October 2004. BHRS and the HACS have worked throughout the fiscal year to ensure the operation of a

HIMS for the Collaborative in order to meet HUD's mandate that all ESG program HMIS. Stanislaus County staff serve on several subcommittees of the Collaborative such as the HMIS, Special Populations, Grant Review, Funding and Clearinghouse, HPRP Sub-committee and the Executive Committee.

### **HOUSING AUTHORITY**

The HACS and Stanislaus County have a strong relationship and will continue to work towards providing decent, safe, and affordable housing throughout the County. Stanislaus County has funded several programs such as the Housing Rehabilitation Program and Emergency Sewer Lateral Connection program which were administered by the HACS. The HACS also serves on several housing and community development related committees throughout Stanislaus County.

### **STANISLAUS COUNTY MENTAL HEALTH SERVICES ACT (MHSA) COLLABORATIVE**

The Purpose of the MHSA Collaborative is to expand and develop innovative, integrated services for children, adults and older adults. Stanislaus County staff has been and will continue to be involved in the MHSA Collaborative to create partnerships, whenever possible, when it comes to providing services and housing opportunities to this special needs population.

### **HUD TELECASTS**

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

### **THE ALLIANCE**

The Stanislaus Urban County has a close working relationship with The Alliance. One of the main objectives of The Alliance is the promotion of Stanislaus County and its nine incorporated cities as a desirable location for new and expanding businesses. As such, The Alliance serves as the liaison between local elected officials, the business community, labor organizations, the Employment Development Department and other civic leaders. Stanislaus County staff meets on a biannual to quarterly basis to ensure our economic development (ED) activities are consistent with their Annual ED and Workforce Development Plan goals.

### **CITY OF MODESTO AND CITY OF TURLOCK**

Stanislaus County also works in collaboration with the two HUD entitlement cities within Stanislaus County in the planning and provision of services to low income residents. One example is the coordination of fair housing services. Stanislaus County worked with the Cities of Modesto and Turlock to contract the same service provider in an effort to provide services in a comprehensive manner. Another example is Stanislaus County's effort to align its Consolidated Planning with those of the Cities of Modesto and Turlock. Stanislaus County decided to make this Consolidated Plan a three year plan so that at the end of this Consolidated Planning period, the Consolidated Plans of the three jurisdictions are in alignment. This will allow for a coordinated planning approach in the delivery and implementation of its HUD programs as well as assist mutual partners in the delivery of programs with more than one jurisdiction.

## MONITORING

CODE OF FEDERAL REGULATIONS TITLE 24 §91.230

***Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.***

### **MONITORING STRATEGY**

Stanislaus County, as the lead agency for CDBG and ESG funds, monitors all sub-recipients on a regular basis (at least once per quarter). Monitoring is conducted to ensure statutory, regulatory, and programmatic requirements are being met and that information submitted to Stanislaus County is accurate and complete.

An agreement is executed with every sub-recipient which clearly states all contractual requirements including but not limited to the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, and applicable federal requirements. The monitoring process emphasizes on-site field visits, desk audits, technical assistance, and assistance to sub-recipients to ensure a good data collection and reporting system is in place.

Specifically, the objectives of Stanislaus County's monitoring program are 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.
- 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 STANISLAUS URBAN COUNTY**

Stanislaus 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. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by Stanislaus County staff for each jurisdiction to ensure appropriate expenditure of funds. Finally, Stanislaus 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**

Stanislaus 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. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by Stanislaus 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 SOLUTIONS GRANT (ESG) PROGRAM**

Stanislaus 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. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by Stanislaus 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**

Stanislaus County staff meets with HOME Consortia staff on a quarterly basis to update them on the progress of our Down Payment Assistance Program applicants and loans. Monitoring is the responsibility of the HOME Consortium lead agency (City of Turlock).. 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**

Stanislaus County successfully collaborates with the HACS and use a combination of funds, including but not limited to HOME Consortia contributions that allow us to address the needs of both major and minor home rehabilitation programs. The HACS 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. Stanislaus County 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.

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## CERTIFICATIONS

- A. Affirmatively Further Fair Housing; Anti-displacement and Relocation Plan; Drug Free Workplace; Anti-Lobbying (pp.80-81)
- B. Specific CDBG Certifications (pp.82-83)
- C. Specific HOME Certifications (pp. 84)
- D. ESG Certifications (pp. 85-86)
- E. Appendix to Certifications (pp.87-88)

## 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;



## 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) 2012, 2013, 2014 (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.

  
Signature/Authorized Official

  
Date

\_\_\_\_\_  
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;

  
Signature/Authorized Official

4/19/12  
Date

\_\_\_\_\_  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction 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, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

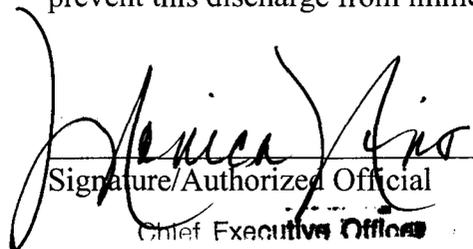
**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release 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, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish 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, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature/Authorized Official  
Chief Executive Officer

4/19/12  
\_\_\_\_\_  
Date

\_\_\_\_\_  
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)

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Check \_\_\_ if there are workplaces on file that are not identified here.

This information 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).

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**Table 1A**  
**Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	Emergency Shelter	100	40	26
<b>Beds</b>	Emergency Shelter	110	15	
	Transitional Housing	206	0	
	Permanent Supportive Housing	183	35	
	<b>Total</b>	379	50	
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	293	0	
	Transitional Housing	178	0	
	Permanent Supportive Housing	135	0	
	<b>Total</b>	606	0	

**Continuum of Care: Homeless Population and Subpopulations Chart**

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	Unknown	Unknown	Unknown	Unknown
1. Number of Persons in Families with Children	100	161	192	453
2. Number of Single Individuals and Persons in Households without children	251	131	599	981
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	351	292	791	1434
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	96		122	218
b. Seriously Mentally Ill	34		65	99
c. Chronic Substance Abuse	60		81	141
d. Veterans	43		30	73
e. Persons with HIV/AIDS	5		3	8
f. Victims of Domestic Violence	21		30	51
g. Unaccompanied Youth (Under 18)	28		0	28

**Stanislaus County**  
**Continuum of Care Inventory of Facilities and Services for the Homeless**

**EMERGENCY SHELTER**

Year	Prog. Type	Provider Name	Facility	HMIS	Geo Code	Target Pop. A	Target Pop. B	McKinn ey-Vento	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Overflow Beds
2011	ES	Center for Human Services	Hutton House	Y	62292	YMF		Yes	8		8	0	0
2011	ES	Children's Crisis Center	Cricknet House	Y	62292	YMF		No	9		9	0	0
2011	ES	Children's Crisis Center	Guardian House	Y	62292	YMF		No	15		15	0	0
2011	ES	Children's Crisis Center	Marsha's House	Y	62292	YMF		No	12		12	0	0
2011	ES	Children's Crisis Center	Sawyer House	Y	62292	YMF		No	9		9	0	0
2011	ES	Children's Crisis Center	Verda's House	Y	62292	YMF		No	8		8	0	0
2011	ES	CHSS	Motel Vouchers	Y	62292	HC		No	100		100	0	0
2011	ES	Family Promise	FP Church Sites	Y	62292	HC		No	14		14	0	0
2011	ES	Haven Women's Center	Haven Shelter	N	62292	SFHC	DV	No	25	1	26	0	0
2011	ES	Helping Others Sleep Tonight- HOST	HOST	N	69099	SMF+HC		No	0	0	0	8	
2011	ES	Modesto Gospel Mission	Mission	N	62292	SMF+HC		No	90	100	190	0	0
2011	ES	Salvation Army	After Winter Shelter	Y	62292	SMF		No		0	0	30	
2011	ES	Salvation Army	Berberian Winter Shelter	Y	62292	SMF		No		0	0	100	0
2011	ES	SCAP	HOPWA Vouchers	Y	62292	SMF+HC	HIV	Yes	3	3	6	0	0
2011	ES	Turlock Gospel Mission	Turlock Gospel Mission	N	62292	HC		No	0		0	30	0
2011	ES	Turning Point	Garden Gate Respite	N	62292	SMF		No		6	6		
2011	ES	We Care Program	We Care Shelter	Y	62292	SMF+HC		No	0	0	0	34	0

**TRANSITIONAL SHELTER**

Year	Prog. Type	Provider Name	Facility	HMIS	Geo Code	Target Pop. A	Target Pop. B	McKinn ey-Vento	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Overflow Beds
2011	TH	Center for Human Services	Pathways	Y	62292	SMF+HC		Yes	3	13	16		
2011	TH	Haven Women's Center	Women's Haven	N	62292	HC	DV	No	16		16		
2011	TH	Interfaith Ministries	Redwood	Y	62292	SFHC		No	62	3	65		
2011	TH	Modesto Gospel Mission	Exodus	N	62292	SM		No		20	20		
2011	TH	Modesto Gospel Mission	New Life	N	62292	SM		No		41	41		
2011	TH	Salvation Army	Berberian Transitional	Y	62292	SMF		Yes		20	20		
2011	TH	Salvation Army	GPD Berberian Transitional	Y	62292	SMF	VET	No		20	20		
2011	TH	SCAP	16th St	Y	62292	SMF+HC		No	12	4	16		
2011	TH	SCAP	2nd St - Oakdale	Y	62292	SMF+HC		No	12	4	16		
2011	TH	SCAP	Athens	Y	62292	SMF+HC		No	10	4	14		
2011	TH	SCAP	Halo - Dragoo Park	Y	62292	SMF+HC		No	14	2	16		
2011	TH	SCAP	Halo - Fort Sumpter	Y	62292	SMF+HC		No	2	2	4		
2011	TH	SCAP	Halo Ensenada	Y	62292	SMF+HC		No	8	4	12		
2011	TH	SCAP	Halo Tully	Y	62292	SMF+HC		No	6	6	12		
2011	TH	STANCO	605 5th St.	N	62292	HC		No	5		5		
2011	TH	STANCO	615 5th St.	N	62292	HC		No	4		4		
2011	TH	STANCO	California	N	62292	SMF+HC		No	16	15	31		
2011	TH	STANCO	Garden Gate	N	62292	SMF+HC		No	4	16	20		
2011	TH	STANCO	Garvey	N	62292	SMF		No		3	3		
2011	TH	STANCO	Locust	N	62292	HC		No	4		4		
2011	TH	STANCO	Ricardo	N	62292	SMF		No		3	3		
2011	HPRP	SCAP	HPRP Modesto-Turlock	Y	69099	SMF		No		16	16		
2011	HPRP	We Care	HPRP	Y	69099	SMF		No		10	10		

**PERMANENT SUPPORTIVE HOUSING**

Year	Prog. Type	Provider Name	Facility	HMIS	Geo Code	Target Pop. A	Target Pop. B	McKinn ey-Vento	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Overflow Beds
2011	PSH	Center for Human Services	Permanent Housing #1	Y	62292	SMF		Yes		6	6		
2011	PSH	HACS	HCV Vouchers	Y	69099	SMF		No		25	25		
2011	PSH	HACS	Miller Point S+C 5	Y	69099	SMF		Yes		15	15		
2011	PSH	HACS	S+C 1	Y	69099	SMF		Yes		6	6		
2011	PSH	HACS	S+C 2	Y	69099	SMF		Yes		11	11		
2011	PSH	HACS	S+C 3	Y	69099	SMF+HC		Yes	25	8	33		
2011	PSH	HACS	S+C 4	Y	69099	SMF+HC		Yes	45	10	55		
2011	PSH	HACS	S+C 6	Y	69099	SMF+HC		Yes	36	11	47		
2011	PSH	HACS	S+C 7	Y	69099	SMF+HC		Yes	18	6	24		
2011	PSH	HACS	S+C 8	Y	69099	SMF		Yes		6	6		
2011	PSH	SCAP	HALO - 14	Y	62292	SMF		Yes		6	6		
2011	PSH	SCAP	Halo House 1	Y	62292	SMF+HC		Yes	11	4	15		
2011	PSH	SCAP	Halo House 3	Y	62292	SMF		Yes		18	18		
2011	PSH	SCAP	Halo House 5	Y	62292	SMF		Yes		18	18		
2011	PSH	SCAP	Halo Houses 9	Y	62292	SMF		Yes		12	12		
2011	PSH	Turning Point	Affordable Housing Project	N	62292	SMF		Yes		12	12		
2011	PSH	Turning Point	Supportive Housing	N	62292	SMF		Yes		9	9		

**Table 1B**  
**Special Needs (Non-Homeless) Populations**

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High, Medium, Low, No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Multi- Year Goals</b>	<b>Annual Goals</b>
Seniors	High	4,005	\$76,123	1,338	446
At-Risk Youth	High	10,224	\$76,123	945	315
Persons At-risk of Homelessness	Medium	UN	\$86,485*	348	116
Persons Experiencing Food Insecurity	Medium	30,175	\$76,123	67,161	22,387
Low Income Families with Children	Low	31,679	\$50,749	783	261
Persons with Mental Illness	Low	UN	\$50,749	48	16
Physically Disabled	Low	UN			
Developmentally Disabled	Low	UN			
Victims of Domestic Violence	Low	UN			
<b>TOTAL</b>			416,352	70,623	23,261

\*Dollars to Address Unmet Need for Persons At-Risk of Homelessness includes CDBG Public Service funds combined with ESG funds.

**Table 2A**  
**Priority Housing Needs/Investment Plan Table**

The table below lists the funding priority and unmet need for each combination of household type by tenure and income. Funding priority is primarily based on the community input gathered throughout the planning process. Per Consolidated Plan regulations, the unmet need figures listed in the table below are based on special tabulations derived from the Comprehensive Housing Affordability Strategy (CHAS) data (US Census 2010 data). The unmet need represents the number of households who (1) have a cost burden greater than 30% of the household's income, (2) live in overcrowded unit, or (3) live in a unit without a complete kitchen or plumbing facilities. It is important to note that unmet need does not represent the number of units intended to be addressed during the three year Consolidated Plan period. The Consolidated Plan goals are included in the following pages.

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	High	2,992
		31-50%	High	2,099
		51-80%	Medium	2,474
	Large Related	0-30%	High	1,065
		31-50%	Medium	747
		51-80%	Low	881
	Elderly	0-30%	High	2,115
		31-50%	High	2,065
		51-80%	Medium	1,765
	All Other	0-30%	Low	1,619
		31-50%	Low	1,136
		51-80%	Low	1,339
Owner	Small Related	0-30%	High	4,702
		31-50%		3,297
		51-80%		3,889
	Large Related	0-30%	Medium	1,982
		31-50%		1,390
		51-80%		1,639
	Elderly	0-30%	High	1,745
		31-50%		2,545
		51-80%		2,275
	All Other	0-30%	Low	1,399
		31-50%		981
		51-80%		1,157
Non-Homeless Special Needs	Elderly	0-80%	All priority housing needs for non-homeless special needs populations are included in the above unmet needs figures.	
	Frail Elderly	0-80%		
	Severe Mental Illness	0-80%		
	Physical Disability	0-80%		
	Developmental Disability	0-80%		
	Alcohol/Drug Abuse	0-80%		
	HIV/AIDS	0-80%		
	Victims of Domestic Violence	0-80%		

**Table 2A**  
**Priority Housing Needs/Investment Plan Goals**

Priority Need	3-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>Renters</b>						
0 - 30 of MFI		1	0	0		
31 - 50% of MFI		10	10	0		
51 - 80% of MFI		0	0	0		
<b>TOTAL</b>		<b>11</b>	<b>10</b>	<b>0</b>		
<b>Owners</b>						
0 - 30 of MFI						
31 - 50 of MFI		4	3	2		
51 - 80% of MFI		25	25	25		
<b>TOTAL</b>		<b>29</b>	<b>28</b>	<b>27</b>		
<b>Homeless*</b>						
Individuals	1734	578	578	578		
Families	495	165	165	165		
<b>Non-Homeless Special Needs</b>		All housing projects serving non-homeless special needs populations are included in the owner goals listed above.				
Elderly						
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
<b>Total</b>						
<b>Total Section 215</b>	0	0	0	0		
215 Renter	0	0	0	0		
215 Owner	0	0	0	0		

\* Homeless individuals and families assisted with transitional and permanent housing

**Table 2A**  
**Priority Housing Activities**

Priority Need	3-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>CDBG</b>						
<del>Acquisition of existing rental units</del>						
<del>Production of new rental units</del>						
<del>Rehabilitation of existing rental units</del>						
<del>Rental assistance</del>						
<del>Acquisition of existing owner units</del>						
<del>Production of new owner units</del>						
<del>Rehabilitation of existing owner units</del>						
<del>Homeownership assistance</del>						
<b>HOME</b>						
<del>Acquisition of existing rental units</del>						
<del>Production of new rental units</del>						
<del>Rehabilitation of existing rental units</del>						
<del>Rental assistance</del>						
Acquisition of existing owner units	5	2	2	1		
Production of new owner units	2	1	1	0		
Rehabilitation of existing owner units	5	2	2	1		
Homeownership assistance	5	2	2	1		
<b>HOPWA</b>						
<del>Rental assistance</del>						
<del>Short term rent/mortgage utility payments</del>						
<del>Facility based housing development</del>						
<del>Facility based housing operations</del>						
<del>Supportive services</del>						
<b>Other: NSP / CalHome</b>						
Acquisition of existing owner units	22	9	8	5		
Production of new owner units	8	5	2	1		
Rehabilitation of existing owner units	22	9	8	5		
Homeownership assistance	22	9	8	5		

**Table 2B**  
**Priority Community Development Needs**

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	3 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	N/A					
Disposition						
Clearance and Demolition						
Clearance of Contaminated Sites						
Code Enforcement						
Public Facility (General)	N/A					
Senior Centers	N/A					
Handicapped Centers	N/A					
Homeless Facilities	High	791	\$552,039	1,734	578	
Youth Centers	N/A					
Neighborhood Facilities						
Child Care Centers						
Health Facilities						
Mental Health Facilities						
Parks and/or Recreation Facilities						
Parking Facilities						
Tree Planting						
Fire Stations/Equipment						
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation						
Other Public Facility Needs						
Infrastructure (General)						
Water/Sewer Improvements	High					
Street Improvements	Low					
Sidewalks	Medium	7,524	\$2,919,778	16,500		
Solid Waste Disposal Improvements	Low					
Flood Drainage Improvements	Medium					
Other Infrastructure	Low					
Public Services (General)						
Senior Services	High					
Handicapped Services	Low					
Legal Services	Low					
Youth Services	High					
Child Care Services	High					
Transportation Services	N/A					
Substance Abuse Services	Low					
Employment/Training Services	High					
Victims of Domestic Violence Services	Low					
Lead Hazard Screening	Medium					
Emergency Food Assistance	Medium					
Fair Housing Activities	Medium					
Tenant Landlord Counseling	Medium					
Homeless Prevention	Medium					
Economic Development (General)		7	420,000	12		
C/I Land Acquisition/Disposition						
C/I Infrastructure Development						
C/I Building Acq/Const/Rehab						
Other C/I						
ED Assistance to For-Profit						
ED Technical Assistance						
Micro-enterprise Assistance						
Other						
Transit Oriented Development						
Urban Agriculture						

**Transition Table 2C**  
**Consolidated Plan Period: FY 2012-2015**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 2A/2B Continuation Sheet)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
<b>1</b>	<b>Infrastructure</b>					
a.	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	1. Number of of Projects  2. Number of people served	18  16,500		SL-1
<b>2</b>	<b>Economic Development</b>					
a.	Partner with a local non-profit organization with expertise in affordable housing to carry out Revitalization Strategy (RS) within the Airport/Parklawn neighborhoods. The RS objective is to employ one person to be the liaison between target area residents, businesses, government agencies, and other RS participants.	CDBG	Jobs	12		EO-1
<b>3 &amp; 4</b>	<b>Housing Assistance / Housing Programs</b>					
a.	Address the need for affordable housing by providing down payment assistance to low and moderate-income households.	HOME NSP CalHome	Households	45		DH-2
b.	Address the need for decent affordable housing by offering owner occupied rehabilitation assistance to low and moderate-income households.	HOME NSP CalHome	Households	43		DH-2
<b>5</b>	<b>Public Services</b>					
a.	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	People	72,045		SL-1
b.	Homeless Services					
	Address the need of homeless services to the homeless population including but not limited to emergency shelter, transitional housing, case management, crisis counseling, job search assistance, referral services, rental assistance, and permanent housing placement.	ESG	People	1,734		SL-1
<b>6</b>	<b>Neighborhood Revitalization/Other</b>					
1	Begin Revitalization Strategy (RS)	CDBG	RS	1		SL-3

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Transition Table 2C**  
**Consolidated Plan Period: FY 2012-2015**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 2A/2B Continuation Sheet)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
<b>1</b>	<b>Infrastructure</b>					
a.	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	1. Number of of Projects  2. Number of people served	18  16,500		SL-1
<b>2</b>	<b>Economic Development</b>					
a.	Partner with a local non-profit organization with expertise in affordable housing to carry out Revitalization Strategy (RS) within the Airport/Parklawn neighborhoods. The RS objective is to employ one person to be the liaison between target area residents, businesses, government agencies, and other RS participants.	CDBG	Jobs	12		EO-1
<b>3 &amp; 4</b>	<b>Housing Assistance / Housing Programs</b>					
a.	Address the need for affordable housing by providing down payment assistance to low and moderate-income households.	HOME NSP CalHome	Households	45		DH-2
b.	Address the need for decent affordable housing by offering owner occupied rehabilitation assistance to low and moderate-income households.	HOME NSP CalHome	Households	43		DH-2
<b>5</b>	<b>Public Services</b>					
a.	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	People	72,045		SL-1
b.	Homeless Services					
	Address the need of homeless services to the homeless population including but not limited to emergency shelter, transitional housing, case management, crisis counseling, job search assistance, referral services, rental assistance, and permanent housing placement.	ESG	People	1,734		SL-1
<b>6</b>	<b>Neighborhood Revitalization/Other</b>					
1	Begin Revitalization Strategy (RS)	CDBG	RS	1		SL-3

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Table 3A  
Summary of Specific Annual Objectives**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
<b>1</b>	<b>Infrastructure Objectives</b>					
a.	Conduct infrastructure improvement projects (i.e. sewer/water, storm drain, sidewalks) to create a more suitable living environment in low income neighborhoods.	CDBG State Water Board	1. Number of Projects 2. Number of people served	6 5,500		SL-1
<b>2</b>	<b>Economic Development Objectives</b>					
a.	Partner with a local non-profit organization with expertise in affordable housing to carry out Revitalization Strategy (RS) within the Airport/Parklawn neighborhoods. The RS objective is to employ one person to be the liaison between target area residents, businesses, government agencies, and other RS participants.	CDBG	Jobs	1		EO-1
<b>3&amp;4</b>	<b>Housing Objectives</b>					
a.	Address the need for affordable housing by providing down payment assistance to low and moderate-income households.	HOME NSP CalHome	Households	15		DH-2
b.	Address the need for decent affordable housing by offering owner occupied rehabilitation assistance to low and moderate-income households.	HOME NSP CalHome	Households	14		DH-2
<b>4</b>	<b>Public Services Objectives</b>					
a.	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	People	24,015		SL-1
b.	Homeless Objectives					
	Address the need of homeless services to the homeless population including but not limited to emergency shelter, transitional housing, case management, crisis counseling, job search assistance, referral services, rental assistance, and permanent housing placement.	ESG	People	578		SL-1
	<b>Community Development Objectives</b>					
	Community Development activities carried out via public services objective activities.					
	<b>Special Needs Objectives</b>					
	Special Needs activities carried out via homeless objective activities					
	<b>Other Objectives</b>					

\*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Table 3B**  
**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: Stanislaus Urban County Program Year: 2012-2013	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			NSP	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	<b>61</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	11		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units**	11		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	<b>22</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	11		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Production of new units	6		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	11		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	11		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	<b>39</b>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	22		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	6		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	22		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	11		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	<b>61</b>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	22		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	39		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	<b>61</b>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

\*\* Rehabilitation of acquired existing units (same units)

**Table 4**  
**Priority Public Housing Needs**  
**Local Jurisdiction**

<b>Public Housing Need Category</b>	<b>PHA Priority Need Level</b> High, Medium, Low, No Such Need	<b>Estimated Dollars To Address</b>
<b>Restoration and Revitalization</b>		
Capital Improvements	<b>High</b>	\$4,080,650
Modernization		
Rehabilitation		
Other (Specify) – Replace Appliances		
<b>Management and Operations</b>	<b>High</b>	\$555,792
Management Improvemets		
<b>Improved Living Environment</b>		
Neighborhood Revitalization (non-capital)		
Capital Improvements		
Safety/Crime Prevention/Drug Elimination	<b>High</b>	\$748,000
Other (Specify)		
<b>Economic Opportunity</b>		
Resident Services/ Family Self Sufficiency		
Other (Specify)		
<b>Total</b>		<b>\$5,384,442</b>

## Appendix B

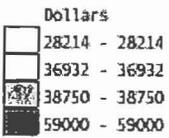
Stanislaus Urban County Area Maps .....	102-121
SF-424 Application for Federal Assistance.....	122-125



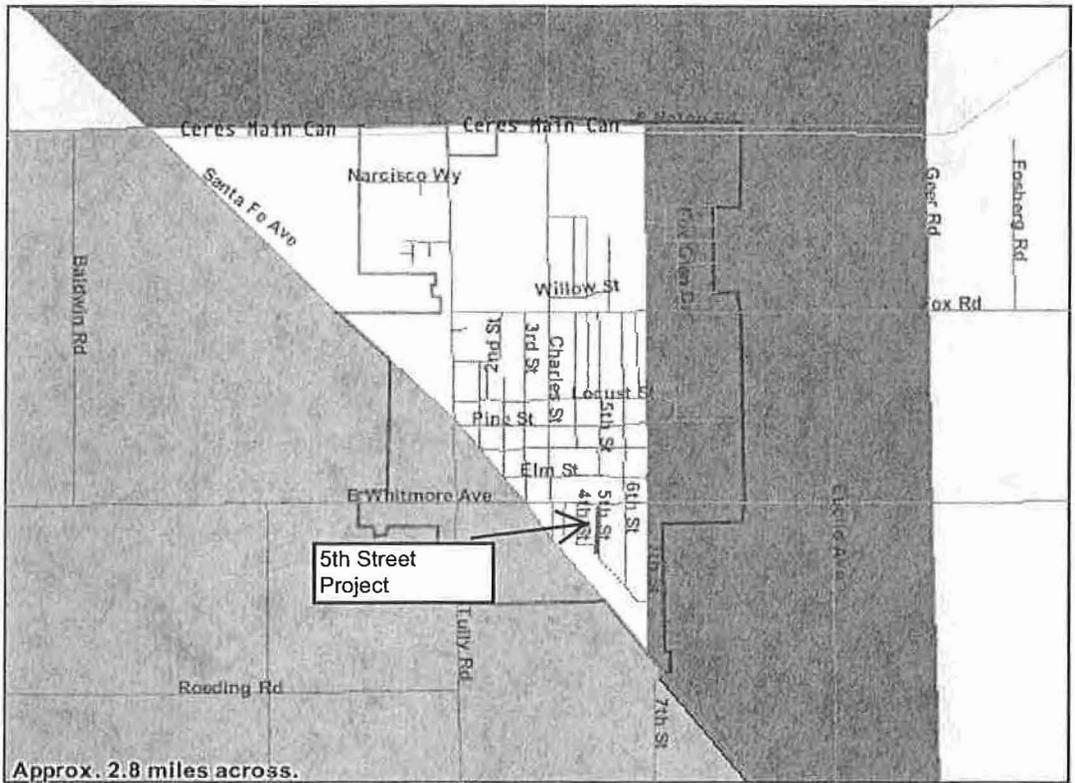
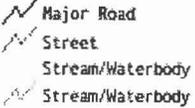
TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Hughson city, California by Block Group

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/expf3.htm>.

**Data Classes**



**Features**



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

City of Hughson Project Map  
 FY 2012 - 2013

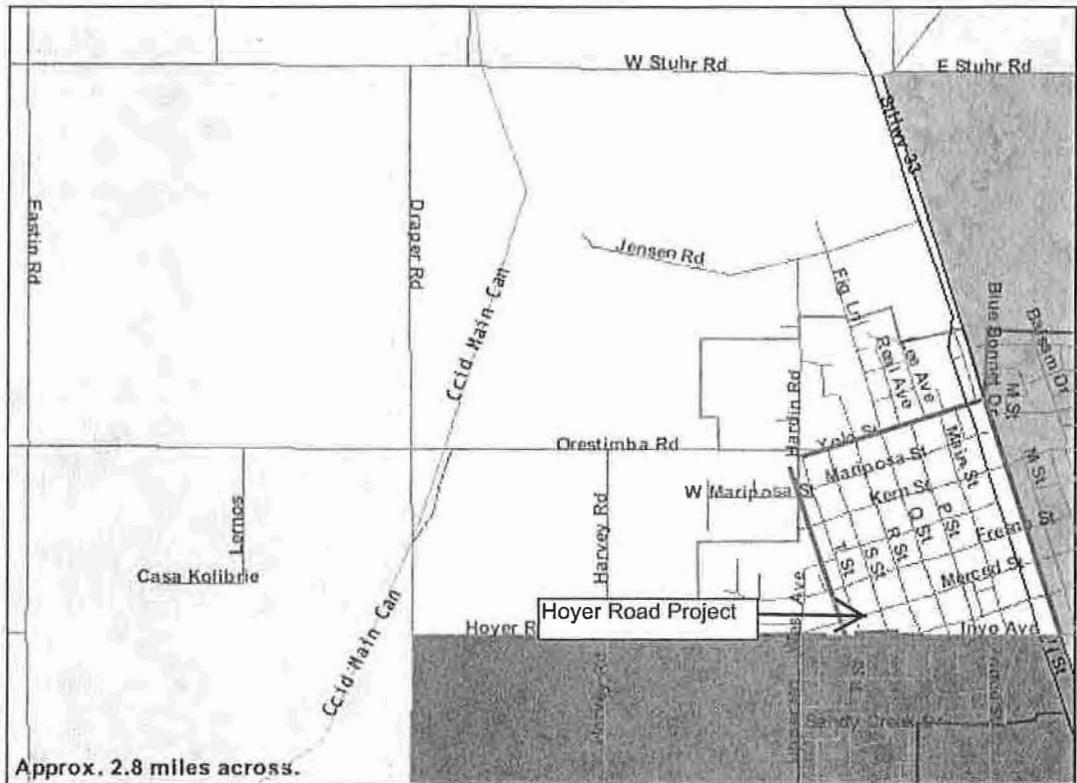
**Data Classes**

Dollars

	33667 - 33667
	40833 - 40833
	42112 - 42112
	46471 - 46471

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



City of Newman Project Map  
FY 2012-2013



**Data Classes**

Dollars

25833 - 25833
32837 - 32837
38696 - 43952
50074 - 55089
69327 - 69327

**Features**

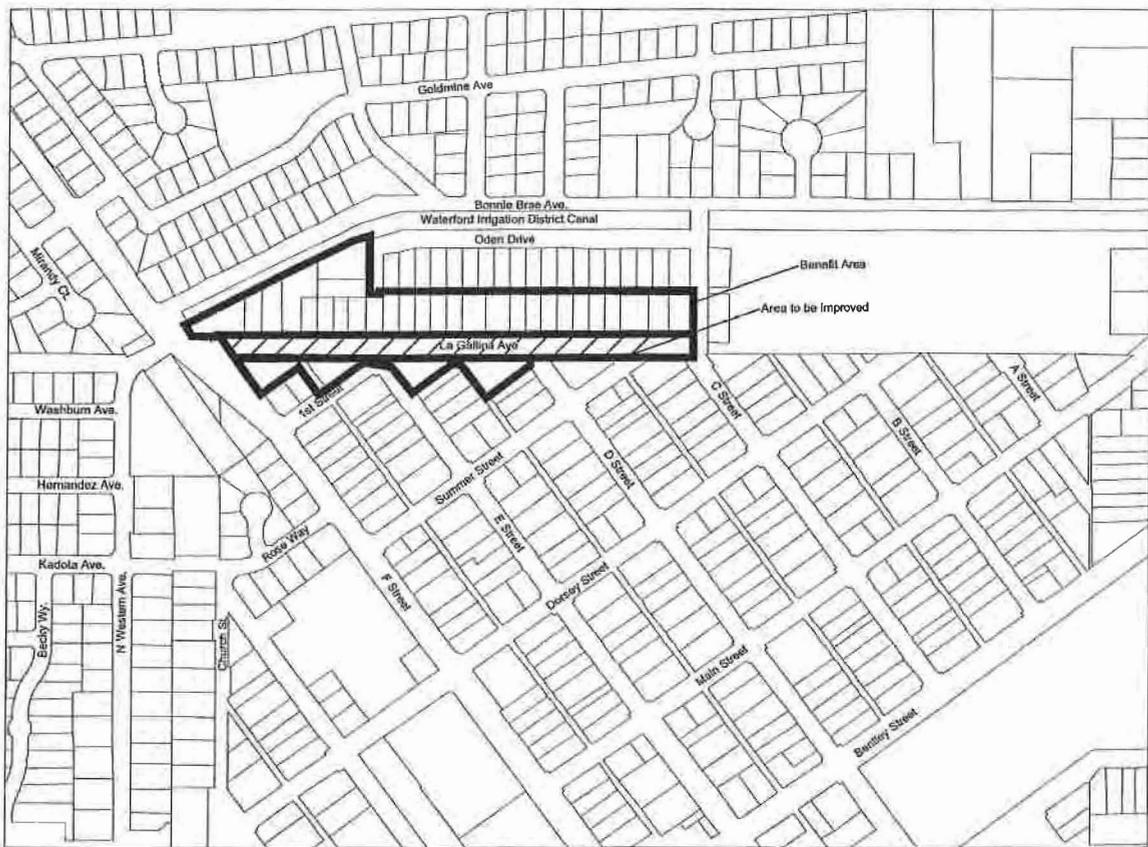
- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



City of Patterson Project Map  
FY - 2012-2013



**City of Waterford - C St. / Covey St. Benefit Area**



**City of Waterford - La Gallina Benefit Area**

# Airport Neighborhood Median Income



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

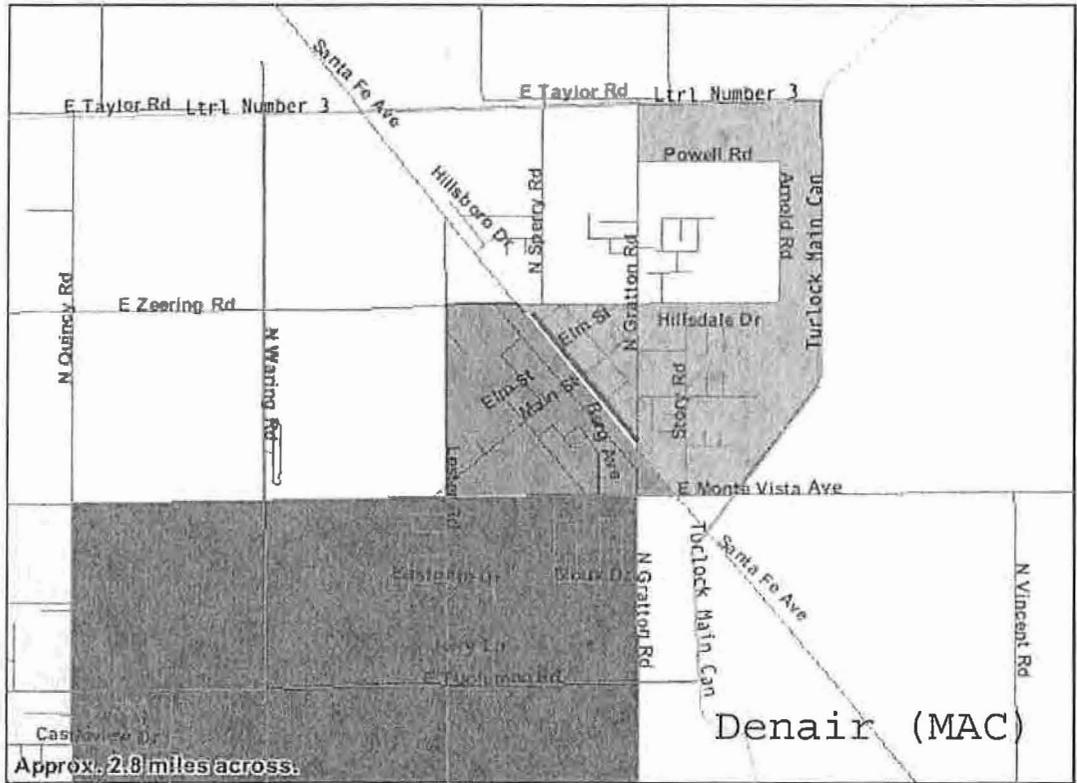
**Data Classes**

Dollars	
[Lightest Gray Box]	33603 - 33603
[Light Gray Box]	44107 - 44107
[Medium Gray Box]	45000 - 45000
[Dark Gray Box]	50952 - 50952
[Darkest Gray Box]	57039 - 57039

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

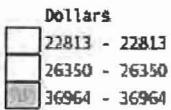
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

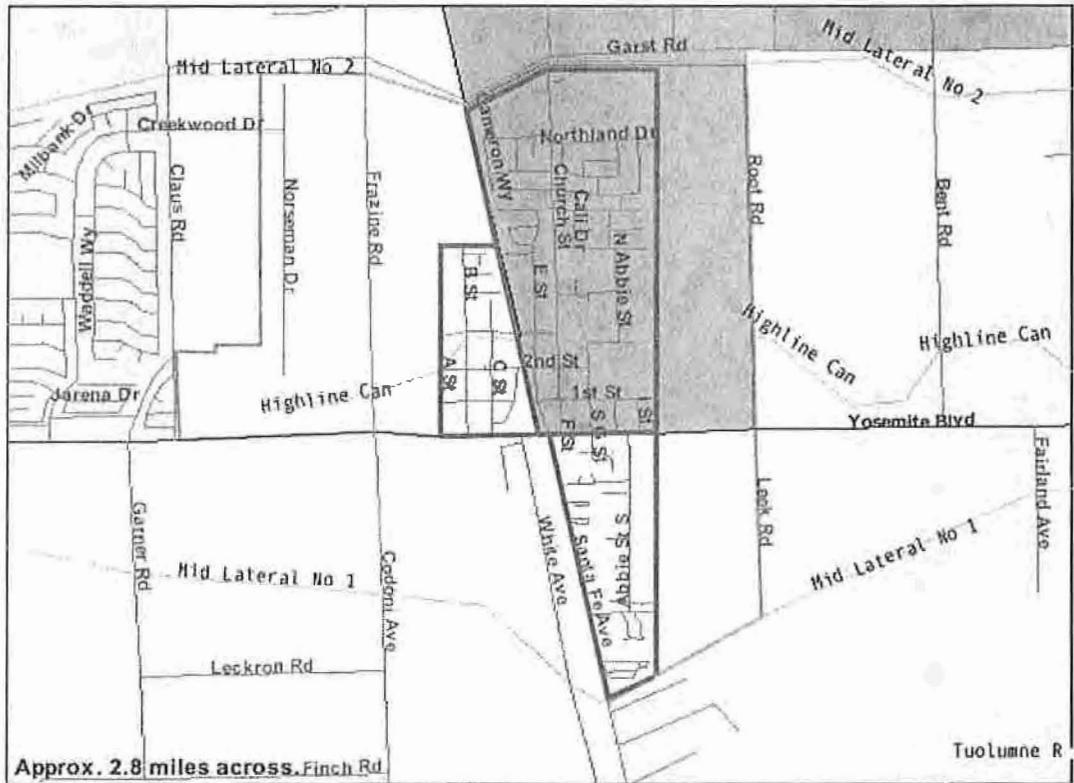
TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Empire CDP, California by Block Group

**Data Classes**



- Features**
- Major Road
  - Street
  - Stream/Waterbody
  - Stream/Waterbody

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 P53.

Empire

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

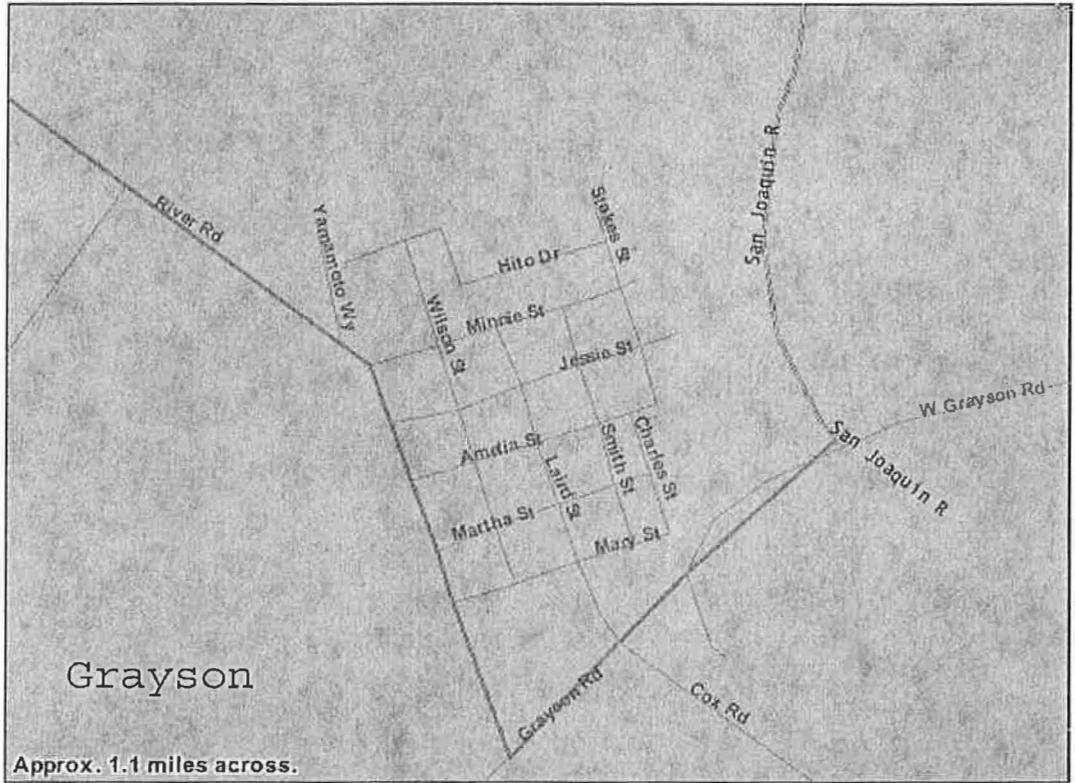
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**

Dollars  
 36250 - 36250

**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  
 Hickman CDP, California by Block Group

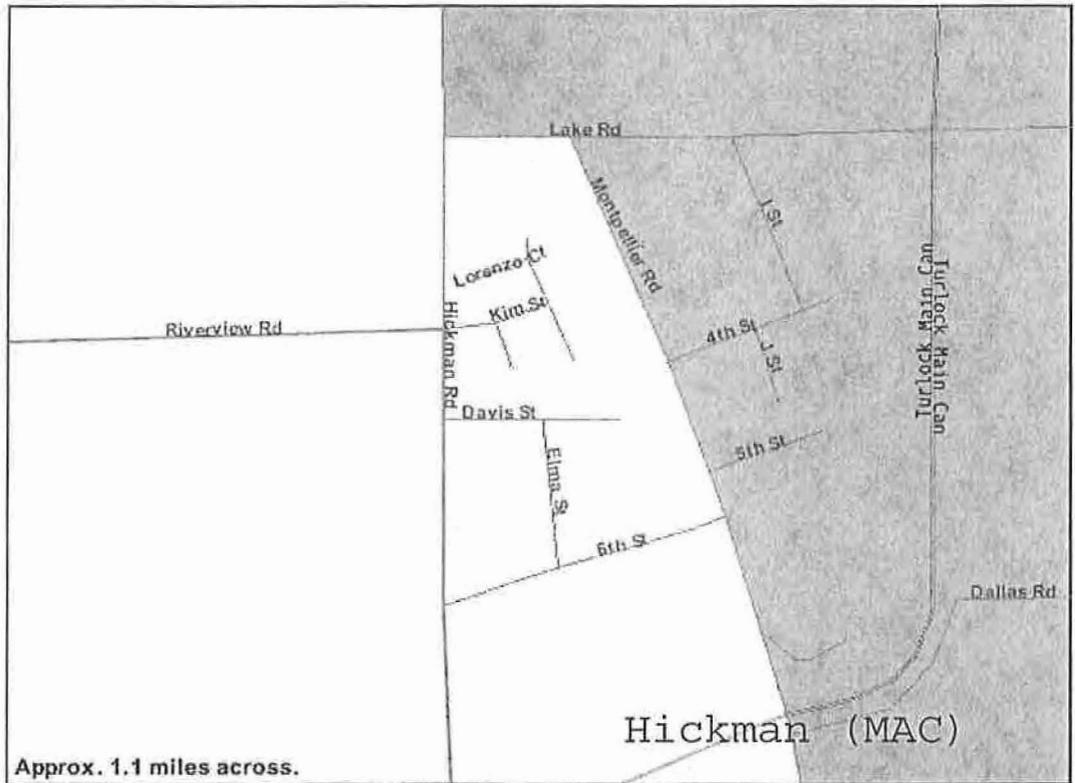
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**

- Dollars
- 31339 - 31339
  - 50083 - 50083

**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  
 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>.

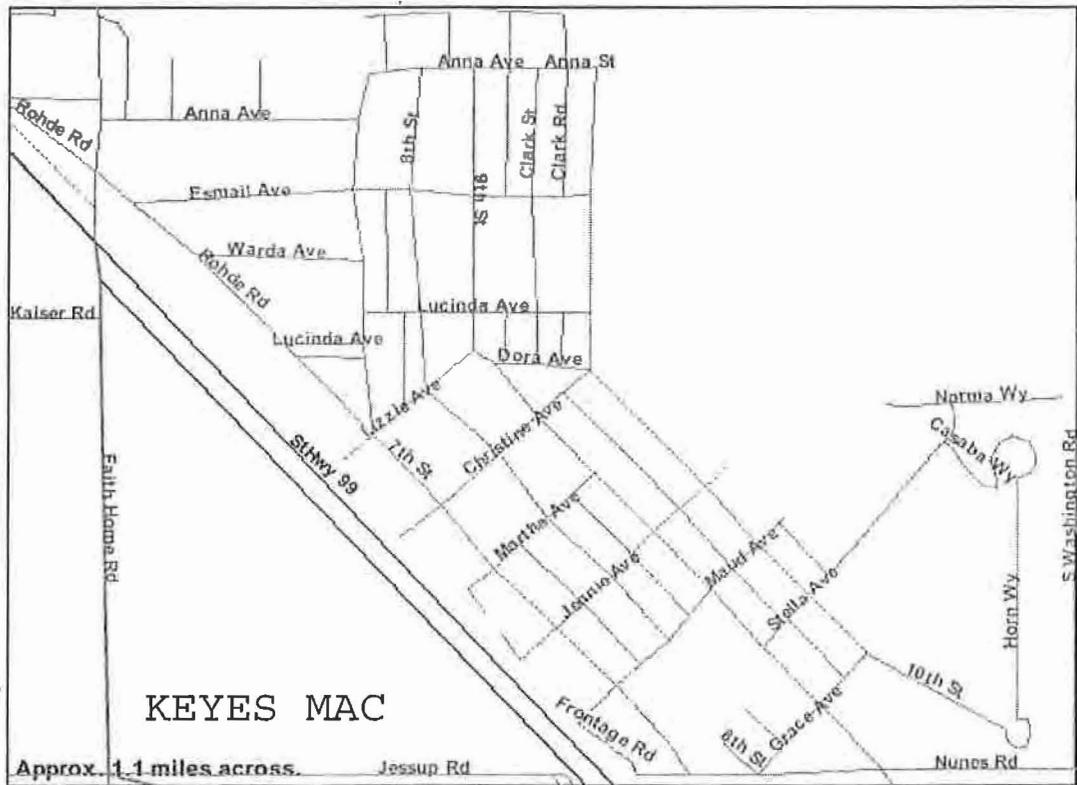
**Data Classes**

Dollars

	32278 - 32278
	33194 - 33194
	46528 - 46528

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

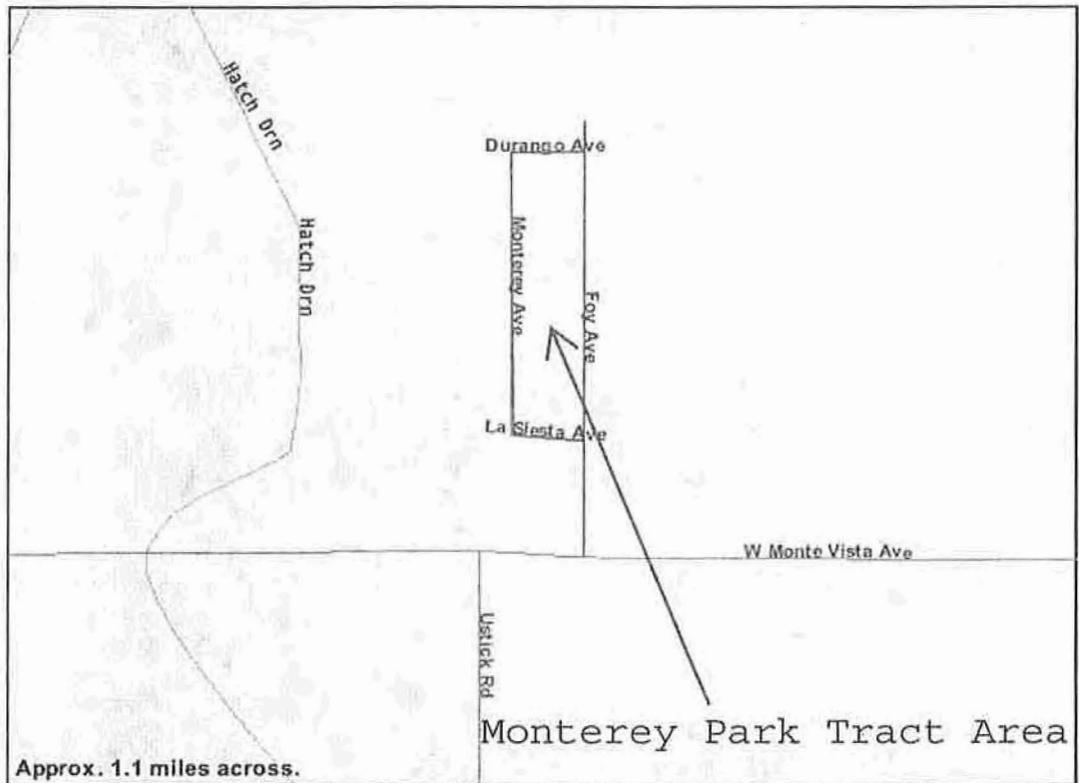
TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Turlock city, California by Block Group

**Data Classes**

Dollars	
[Lightest Gray Box]	16955 - 22466
[Light Gray Box]	24464 - 27589
[Medium Gray Box]	32596 - 36927
[Dark Gray Box]	40278 - 47283
[Darkest Gray Box]	51515 - 70000

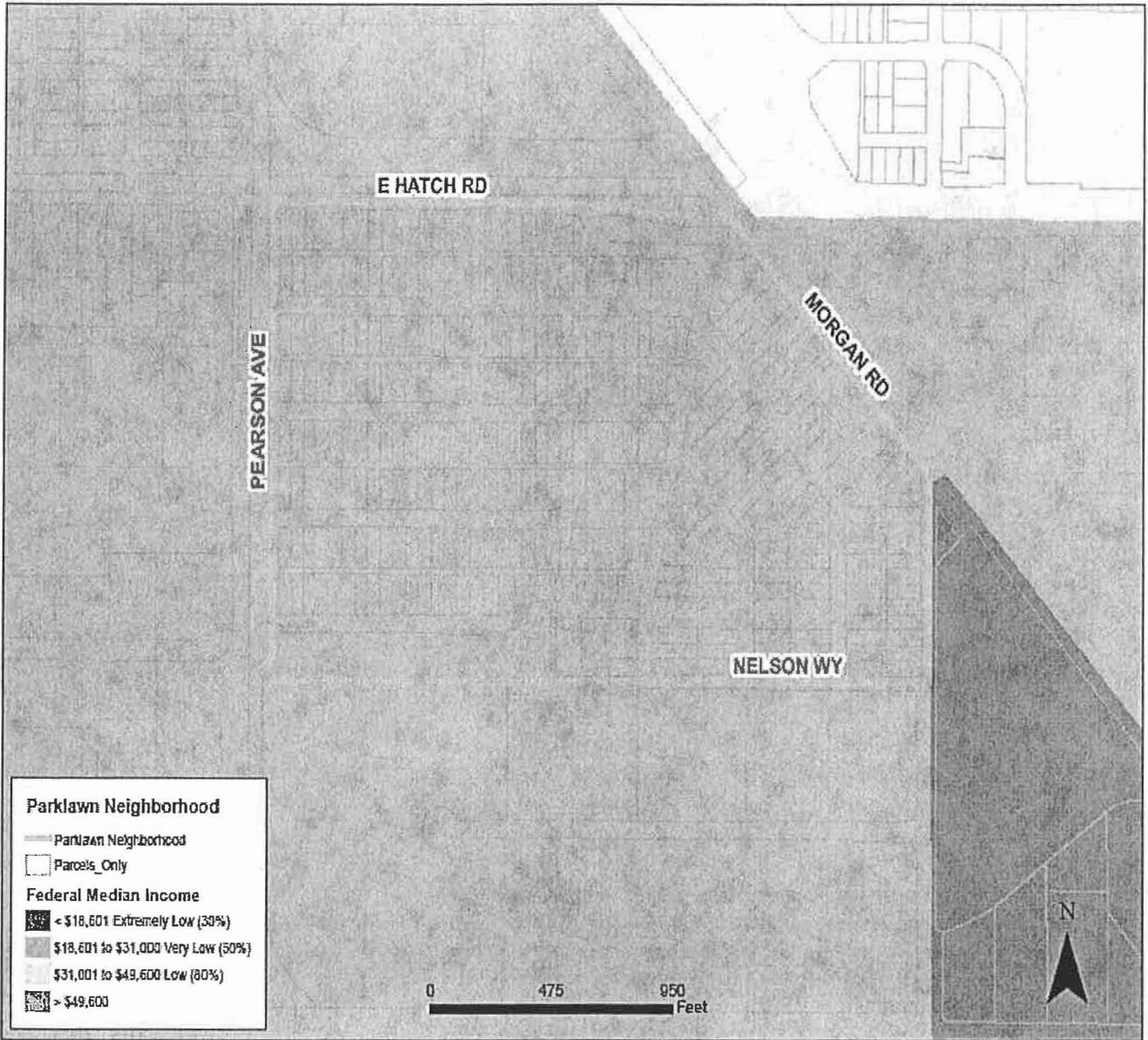
- Features**
- Major Road
  - Street
  - Stream/Waterbody
  - Stream/Waterbody

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 P53.

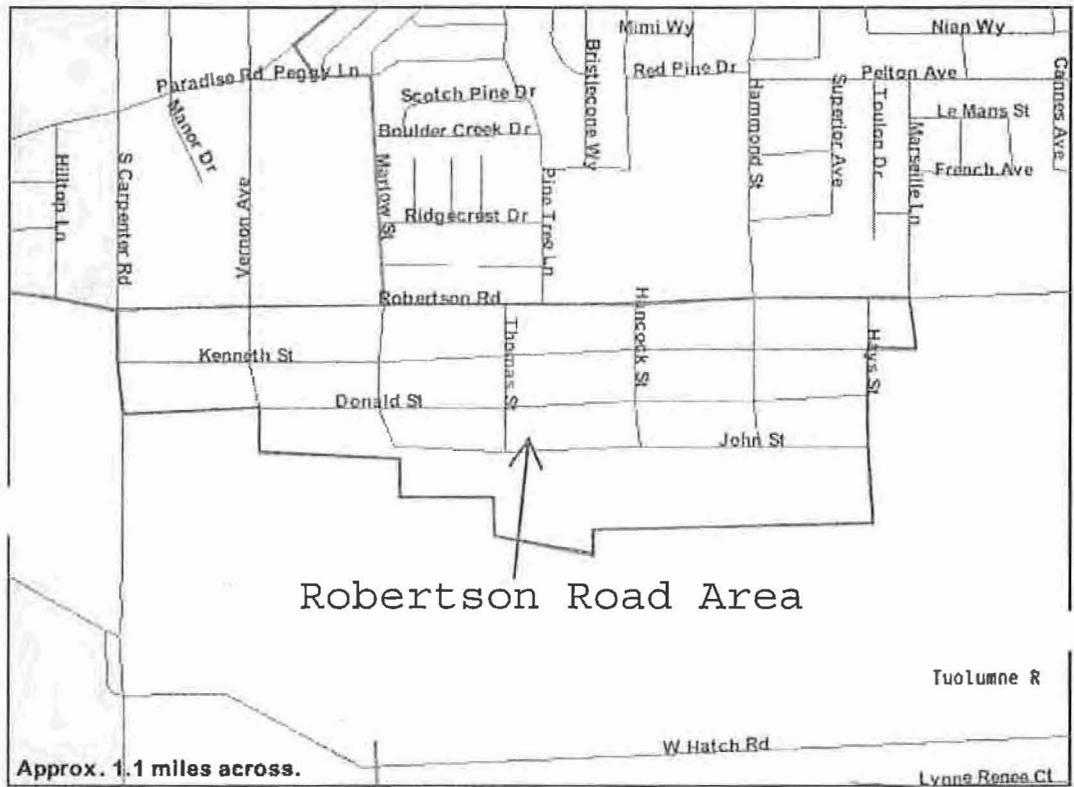
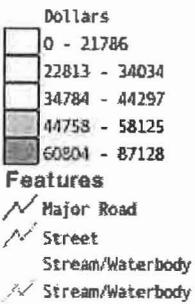
# Parklawn Neighborhood Median Income



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 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/enr/datanotes/expsf3.htm>.

**Data Classes**



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

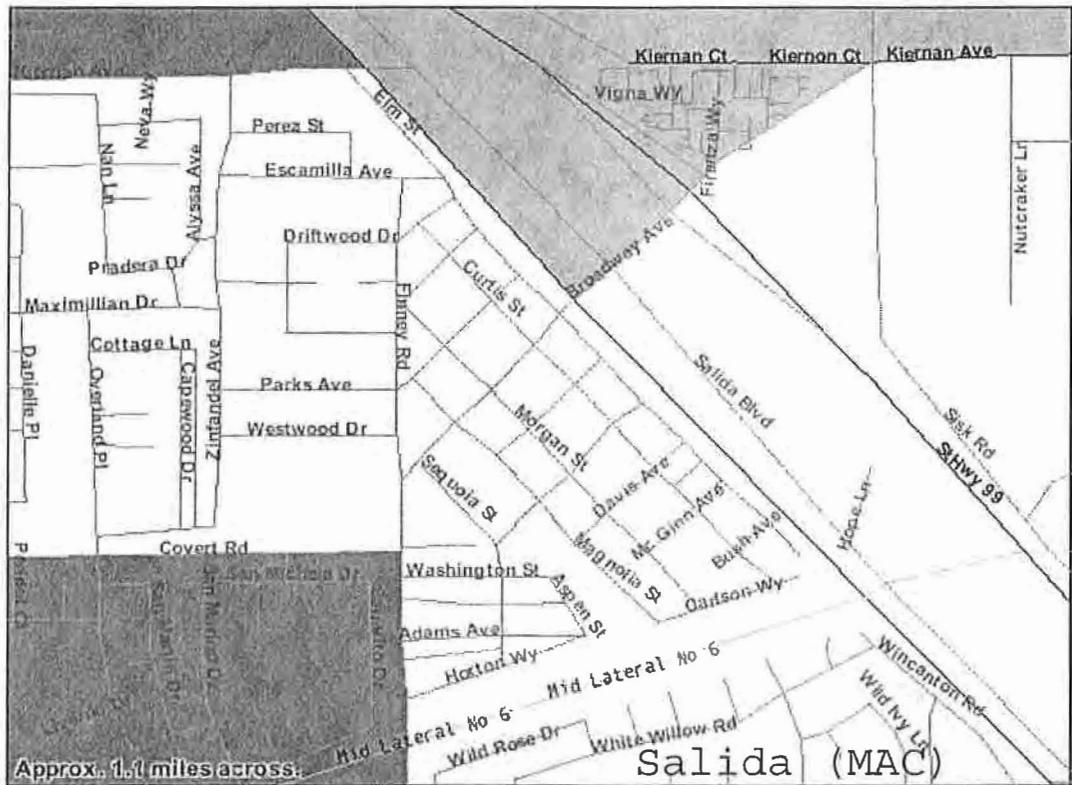
**Data Classes**

Dollars
29942 - 29942
49250 - 51359
60478 - 60478
60818 - 60818
65795 - 69327

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

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/expf3.htm>.

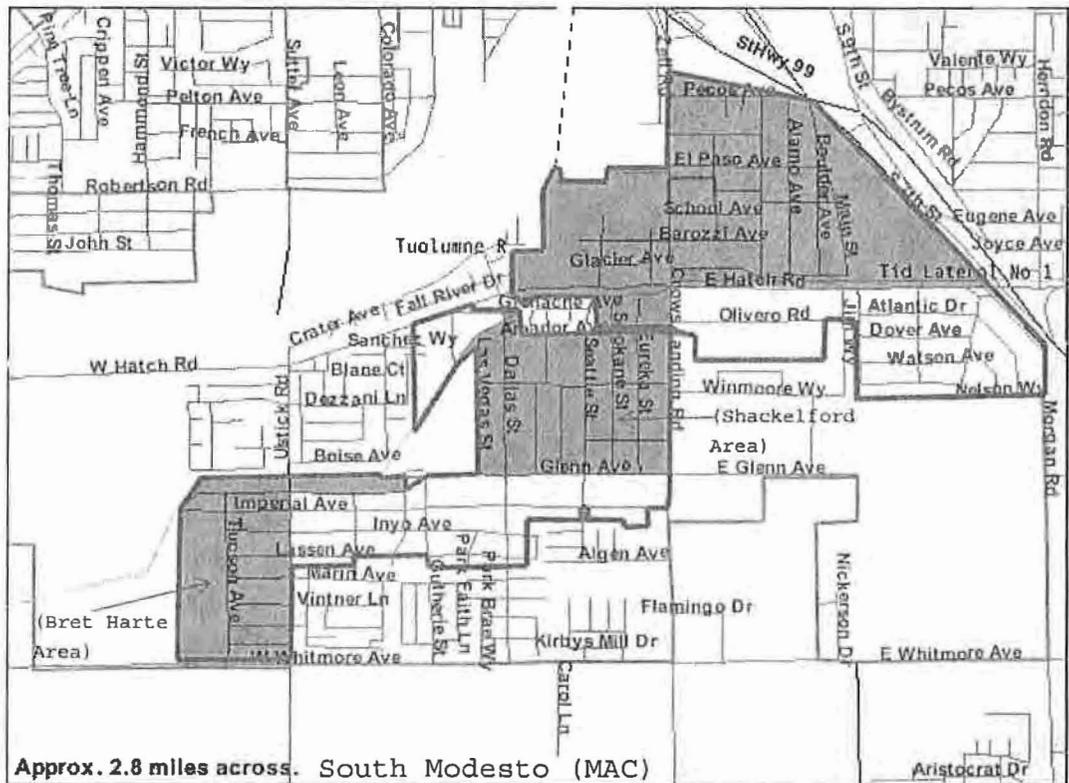


Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 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/datatnotes/expsf3.htm>.

**Data Classes**



Approx. 2.8 miles across. South Modesto (MAC)  
 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/er/datatools/exp3.htm>.

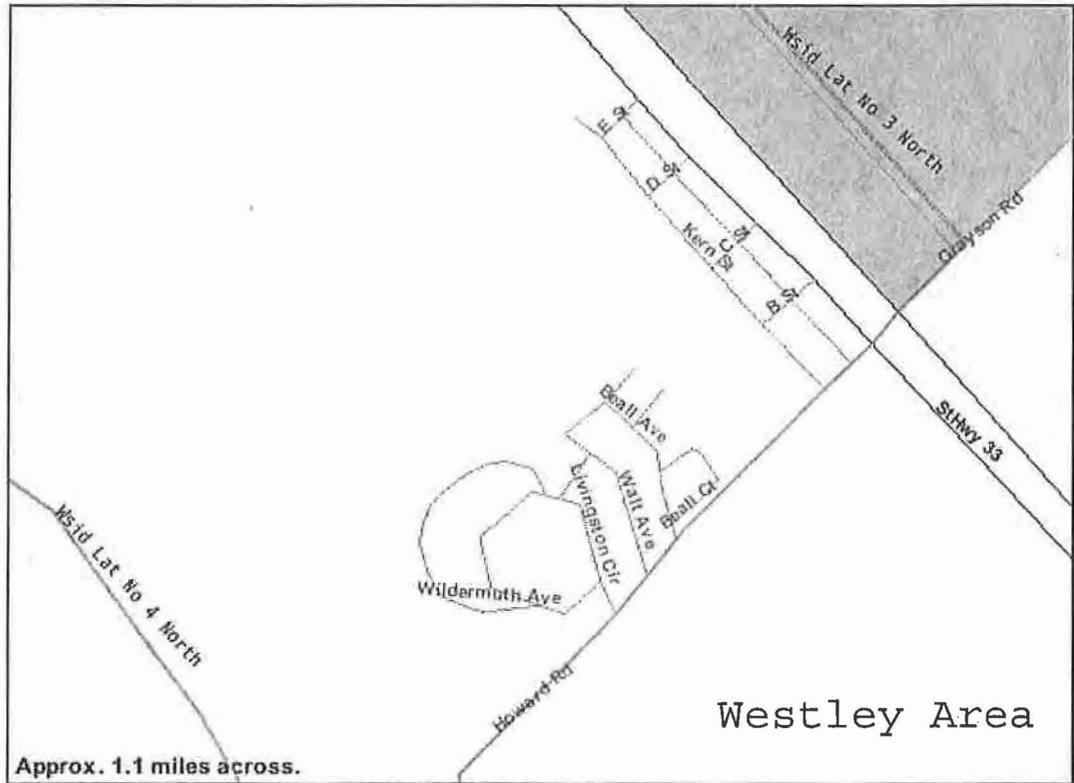
**Data Classes**

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

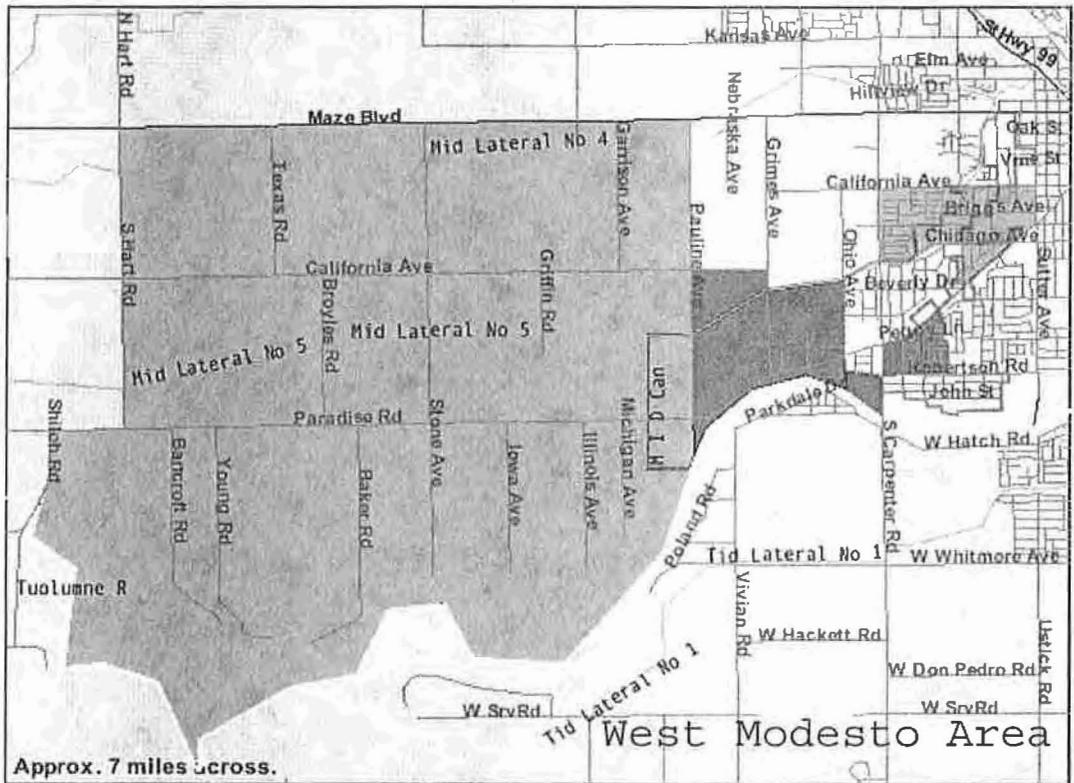
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datnotes/expsf3.htm>.

**Data Classes**

Dollars	
[Lightest Gray Box]	25450 - 25625
[Light Gray Box]	27647 - 27647
[Medium-Light Gray Box]	33929 - 33929
[Medium Gray Box]	35042 - 35875
[Darkest Gray Box]	41250 - 43375

**Features**

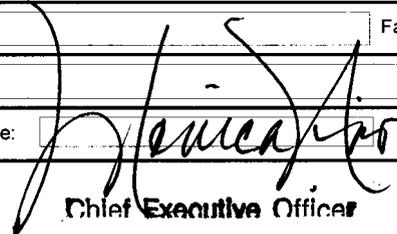
- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received:		4. Applicant Identifier:	
<input type="text"/>		B-02-UC-06-0100	
5a. Federal Entity Identifier:		* 5b. Federal Award Identifier:	
<input type="text"/>		N/A	
<b>State Use Only:</b>			
6. Date Received by State:		7. State Application Identifier:	
<input type="text"/>		N/A	
<b>8. APPLICANT INFORMATION:</b>			
* a. Legal Name: STANISLAUS COUNTY PLANNING AND COMMUNITY DEVELOPMENT			
* b. Employer/Taxpayer Identification Number (EIN/TIN):		* c. Organizational DUNS:	
XXXXXXXXXXXXXXXXXXXX		XXXXXX	
d. Address:			
* Street1:	1010 10TH STREET, SUITE 3400		
Street2:	<input type="text"/>		
* City:	MODESTO		
County:	STANISLAUS		
* State:	CALIFORNIA		
Province:	<input type="text"/>		
* Country:	UNITED STATES OF AMERICA		
* Zip / Postal Code:	95354		
e. Organizational Unit:			
Department Name:		Division Name:	
PLANNING AND COMMUNITY DEVELOPMENT		CDBG / ESG	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:	Mr.	* First Name:	AARON
Middle Name:	<input type="text"/>		
* Last Name:	FARNON		
Suffix:	<input type="text"/>		
Title:	COMMUNITY DEVELOPMENT MANAGER		
Organizational Affiliation:			
STAFF			
* Telephone Number:	(209) 525-5923	Fax Number:	(209) 525-5911
* Email:	farnona@stancounty.com		

<b>Application for Federal Assistance SF-424</b>	
<b>9. Type of Applicant 1: Select Applicant Type:</b>	
C. County	
Type of Applicant 2: Select Applicant Type:	
Type of Applicant 3: Select Applicant Type:	
* Other (specify):	
<b>* 10. Name of Federal Agency:</b>	
HOUSING AND URBAN DEVELOPMENT	
<b>11. Catalog of Federal Domestic Assistance Number:</b>	
CFDA Title:	
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM	
<b>* 12. Funding Opportunity Number:</b>	
* Title:	
ENTITLEMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM	
<b>13. Competition Identification Number:</b>	
Title:	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b>	
Stanislaus County Unincorporated areas, and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford	
<b>* 15. Descriptive Title of Applicant's Project:</b>	
Stanislaus Co FY 12-15 Consolidated Plan & FY 12-13 AAP that includes \$1,972,737 in CDBG Funds and \$198,932 in Emergency Solutions Grant Funds for a total of \$2,171,669 for eligible Public Service, Fair Housing, Economic Development, Infrastructure & program related Administrative activities	
Attach supporting documents as specified in agency instructions.	
<input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

<b>Application for Federal Assistance SF-424</b>	
<b>16. Congressional Districts Of:</b>	
* a. Applicant <input type="text" value="CA-018, CA-017, CA-02"/>	* b. Program/Project <input type="text" value="CDBG"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date: <input type="text" value="07/01/2012"/>	* b. End Date: <input type="text" value="06/30/2013"/>
<b>18. Estimated Funding (\$):</b>	
* a. Federal	<input type="text"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text"/>
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="text" value="Explanation"/>	
<b>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)</b>	
<input checked="" type="checkbox"/> <b>** I AGREE</b>	
<b>** 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.</b>	
<b>Authorized Representative:</b>	
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="MONICA"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="NINO"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="CHIEF EXECUTIVE OFFICER"/>	
* Telephone Number: <input type="text" value="(209) 525-6333"/>	Fax Number: <input type="text" value="(209) 544-6226"/>
* Email: <input type="text" value="NINOM@stancounty.com"/>	
* Signature of Authorized Representative: 	Date Signed: <input type="text" value="4/19/12"/>

Authorized for Local Reproduction

**Chief Executive Officer**

Standard Form 424 (Revised 10/2005)  
Prescribed by OMB Circular A-102

**Application for Federal Assistance SF-424**

**\* Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.



# COMMUNITY DEVELOPMENT BLOCK GRANT



STANISLAUS URBAN COUNTY

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*Prepared by the Stanislaus County  
Planning and Community Development Department  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354  
209.525.6330*

---

## ANNUAL ACTION PLAN Fiscal Year 2012 - 2013

April 2012

Attachment 2

**STANISLAUS COUNTY  
BOARD OF SUPERVISORS**

District 1 William O'Brien, Chairman  
District 2 Vito Chiesa, Vice Chairman  
District 3 Terry Withrow  
District 4 Dick Monteith  
District 5 Jim DeMartini



**CITY OF CERES**

Mayor Chris Vierra  
Vice Mayor Ken Lane  
Councilmember Mike Kline  
Councilmember Bret Durossette  
Councilmember Eric Ingwerson



**CITY OF HUGHSON**

Mayor Ramon Bawan  
Mayor Pro Tem Matthew Beekman  
Councilmember George Carr  
Councilmember Jill Silva  
Councilmember Jeramy Young



**CITY OF NEWMAN**

Mayor Ed Katen  
Mayor Pro Tem Robert Martina  
Councilmember Roberta Davis  
Councilmember Nick Candea  
Councilmember Donald Hutchins



**CITY OF OAKDALE**

Mayor Pat Paul  
Mayor Pro Tem Tom Dunlop  
Councilmember Michael Brennan  
Councilmember Jason Howard  
Councilmember Katherine Morgan



**CITY OF PATTERSON**

Mayor Luis Molina  
Mayor Pro Tem Dominic Farinha  
Councilmember Annette Smith  
Councilmember Deborah Novelli  
Councilmember Larry Buehner



**CITY OF WATERFORD**

Mayor Charlie Goeken  
Councilmember Murray Day  
Councilmember Michael Van Winkle  
Councilmember Ken Krause  
Councilmember Jose Aldaco



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# First Program Year 2012-2013 Action Plan **GENERAL OVERVIEW**



Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narrative is optional.

## Executive Summary

As required by the U.S. Department of Housing and Urban Development (HUD) this document is part of Stanislaus Urban County's Fiscal Year 2012-2015 Consolidated Plan (CP) which describes the needs and strategy for using HUD funds for housing and community development programs/projects for Fiscal Years 2012 – 2015 (beginning July 1, 2012 and ending June 30, 2015). This Annual Action Plan (AAP) describes the specific programs/projects that will be undertaken during Fiscal Year 2012-2013, from July 1, 2012 to June 30, 2013.

Stanislaus County, along with the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford, form what is known as the CDBG Consortium (federally defined and hereafter referred to as the "Stanislaus Urban County"), annually receive Community Development Block Grant (CDBG) and Emergency Solutions Grant (previously known as Emergency Shelter Grant) (ESG) entitlement funds from HUD, and is recognized as the "lead entity" under the entitlement programs. The Stanislaus Urban County will be entering its eleventh year as an Entitlement Jurisdiction for CDBG and the ninth year as a recipient of ESG funds.

Every three years, participating cities have an opportunity to remain or withdraw from the Stanislaus Urban County, and non-participating cities, not independently receiving entitlement funds, have an opportunity to enter into an agreement to become part of the Stanislaus Urban County. The Stanislaus Urban County is an Entitlement Jurisdiction receiving annual grants based on a formula allocation.

Since 1992, the Stanislaus Urban County has also been a member of the City of Turlock and Stanislaus County HOME Consortium (hereafter referred to as the "HOME Consortium"). The City of Turlock is the "lead entity" with responsibility for implementing and administering HOME Investment Partnerships Program (HOME) funds for the HOME Consortium. During Fiscal Year 2012-2013 the City of Turlock, will remain the "lead entity" for the Stanislaus Urban County, and will take the lead in monitoring participating Stanislaus Urban County members' use of HOME funds. Ultimately, the City of Turlock is responsible for ensuring that all HOME Consortium funded activities meet the program requirements.

The Fiscal Year 2012-2013 grant allocation amounts under each respective program are:

CDBG	\$ 1,972,737
ESG	\$ 198,932
HOME	\$ 696,183 (allocation amount for CDBG Stanislaus Urban County members)
<b>TOTAL</b>	<b>\$2,867,852</b>

**OBJECTIVES:**

There are three specific goals of the Federal CDBG/ESG and HOME programs. They are:

1. Provide decent housing;
2. Provide a suitable living environment; and,
3. Expand economic opportunities

The AAP has been developed to assist the participating jurisdictions achieve these three goals. The overriding consideration that is required of the CDBG program 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 Area Median Income (AMI). Additionally, if a project benefits a specific neighborhood or community, at least 51% of the population within that geographic boundary must be within the Targeted Income Group (TIG). The following table identifies Stanislaus Urban County's Fiscal Year 2012-2013 income limits established by HUD:

Median Income	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$62,000	Extremely Low (30%)	\$13,050	\$14,900	\$16,750	\$18,600	\$20,100	\$21,600	\$23,100	\$24,600
	Very Low (50%)	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$36,000	\$38,450	\$40,950
	Low (80%)	\$34,750	\$39,700	\$44,650	\$49,600	\$53,600	\$57,550	\$61,550	\$65,500

**COMMUNITY NEEDS:**

As identified by the CP for Fiscal Years 2012-2015, priority will be given to projects in the following areas: Infrastructure, Economic Development, Housing Assistance, Housing Programs, and Public Services.

There is a need in the Stanislaus Urban County for new or rehabilitated community infrastructure. Infrastructure in many of the older residential communities has either deteriorated or is non-existent. From sewer infrastructure and storm drainage to sidewalks, the lack of these improvements does not promote safe and healthy communities, which in turn negatively impacts quality of life.

Given the economic conditions currently being experienced, CP survey feedback indicated a strong desire for an economic development program with a high emphasis on job creation (tied to housing). This AAP includes an Economic Development component that will assist in addressing the needs in this area.

Housing assistance and programs were also identified as a community need via the Consolidated Planning process. In Fiscal Year 2012-2013, Stanislaus Urban County members will continue to use any funds available to them including State Cal Home housing funds (not all members are recipients of these funds) and their HOME funds to address the variety of housing needs within the jurisdiction. It is important to note that although the community has identified housing assistance and housing programs as one of the top three priorities, the Stanislaus Urban County members' ability to considerably contribute toward the provision of affordable housing programs/projects has been drastically limited both by the State of California's elimination of Redevelopment Agencies (which was the most significant tool for the provision of affordable housing, economic development, job creation

and elimination of blight), and HUD's 38% allocation reduction to HOME Program Fiscal Year 2012-2013.

Further, CDBG and ESG funds allow an opportunity for Stanislaus Urban County to fund non-profit agencies that provide public services to the community. Stanislaus Urban County received and reviewed twenty-six (26) CDBG and eight (8) ESG competitive applications (some from the same organizations serving new community needs), to obtain funds for the public service and emergency shelter components of the programs, respectively. The Board of Supervisors is presented the eligible applicants for partial or full funding based on scoring recommendations made by a review panel that consisted of seven representatives from the Stanislaus Urban County participating jurisdictions, a representative from the Stanislaus County Behavioral Health and Recovery Services Department, and a representative from the Stanislaus County Chief Executive Office. Although Federal guidelines permit a grantee to budget up to 15% of its allocation to public service programs, the Stanislaus Urban County has agreed to utilize approximately 10%, for this purpose. The additional amount of the allocation will be utilized for targeted economic development related activities.

The following are non-profit organizations that are recommended for Fiscal Year 2012-2013 funding under the CDBG/ESG Public Service Programs:

Emergency Solutions Grant (ESG):

Children's Crisis Center\*  
Community Housing and Shelter Services  
Family Promise of Greater Modesto  
We Care Program, Turlock\*  
The Salvation Army\*

\* Organizations recommended for more than one CDBG award (Specific listing of programs listed in the ESG Program section of this document).

Community Development Block Grant (CDBG):

American Red Cross  
Center for Human Services \*  
Children's Crisis Center \*  
Habitat for Humanity  
Healthy Aging  
Howard Training Center  
The Salvation Army  
Second Harvest Food Bank\*  
United Samaritans Foundation\*  
Westside Food Pantry

\* Organizations recommended for more than one CDBG award (Specific listing of programs listed in the CDBG Public Services Grant Program section of this document).

## Evaluation of Past Performance

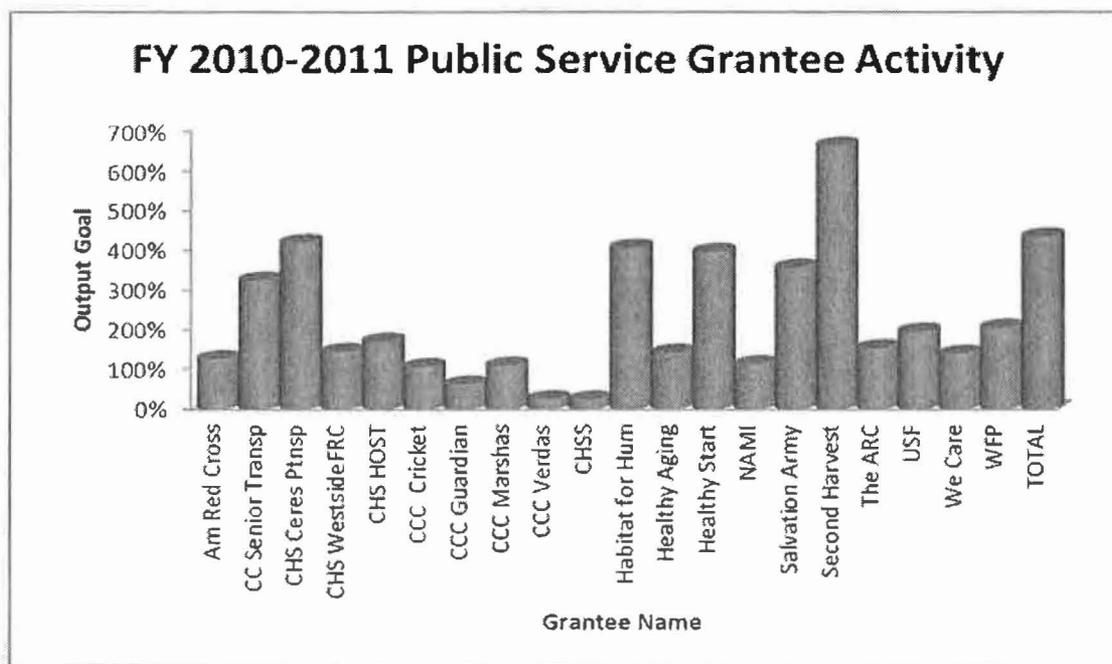
As lead entity of the Stanislaus Urban County, Stanislaus County staff assumes overall responsibility for administration of CDBG and ESG funds.

One of HUD’s requirements is that entitlement communities must not have more than 1.5 times their annual allocation amount on account by April of every Fiscal Year. The Stanislaus Urban County has successfully incorporated the 1.5 annual allocation timeliness guidelines to apply to all participating Stanislaus Urban County members individually. This reduces burden being placed upon any one participating member in the Stanislaus Urban County, and evenly distributes the responsibility of expending CDBG funds in a timely manner to all membership and their respective projects in a more uniform manner.

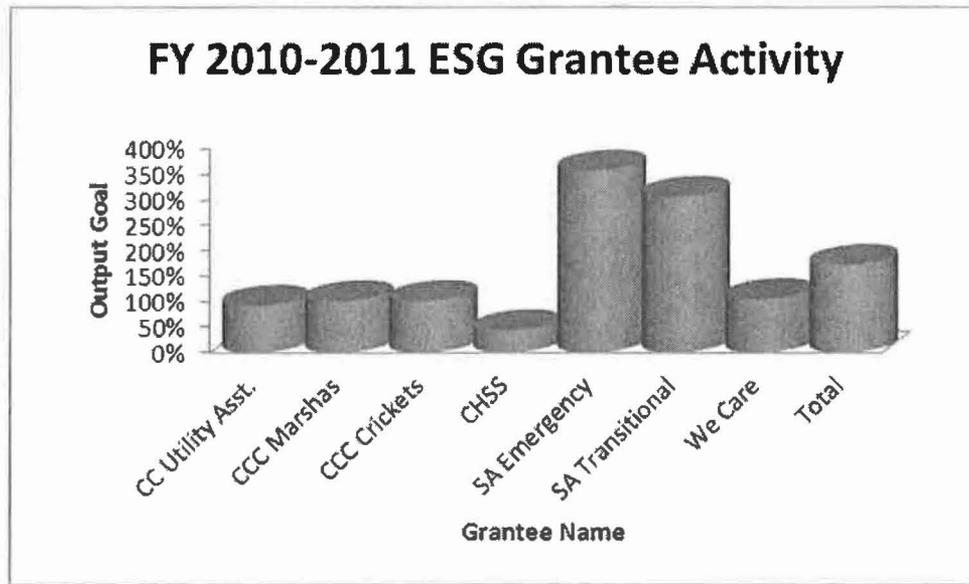
Performance of all Stanislaus Urban County members and public service grantees are tracked in various categories from appropriate use of administrative funds to verifying that outputs (numbers served) and outcomes (how those served are better off after receiving the service) are being met for all awarded public service related activities and County and City projects.

Public Service/ESG Grantees that are not meeting the thresholds they pledged to meet during key points throughout the year are in jeopardy of only receiving partial or no funding in future fiscal years if they reapply for funding. Stanislaus County staff also monitors non-profit organization processes used to better track and follow up with participants to ascertain participant outcomes (how the participant is better off after receiving a given service). This process helps to better justify the need for the service they provide within the community.

The following is a graph that demonstrates one aspect of our public service tracking methodology:



The following graph shows similar information from the perspective of the ESG Program:



County and City Infrastructure projects are tracked by timeline criteria. Stanislaus Urban County members 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. Request for funds are made on a quarterly basis and timeline compliance is confirmed at that time to assure that the Stanislaus Urban County’s collective projects are on task.

Thanks to the processes put in place by Stanislaus County staff, the CDBG 1.5 timeliness expenditure threshold for Fiscal Year 2011-2012 was met as of January 2012. Stanislaus County staff will continue to collaboratively work with its Stanislaus Urban County members to ensure that timeliness deadlines continue to be met within a timely manner.

### Action Plan

The Stanislaus Urban County Area is comprised of the unincorporated portions of Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford. Stanislaus County is located just south and east of the San Francisco/Oakland metropolitan region and 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.

State Route 99 and Interstate 5, two of the State’s major north/south roadways, pass through Stanislaus 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 and a metropolitan airport, Stanislaus 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 industries.

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 Stanislaus County’s roadways.

Stanislaus County is a combination of both urban and rural development. There are thirteen unincorporated communities that are home to 110,236 citizens that reside in the unincorporated limits of the Stanislaus County. There are residential 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 occurred in the community of Salida and to a lesser degree the town of Keyes, but older and larger residential neighborhoods are adjacent to the City of Modesto, the seat of Stanislaus County.

Stanislaus County's approach in the use of CDBG funds for capital improvement projects has been to synchronize with the Stanislaus County Redevelopment Agency to address and alleviate blighting conditions within eligible areas; however the State of California has eliminated this valuable tool and will no longer be a viable resource to serve as leverage to CDBG and HOME funds. Stanislaus County will seek out other available resources to leverage with CDBG funds to allow these essential projects to take place.

The following is a map of Stanislaus County and which includes the geographical locations of all Stanislaus Urban County participants:

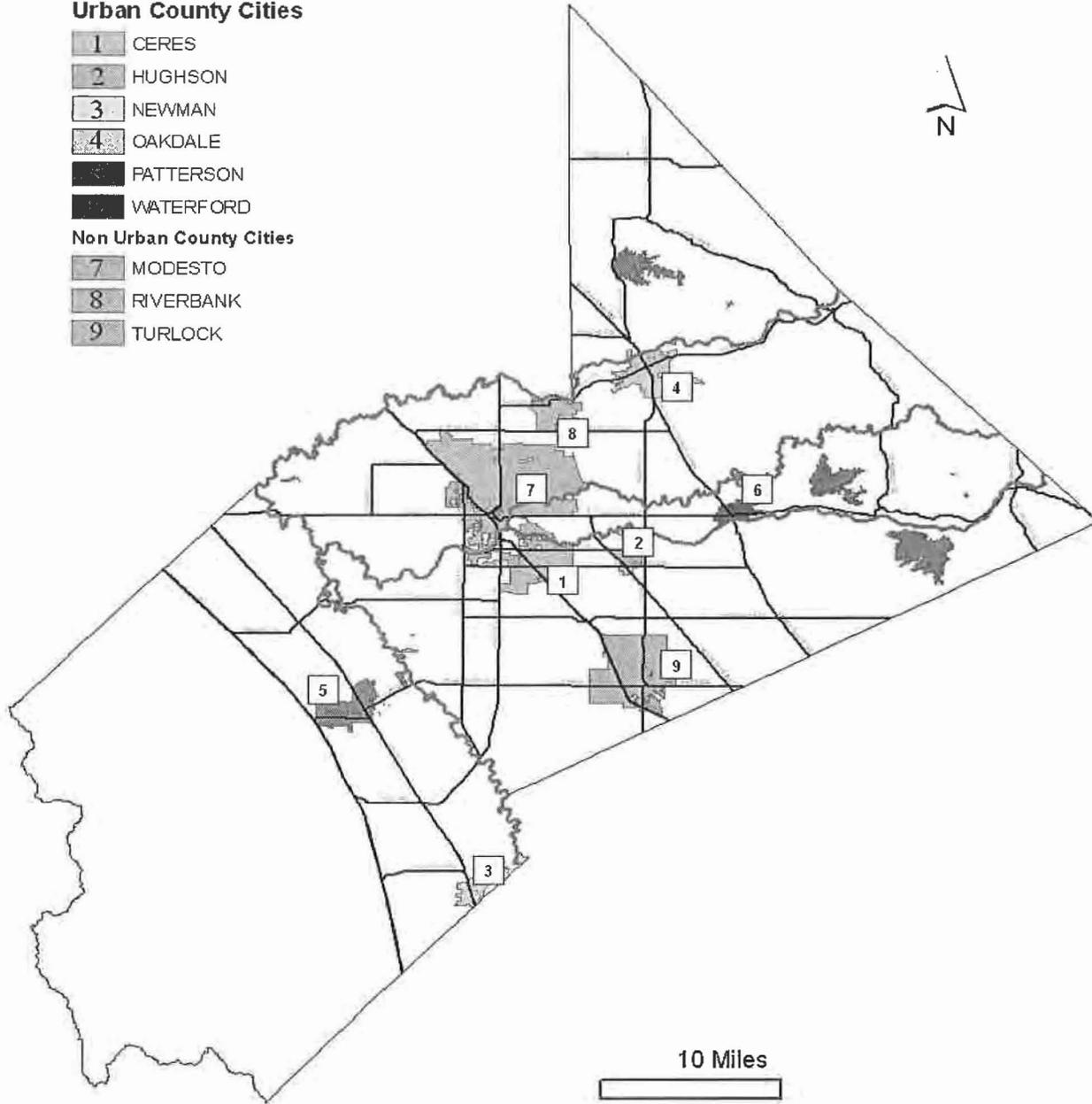
# STANISLAUS COUNTY

## Urban County Cities

- 1 CERES
- 2 HUGHSON
- 3 NEWMAN
- 4 OAKDALE
- 5 PATTERSON
- 6 WATERFORD

## Non Urban County Cities

- 7 MODESTO
- 8 RIVERBANK
- 9 TURLOCK



10 Miles

March 25, 2010

## 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.**

The Stanislaus Urban County identified their target areas through several combined methods. For the development of the AAP, 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 Stanislaus County's Continuum of Care (CoC) annual report, adopted Housing Elements of the respective Stanislaus Urban County members, and California State Department of Finance reports. The target areas of the Stanislaus Urban County members are the very low and low-income areas of the jurisdictions. Although funds are used for all residents of the Stanislaus Urban County's participating jurisdictions, priority is given to programs and projects in the target areas.

CDBG funds allocated to the Stanislaus Urban County will be utilized for various programs including infrastructure improvement, economic development, public services, and fair housing. Some programs are funded collectively for the benefit of the entire Stanislaus Urban County, such as public services. Other programs are specific to individual members of the Stanislaus Urban County. Each member of the Stanislaus Urban County identifies the specific needs within its respective communities as a means to determine use of its specific allocations. The following represents each participating jurisdiction's focus in relation to the use of its respective CDBG allocations:

### Stanislaus County



The Stanislaus County Urban County has a continued focus towards needed infrastructure improvements to address blighting conditions that include, but are not limited to, the lack of public infrastructure, deteriorating buildings, declination of economic development activity, and the deterioration of, or the lack of affordable housing.

The AAP is the guide by which Stanislaus County staff performs programs and projects that facilitate infrastructure improvements. Needs within the eligible areas are then categorized as programs and projects within this document. In order to consider these projects for funding, a number of factors need to be taken into consideration. In the case of public infrastructure, these considerations can include, but may not be limited to the following:

- a. Health and safety needs of the program/project and how those needs compare with the needs of other programs/projects (i.e. high per-capita septic system failures).
- b. The willingness and ability of the local community to assess themselves for purposes of contributing towards project costs and costs of ongoing maintenance and operation of improvements inclusive of support of the program/project by the area's Municipal Advisory Council (MAC) or an organized community group (if no MAC exists to represent the area).
- c. Identified and available funding sources for the specific program/project (the ability to leverage local agency dollars with outside funding sources are critical to ensuring a

- successful program/project).
- d. For public infrastructure improvement projects: 1) A working partnership between the service provider(s), the local community, and Stanislaus County, 2) The availability of engineered designs and a cost analysis for the project, 3) The willingness/ability of the service provider(s) to consider annexation of the improvements to be made.

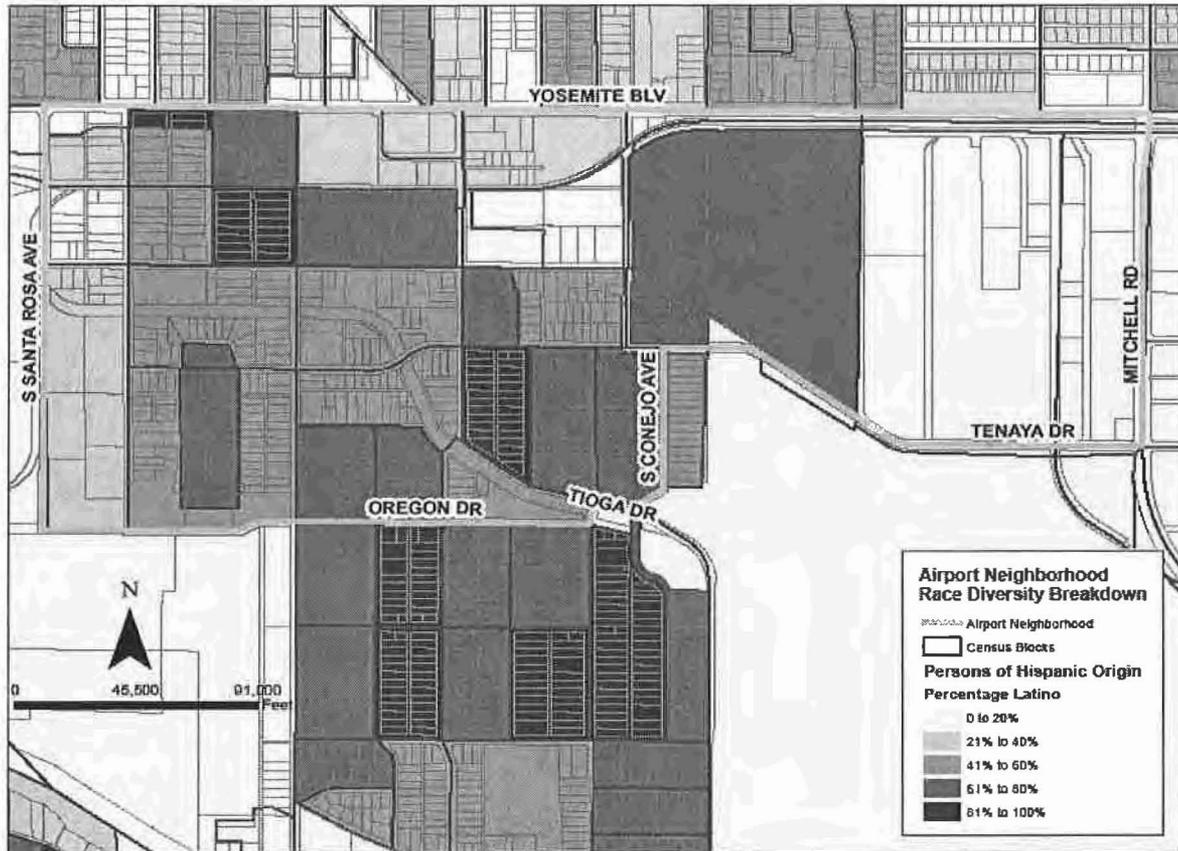
In Fiscal Year 2012-2013 Stanislaus County will undertake two new sewer infrastructure projects, one in the Parklawn community (within the Shackelford neighborhood), and the second within the unincorporated part of the Airport Neighborhood. Planning, engineering and design of both systems are currently underway which was funded by a State of California Water Board Clean-up and Abatement Account Program. Construction of each system will occur in phases as construction funds become available. Stanislaus County CDBG funds will be leveraged for these projects with other funds to the greatest extent possible.

The following maps are demographic maps of the two areas in which CDBG funds will be used for sewer improvements:

**Airport Neighborhood Median Income Map**



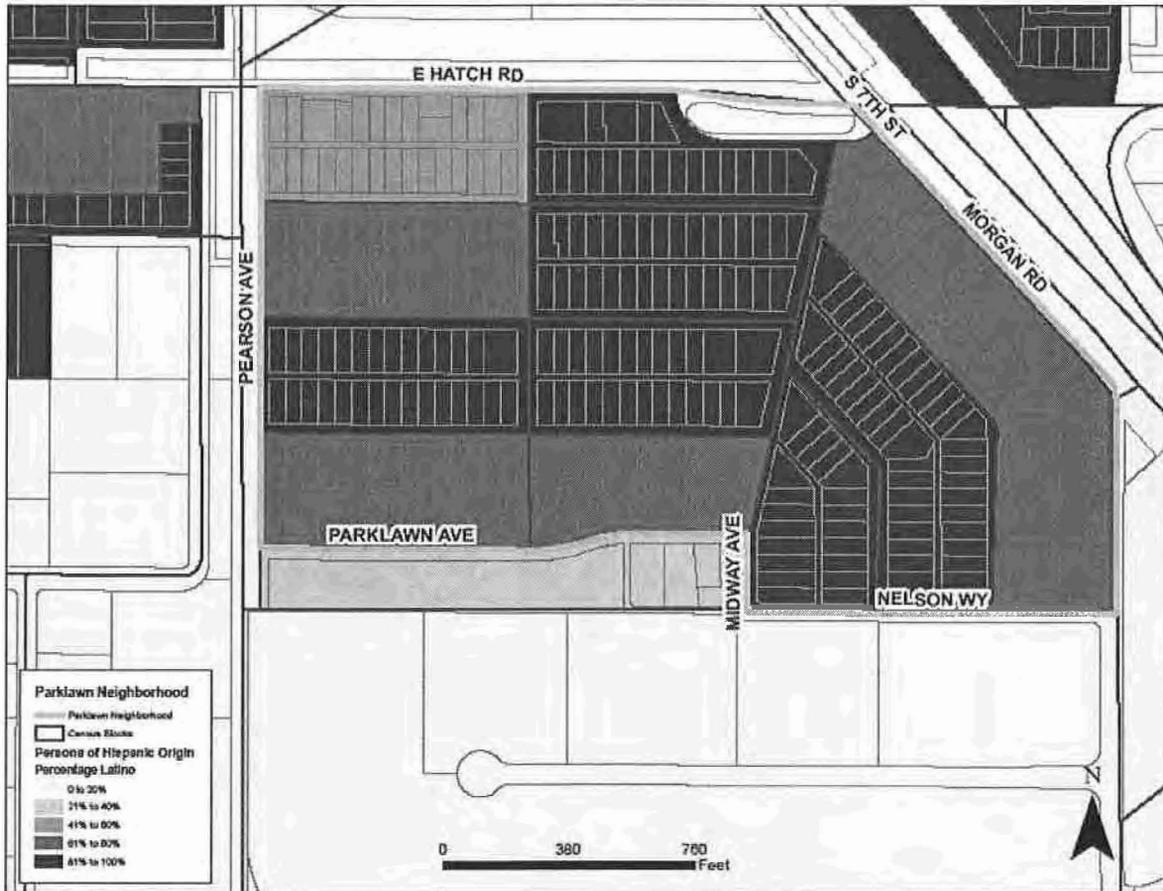
### Airport Neighborhood Percentage of Residents of Hispanic Origin



### Parklawn Neighborhood Median Income Map



### Parklawn Neighborhood Percentage of Residents of Hispanic Origin



### City of Ceres

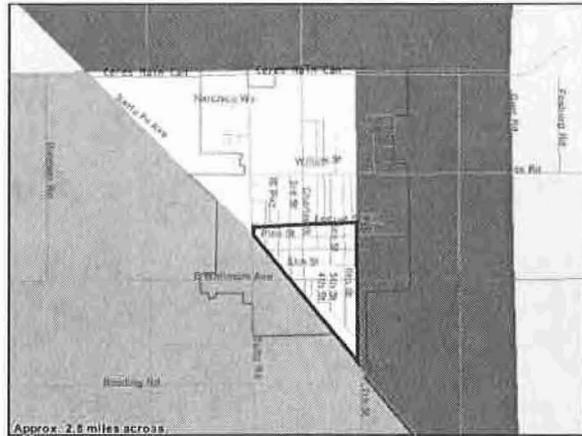


The City of Ceres is located in the heart of Stanislaus County along the Highway 99 corridor. Ceres is a community with an approximate population of 45,417 in 2010.

The City of Ceres will continue to focus on much needed infrastructure improvements that will help alleviate some of the target area's current blighting conditions. The City of Ceres' target area is composed of its lowest income Census Block Groups as outlined in the map above. These infrastructure improvements will include related curb, gutters, sidewalks, sewer and waterline replacement, ADA curb cuts, and related storm drainage

improvements. Adequate infrastructure improvements are essential for a community to experience community revitalization.

### City of Hughson



The City of Hughson is the smallest incorporated city in Stanislaus County, with a population of 6,640 in 2010. Hughson is situated to the east of Ceres, to the north of Turlock, and to the southeast of Modesto. Source: City of Hughson.

The City of Hughson has similar infrastructure improvement needs as the rest of the Stanislaus Urban County jurisdictions. CDBG funds will be used to conduct needed infrastructure improvements within the low income Census Block Group as identified in the above project area map.

### City of Newman

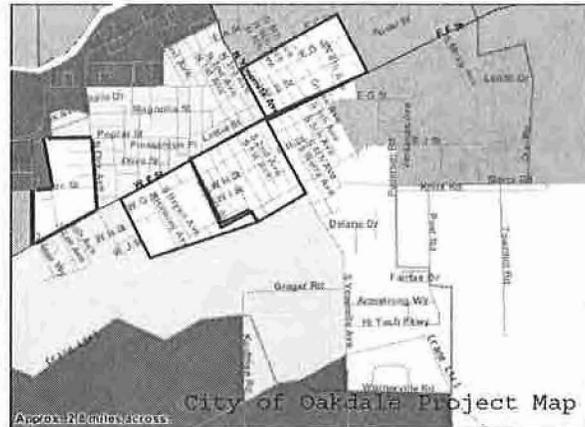


The City of Newman is located thirty miles southwest of Modesto, Stanislaus County seat. The City is located in an agriculturally rich geographical area that includes a large food processing facility, historic downtown buildings, and a variety of light industrial and highway commercial development. Newman is a community with an approximate population of 10,000.

The City of Newman will continue to allocate CDBG resources toward much needed infrastructure improvements that will help alleviate some of the target area's current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks, sewer and waterline replacement, and ADA curb cuts within the City's low income target area as outlined in the map above. Newman will also allocate CDBG funds to workforce/economic development activities within their local community to offer classes that

develop computer skills to provide residents with a competitive edge in their employment search.

### City of Oakdale



The City of Oakdale is located in the northeasterly portion of Stanislaus County, on the south bank of the Stanislaus River, at the intersection of State Highways 108 and 120. 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. Oakdale’s population as of 2010 was 20,675.

The City of Oakdale’s focus is similar and in accord with our partnering members with a focus towards much needed infrastructure improvements that will help alleviate some of the target area’s current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks, sewer and waterline replacement, replacement of damaged street overlay associated with underground improvements, and ADA curb cuts in the low income Census Block Group target areas as identified in the map above.

### City of 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 Stanislaus County seat. The population of the City of Patterson was 20,413 as of January 2010 according to the U.S. Census Bureau.

The City of Patterson will continue allocating CDBG resources towards much needed infrastructure improvements to help alleviate some of the target area’s current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks,



The remaining funds are distributed among the Stanislaus Urban County 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, sewer infrastructure and storm drainage to sidewalk infill projects. CDBG funds are used to address infrastructure improvement needs, which in turn improve the quality of life by 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-profit organizations, 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.

To address this obstacle, Stanislaus 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.

Stanislaus County, in partnership with the Housing Authority of the County of Stanislaus (HACS), continues to support the Family Self Sufficiency program to assist low income persons to become homeowners. Stanislaus County also continues to partner with Habitat for Humanity in the acquisition of lots for the construction or rehabilitation of affordable housing units to be made available to low income households.

Further, Stanislaus County was awarded, for the third time, State of California Cal Home funds to assist with the expansion of the Stanislaus County First Time Homebuyer and Housing Rehabilitation Programs during the coming fiscal year. Stanislaus County's Housing Rehabilitation Program funds assist owner occupied households address health and safety related repairs in their home. These funds will continue to be used to leverage other resources and maximize the number of households to be assisted thereby addressing underserved needs.

Stanislaus County will continue its partnership with the Stanislaus County Housing and Support Services Collaborative (SHSSC), a multi-agency collaborative which focuses on the community's housing and social service needs, also allows for the distribution of much needed SuperNOFA funds to affordable housing developers within Stanislaus County. The Stanislaus Urban County will continue partnering with SHSSC to address the needs of the community and addressing obstacles to meeting underserved needs.

**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 priority needs addressed in the CP a combination of federal, state, and local dollars will continue to be employed to assist those in need of essential services within Stanislaus County. The HACS as the administrator of the Housing Choice Voucher Program (known as Section 8) expects to receive approximately \$26,786,105 for the operation and implementation of the Section 8 Program.

The combination of CDBG, ESG, Cal Home (First Time Home Buyer and Housing Rehabilitation Program Funds – State), HOME Investment Partnerships Program (HOME), available local funds (SHA), Economic Development Agency (EDA) project matching contributions, Neighborhood Stabilization Program (NSP) funds, Homeless Prevention and Rapid Rehousing funds (HPRP) concluding in August 2012, Community Development Block Grant – Recovery Act (CDBG-R) funds, and other various projects matching fund sources help to address many of the priority needs and objectives identified in the AAP.

## Managing the Process

### **1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.**

#### **Community Development Block Grant/Emergency Solutions Grant:**

Stanislaus County is the lead agency of the Stanislaus Urban County. Specifically, the Stanislaus County Planning and Community Development Department, serves as the lead entity for overseeing the development, implementation, and administration of the CP and AAP.

The CP and AAP's are prepared by Stanislaus County staff, with assistance from the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford staff. Staff from the following Stanislaus County departments also played a key role in the development of the CP and AAP: Chief Executive Office (CEO), Health Services Agency (HSA), Community Services Agency (CSA), and Behavioral Health and Recovery Services (BHRS), as well as staff from the Housing Authority of the County of Stanislaus (HACS). The Housing and Support Services Collaborative of Stanislaus County (SHSSC) (which includes representatives from countywide service providers) also provided a significant amount of input.

#### **HOME Investment Partnerships Program (HOME):**

The Stanislaus Urban County is also a member of the City of Turlock and Stanislaus County HOME Consortium. The City of Turlock is the "lead entity" with responsibility for implementing and administering HOME funds to the HOME Consortium.

### **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 resource providers listed in section one above 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 Stanislaus County 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 Urban County, coordinates and consults with other program providers, local, state and federal government entities, non-profit and for-profit organizations and business, professional organizations, interest groups, and other parties interested in the implementation of federal programs.

Specifically, they are: Housing Authority of the County of Stanislaus (non-profit/County)(HACS), Health Services Agency (County), Community Services Agency (County), Behavioral Health and Recovery Services (County); Housing and Community Development (State); USDA/Rural Development (Federal), Economic Development Administration (Federal), HUD (Federal); California Coalition for Affordable Housing (non-profit); Habitat for Humanity (non-profit), Stanislaus County Affordable Housing Corporation (STANCO: non-profit), California Rural Legal Assistance (CRLA), and Self-Help Enterprises (SHE: non-profit).

Stanislaus County will continue to 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 Stanislaus Urban County. This will assure that the activities outlined in the AAP are given the fullest attention for design and implementation or construction.

The Stanislaus Urban County will maintain its membership and active involvement in the Housing and Support Services Collaborative, a multi-agency collaborative which focuses on the community's housing and social service needs, to continue outreach and information sharing with other Stanislaus County agencies serving similar clientele.

## Citizen Participation

### **1. Provide a summary of the citizen participation process.**

Citizen Participation is an integral part of the planning and implementation processes for the CDBG/ESG and HOME Programs, pursuant to the rules and regulations governing administration of the programs. In its attempt to assure adequate opportunity for participation by program beneficiaries and the general public, the Stanislaus County Board of Supervisors has set AAP pre-submission, Plan amendment, grantee performance, sub-recipient monitoring, and record maintenance requirements. The Stanislaus Urban County not only complies with Federal regulations, but also wishes to ensure 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 AAP outlines the steps developed by the Stanislaus Urban County to ensure compliance with Federal regulations governing implementation of the Federal programs administered by the Stanislaus County staff, and meet its 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 AAP 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/ESG and HOME programs which are available to citizens upon request.

The preparation of the AAP utilized consultation and coordination among various government agencies, private groups (for- and non-profit), including agencies that provide assisted housing, health services, social fair housing services, and individuals. Relationships with these resource providers consisted of both written contacts and face-to-face meetings. Most important among them were the meetings with the Stanislaus Urban County partners and the input from the membership of the Stanislaus County Housing and Support Services Collaborative.

All meetings were conducted in accessible locations and were held at times in which the general public could participate including after-work hours. Upon request, Stanislaus County may provide translation services for persons with limited English proficiency. The Stanislaus County Department of Planning and Community has staff with proficient Spanish speaking and writing abilities that provide translation of documents and oral translation services for the Spanish speaking.

## 2. Provide a summary of citizen comments or views on the plan.

The AAP was released for its official public review and comment period on March 6, 2012. In order to solicit public participation in the preparation of the AAP, public hearing notices were published defining the development process and how persons, agencies and interested groups could participate. Stanislaus County was also able to post announcements regarding the CDBG/ESG and HOME programs on the Stanislaus County Planning and Community Development internet homepage, which facilitates the receipt of citizen input online, <http://www.stancounty.com/planning/index.shtm>

A series of public meetings were held in January and February 2012 to discuss the preparation of the AAP and seek public input. The series of meetings include:

<u>JURISDICTION</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
<b><u>County/Cities</u></b>			
Stanislaus County	January 11, 2012	10:00am/6:00 pm	1010 10 <sup>th</sup> St., Modesto
City of Ceres	January 19, 2012	4:00 pm	2701 Fourth St., Ceres
City of Hughson	January 12, 2012	5:30 pm	7018 Pine St., Hughson
City of Newman	January 23, 2012	5:00 pm	1200 Main St., Newman
City of Oakdale	January 12, 2012	4:00 pm	120 S. Sierra Ave., Oakdale
City of Patterson	January 11, 2012	5:00 pm	1 Plaza, Patterson
City of Waterford	January 19, 2012	6:00 pm	540 C St., Waterford
<b><u>Municipal Advisory Councils / Communities</u></b>			
Denair	February 7, 2012	7:00 pm	3460 Lester Rd., Denair
Empire	February 13, 2012	7:00 pm	18 S. Abbie, Empire
Hickman	February 2, 2012	7:00 pm	13306 4 <sup>th</sup> St., Hickman
Keyes	February 2, 2012	7:00 pm	5601 7 <sup>th</sup> St., Keyes
Salida	February 28, 2012	7:00 pm	4835 Sisk Rd., Salida
South Modesto	February 9, 2012	6:00 pm	3800 Cornucopia Way, Modesto

The draft AAP was taken to the City Councils of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford for review and copies were made available for review at the Stanislaus County Planning and Community Development Department, the Planning Departments of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford and the Stanislaus County Main Library. A final public hearing was scheduled for April 17, 2012 before the Stanislaus County Board of Supervisors.

Stanislaus County staff considered all oral and written public comments received in preparing and revising the AAP. A summary of responses to public comments relating to the review of the AAP is included in the Citizen Comment Summary section of this AAP.

## Citizen Comment Summary

Throughout the months of January and February 2012, Stanislaus County staff conducted several public meetings throughout the unincorporated areas and at least one general meeting in each of the CDBG participating jurisdictions.

### ***Stanislaus County***

On January 11<sup>th</sup>, 2012 Stanislaus County held a morning and evening meeting for the public regarding the CP and AAP development process and explained ways in which the public may participate. Program and project priorities for the jurisdictions for the upcoming fiscal year were also discussed. No comments were received.

***City of Hughson***

A community meeting was held on January 12, 2012.  
No comments were received.

***City of Ceres***

A community meeting was held on January 19, 2012.  
No comments were received

***City of Newman***

A community meeting was held on January 23, 2012.  
No comments were received.

***City of Oakdale***

A community meeting was held on January 12, 2012.  
One representative from the Family Support Network attended the meeting and inquired about the timing and competitive application process for CDBG public services grants. Stanislaus County staff followed up with the participant providing details regarding the public service application process via e-mail.

***City of Patterson***

A community meeting was held on January 11, 2012.  
No comments were received.

***City of Waterford***

A community meeting was held on January 19, 2012. Two City of Waterford residents inquired about the availability of CDBG funds for small business loans. Stanislaus County staff has set up a meeting with residents to discuss and potential economic development assistance via CDBG funds.

***Town of Hickman***

A community meeting was held on February 2, 2012. The Hickman Council commented about the need for improved street lighting and sidewalks along the two streets leading to the community's elementary school. The Council was informed that Stanislaus County staff would work with the Stanislaus County Public Works Department and investigate the availability of funding to address street lighting issues.

***Town of Denair***

A community meeting was held on February 7, 2012. Municipal Advisory Councilwoman Dorinda Soiseth asked how the average citizen could participate in the First Time Home Buyer Down Payment Assistance Program and whether this particular assistance had to be for a first time homebuyer. Stanislaus County staff responded to her questions and provided information to the Denair Dispatch community publication to assist with program outreach.

***South Modesto***

A community meeting was held on February 9, 2012. Council members inquired about our First Time Home Buyer Program and requested an update about the Parklawn Sewer Infrastructure project. Updates were provided and the group was given contact information to follow up with Stanislaus County staff as further developments take place. Stanislaus

County staff attend the MAC meetings on a quarterly basis to keep the community informed about program availability in the neighborhood.

***Town of Empire***

A community meeting was held on February 13, 2012. Representatives from two non-profits (Friends of the Empire Library and Friends of the Empire Pool) attended and inquired about the competitive application process for CDBG public services grants. Stanislaus County staff followed up with information via e-mail.

***Town of Keyes***

A community meeting was held on February 2, 2012. The community thanked Stanislaus County's efforts through the Neighborhood Stabilization Program, mentioning they appreciate the new first time homebuyers being part of their neighborhood.

***Town of Salida***

A community meeting was scheduled for February 28, 2012. This meeting was canceled.

***Services to Older Adults Advisory Council (STOAAC)***

Stanislaus County staff regularly attends STOACC's monthly meetings to remain engaged with service providers who focus its efforts in serving the senior community and to keep them updated about Stanislaus Urban County HUD programs. Stanislaus County staff attended STOACC's monthly meeting on February 1, 2012 and presented survey results. Collaboration and coordination was agreed upon with the Area Agency on Aging with regards to their Fiscal Year 2012-2015 Area Plan for the California Department of Aging; Stanislaus County staff will continue to share survey results and funding focus. The Council asked that we share out that the survey results in the Public Services Category showed that respondents stated Senior Services should have a High Priority. This will be included in the annual release of information during the public services annual application process.

***Continuum of Care (CoC)***

The Continuum of Care (CoC) was informed about the beginning stages of our CP process during the November 17, 2011 meeting. CoC members were informed about the process and encouraged to take the CP Community Survey. Draft plan recommendations, as well as the survey results, were then presented to the CoC during their February 16, 2012 meeting. The CoC member comments centered on the importance of the CP Planning process for obtaining and efficiently utilizing homeless funds throughout Stanislaus County and how it will benefit the whole County to have all three entitlement jurisdictions on the same CP Planning cycle as of 2015.

The ESG Sub-committee was consulted on February 16, 2012, after the general CoC meeting, to get input on the funding recommendations and policies and procedures for the ESG Fiscal Year 2011-2012 and Fiscal Year 2012-2013 awards (as amended by the HEARTH Act). Comments received centered around defining the new ESG regulations in line with lessons learned from implementing the HPRP Program. One main topic included the importance of requiring program participants to pay a portion of their rent incrementally to promote sustainable permanent housing, while still maintaining the flexibility of being able to waive this requirement if barriers exist that would make the decrease in rental assistance impede housing stability. Another topic was the difficulty of serving only 30% and under the AMI and how this population will most likely require more months of assistance than the 50% and below population. In general, the ESG Sub-committee agreed that the goal is to create clear and manageable policies and procedures that still maintain flexibility to allow individualized housing plans based on each individual or family's unique needs. The ESG Sub-committee will continue to work on refining a list of barriers that impede housing stability and on a unified intake process.

**Children and Families Commission**

Stanislaus County staff attended The Children and Families Commission's February meeting. Stanislaus County staff gave a presentation informing the Commission about the AAP process and collaboration and coordination opportunities.

**Airport Neighborhood Collaborative (ANC)**

Stanislaus County staff regularly attends ANC monthly meetings and collaborates with local non-profits, agencies, and stakeholders in the Airport Neighborhood. Stanislaus County staff attended the March 12, 2012 meeting and discussed working with interested members of the ANC in establishing a Community Development Based Organization (CBDO), which assists Stanislaus County in reaching its Revitalization Strategy (RS) goals. Stanislaus County staff provided the members with the link to the CP, AAP and Neighborhood Revitalization Strategy Areas (RS). Stanislaus County staff also left a draft copy of the documents for the public.

**Stanislaus County - Public Hearing**

A Public Hearing is scheduled for April 17, 2012. Comments pending.

**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.**

Every year, English notices for meetings are placed in The Modesto Bee, Ceres Courier, Oakdale Leader, Patterson Irrigator, West Side Index, and Waterford News. In an effort to seek input and participation from the Spanish-speaking population, a Spanish notice is also published in the Modesto Bee newspaper. The notices are published ten days before the public meetings. The notices indicate the specific dates by which both written and oral comments must be received and 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: 1 (800) 735-2929 (text telephones) and 1 (800) 735-2922 (voice). The notices also include the statement that translator services may be provided upon such service being requested: "Reasonable accommodations may be made available with advance notice at meeting locations to ensure access for persons with disabilities including sign language, interpreters, and assistive listening device."

**Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.**

Comments pending the public hearing scheduled for April 17, 2012.

## Institutional Structure

### **1. Describe actions that will take place during the next year to develop institutional structure.**

To the extent that a gap exists in the institutional structure, a strategy of the CP and AAP is to take action to close that gap. Example of gap closure is the effort of the SHSSC 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.), which connects ex-prisoners to services such as housing and employment, and other agencies promoting the development and well-being of children 0-5 years of age, through the Children and Families Commission.

During public service 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 further expansion of the Homeless Management Information System (HMIS) 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. The Stanislaus County CoC is providing Homeless Prevention and Rapid Re-housing (HPRP) participants with access to HMIS software operated by Client Track. The four (4) agencies receiving funding for HPRP, within Stanislaus County, have agreed to share limited Universal Data Elements for clients enrolled in HPRP. HMIS data sharing helps reduce the instances of assistance gaps by allowing a streamlined intake process where agencies can refer clients to one another without duplication of intake as well as to prevent the duplication of services. The group also meets monthly in a subcommittee meeting, after the Housing Coalition meeting, to work out any issues with implementation and reporting for HPRP.

## 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.**

Stanislaus County, as the lead agency for CDBG and ESG funds, monitors all sub-recipients on a regular basis (at least once per quarter). Monitoring is conducted to ensure statutory and regulatory requirements are being met and that information submitted to Stanislaus County is accurate and complete.

An agreement is executed with all sub-recipients which clearly states the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, applicable federal requirements, etc. The monitoring process emphasizes on-site field visits, desk audits, technical assistance, and assistance to sub-recipients to ensure a good data collection and reporting system is in place.

Specifically, the objectives of Stanislaus County's monitoring program are to:

- Ensure that sub-recipients implement their program and individual activities, as described in the application and the sub-recipient Agreement.
- Ensure that sub-recipients conduct its activities in a timely manner, in accordance with the schedule included in the Agreement.
- Ensure that sub-recipients costs charged to the project are eligible under applicable laws and CDBG regulations and reasonable in light of the services or products delivered.
- Ensure that sub-recipients conduct activities with adequate control over program and financial performance, and reasonable in light of the services or products.

- Ensure that sub-recipients have 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-recipients 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 CP, 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 Integrated Disbursement and Information System (IDIS) and the Disaster Recovery Grant Reporting (DRGR) System, these programs are capable of presenting the data to defend its progression towards accomplishment of its goals and objectives set forth in CP. On a semi-annual basis this information is compiled and compared with the goals and objectives in the CP. If this information reflects the accomplishments set forth in the CP, 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.**

Stanislaus County 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.

Stanislaus County has an established Lead Poisoning Prevention Program that actively works to reduce the number of lead poisoning cases. From 2005 through 2009, there were 16 confirmed housing related lead poisoning cases countywide. The Stanislaus Urban County

currently has various programs in place that are increasing the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

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 CP and will continue their implementation in activities funded by that Plan.

The Stanislaus Urban County will continue to purchase bank owned homes through the NSP. The homes that are purchased by the Stanislaus Urban County jurisdictions are rehabilitated and then made available for purchase or long-term rental by families of extremely low to moderate incomes. The majority of the homes that the Stanislaus Urban County has purchased have been homes that were built after 1978. To date, the Stanislaus Urban County has purchased five homes that were built before 1978 and four of those homes are scheduled to be demolished and replaced with new single-family homes. Any homes purchased by the Stanislaus Urban County that were built prior to 1978 will be tested for lead-based paint. If lead based paint is found, lead abatement will be conducted by qualified contractors. Any homes determined to not contain lead-based paint, will have the interior and exterior repainted.

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) is required to comply with the Lead-Based Pointing Prevention Act. Lead Based Paint inspections must be conducted on housing units for families with children 6 years of age or younger who are living in, or will move into units constructed prior to 1978. The inspections must be completed prior to the payment of any financial assistance, which include rental assistance, utilities assistance, utility/security deposits, and rental/utility arrears.

## HOUSING

### Specific Housing Objectives



#### **1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.**

The CP identifies homeownership and owner occupied housing health and safety related rehabilitation as top priorities to be addressed. The specific housing objectives in the coming fiscal year are to:

- Increase the supply of affordable housing through the continued implementation of the NSP, First Time Home Buyer (FTHB) Down Payment Assistance (DPA) Program, and through partnerships with local affordable housing developers (such as Habitat for Humanity, Housing Authority of the County of Stanislaus), the State of California, and Federal Housing and Urban Development.

- Maintain safe and sanitary housing for low-income households through the continued provision of housing rehabilitation programs,
- 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 to those with limited mobility.

**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.**

The Stanislaus Urban County anticipates \$1,972,737 in CDBG, \$198,932 in ESG, and \$696,193 in HOME (Stanislaus Urban County Allocation amount) funding for the Fiscal Year 2012-2013 program year.

Over the next plan year, Stanislaus County intends to continue the pursuit of other federal and state to increase the amount of resources available to assist low and moderate income families and individuals. The following summarizes these resources:

**Federal Resources**

CDBG, ESG, HOME, NSP, HPRP, and CDBG-R funds will continue to be used by the Stanislaus Urban County to fill funding gaps for affordable housing projects/programs as needed to help leverage other funds when possible.

**State Resources**

Stanislaus County will continue the use of State of California funds designed to fund affordable housing projects/programs. Stanislaus County is a recipient of Cal Home funds to provide down payment assistance to first time home buyers and housing rehabilitation.

**Successor Housing Agency**

Stanislaus County and Stanislaus Urban County members are currently working on the dissolution process of their former redevelopment agencies. All six Stanislaus Urban County members have decided to designate themselves as the Successor Housing Agency and are currently working through the process of establishing their respective Successor Housing Agencies (SHA). Upon reconciliation from the State regarding what is an ultimately recognized as an enforceable obligation, Stanislaus Urban County members will be better positioned to determine what, if any, SHA funds will be available to utilize as a local resource for addressing some of the identified needs within the AAP.

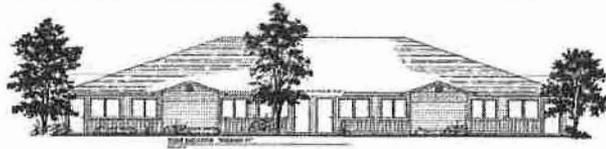
**HUD Section 8 Program**

The Housing Authority of Stanislaus County of Stanislaus administers the HUD Section 8 Housing Choice Voucher (HCV) program which is vital in providing affordable housing opportunities to low and moderate-income households.

**McKinney Vento Act Funds**

The Stanislaus Urban County is not a direct recipient of McKinney Vento Act funds, but members of the SHSSC will continue to seek this funding source on an individual basis to address housing needs for the homeless in Stanislaus County. Wherever possible, the Stanislaus Urban County will collaborate with the SHSSC in the implementation and delivery of services to the homeless.

## 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.**

Wherever opportunities arise, the Stanislaus Urban County will continue to assist the Housing Authority of the County of Stanislaus in the rehabilitation of its existing public housing units and in the search for opportunities to increase its housing inventory.

Credit counseling and home ownership courses are also offered to low/moderate-income individuals/households through partnerships with Community Housing and Shelter Services, Habitat for Humanity, Project Sentinel, Clearpoint, and the Home Loan Counseling Center. This allows first time homebuyer households to better prepare for homeownership and the homeownership process.

Stanislaus County will also continue partnering with the Housing Authority of the County of Stanislaus to provide housing opportunities for farm workers, 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 is 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.**

### General Overview

An updated Analysis of Impediments (AI) was prepared for Stanislaus County by Project Sentinel in February 2012. The 2012 AI identifies the continued shortage of affordable rental housing, particularly for larger families.

An area in which improvement was made (compared to the previous AI), is the area of comprehensive fair housing services and addressing the potential for housing discrimination and predatory practices. The 2012 AI indicates that this impediment has been largely

addressed and satisfactorily resolved by virtue of the Stanislaus Urban County's annual funding of comprehensive fair housing services.

In addition to an updated evaluation of these issues, the 2012 AI broadened its scope to include all the current participating cities. These new areas of analysis included Stanislaus County's relationship to the Housing Authority of the County of Stanislaus, an examination of zoning ordinances and reasonable accommodations policies, and the allocation of community development resources. Ultimately the items described below were highlighted as potential or existing impediments to fair housing within Stanislaus County followed by recommendations to address each impediment:

## **2012 Analysis of Impediments to Affordable Housing**

### **AFFORDABILITY**

#### **Lack of New Multi-Family Housing Construction for Very Low Income Households**

According to the 2012 AI, there continues to be a shortfall of affordable rental housing for very low income households throughout the Stanislaus Urban County. However, as noted in the AI, housing market circumstances have clearly changed. The likelihood of significant new affordable multi-family housing development in the near future appears small. The present abundance of vacant single-family properties throughout Stanislaus County, the absence of private developer interest in new housing construction of any kind, the continuing tight credit market and the constraints imposed on county planners by "Measure E" (a land use restriction initiative which requires voter approval before any new residential development is expanded into agricultural and open-space areas) in all weigh heavily against new construction in the short term. In light of these facts, maximum creativity, coordination of all available resources, and inter-jurisdictional planning will be essential if this impediment is to be addressed.

Although the AI highlights the shortage of affordable rental housing, Stanislaus Urban County partners are doing everything possible with the amount of resources at their disposal to provide further affordable housing opportunities to its low income community. Since 2005 there have been three high density affordable housing projects for seniors, either approved or in the process of construction. One is located within the City of Newman, another in the City of Oakdale and the third is located within the City of Patterson. Given the current bleak economic conditions and the limited amount of resources available to the community three high density affordable housing projects are welcome additions to the Stanislaus Urban County's affordable housing inventory. These projects have provided a total of 142 affordable housing units combined over the past six years.

As economic conditions improve, and the interest of private developers in new housing construction returns, affordable housing funding resources increase, and market conditions permit; Stanislaus Urban County jurisdictions will continue to consider improving and adding to its affordable rental housing stock.

### **Zoning Policies**

The 2012 AI review of zoning regulations in the Stanislaus Urban County showed overall compliance.

However, the 2012 AI notes that the Cities of Ceres and Waterford zoning codes may discourage secondary unit development.

As the 2012 AI recommends, Stanislaus County will work with Stanislaus Urban County members to identify elements of their code that may discourage the use of secondary units and aim at eliminating such issues.

The 2012 AI also notes that codes do not inform those with disabilities that they can request exceptions, such as parking requirements for secondary units.

Stanislaus County is working with Project Sentinel to determine what grounds were used to make this claim. Once determined, the issue will be addressed to the extent feasible.

### **The Foreclosure Crisis**

The changed economic circumstances confronting Stanislaus County, especially those affecting homeownership and rental housing markets must be viewed as potential threats to fair housing choice. Vacancy rates in single-family dwellings have been rising rapidly throughout Stanislaus County as more and more homes have gone into foreclosure or have been abandoned. The number of properties teetering on the verge of delinquency and default remains high and continues to grow. Home Mortgage Disclosure Act ("HMDA") and other data sources from ForeclosureRadar and California Reinvestment Act (CRA) strongly suggest that a high proportion of high cost (sub-prime) loans were directed toward African-American, Hispanic and other minority households; and it is likely that these minority groups are now bearing a larger share in the loss of homeownership. It is vital that these households, that do not have the means to support reasonable mortgage payments, receive the necessary assistance to refinance out of predatory sub-prime loans.

To address this impediment, the Stanislaus Urban County member territories will continue to collaborate with the HACS, mortgage lenders, Habitat for Humanity and first time home buyers to coordinate implementation of the NSP program. In addition, Stanislaus County staff will continue to stay involved in foreclosure related seminars and workshops to assist households in danger of foreclosure.

## **Actions to Address Barriers to Affordable Housing**

In an effort to address the barriers to affordable housing, the Stanislaus Urban County will implement the following programs/projects during the coming fiscal year:

### **Neighborhood Stabilization Program (NSP)**

In an effort to maximize the overabundance of vacant single-family properties in the Stanislaus Urban County as a potential resource for affordable housing for moderate, low and very-low income households, the Stanislaus Urban County has and will continue to participate in the NSP. NSP connects first time homebuyers to Down Payment Assistance (DPA) and affordable single family homes within the Stanislaus Urban County. In order to offset a shortfall of available DPA funds, NSP program income is now being used to serve program eligible participants in their pursuit of their first home.

### **Successor Housing Agency**

Please reference Successor Housing Agency discussion on page # 25.

### **Down Payment Assistance Programs**

Stanislaus Urban County members will continue to offer down payment assistance programs to eligible first time home buyers. This assistance makes homeownership a reality for first time home buyers who are qualified to purchase a home but do not have the means to provide a down payment. The current activity focus is NSP unit centric, to assist in program momentum and funding leverage. This approach allows for a larger number of foreclosed units to return to active housing stock within the Community which would otherwise remain vacant.

### **Multi-Family Housing Development**

To address the need for multi-family housing, the City of Oakdale is nearing the completion of a fifty unit multi-family affordable housing project for extremely low, very low, and low-

income seniors. The estimated project cost is \$11.2 million and is being financed through a variety of sources including Redevelopment Agency Housing Set-Aside, HOME Investment Partnerships Program, and low-income housing tax credits.

The cities of Newman and Patterson, in recent years, have also shown commitment to providing affordable housing opportunities through their undertaking of multi-family affordable housing projects. These projects continue to be utilized by low income families and are at full capacity.

### **Homeless Prevention & Rapid Re-Housing Program (HPRP)**

The HPRP is a Recovery Act program that provides rental assistance, utility assistance, payment of rental and utility arrears, or rental or utility deposits in combination with case management which works with clients on an individual basis to sustain permanent housing. The program, which began in 2009 and will be ending in August of 2012, serves both homeless persons and those at-risk of becoming homeless. As of December 2011, 222 individuals, made up of 89 households, were provided homeless assistance and 343 individuals, made up of 95 households, were provided homeless prevention assistance. The Stanislaus Urban County will be winding down the HPRP program, which is scheduled to be complete as of August 7, 2012, and will be transitioning homeless prevention and rapid re-housing activities to the ESG program, as amended by the HEARTH Act.

### **HOME/American Dream Down Payment Initiative (ADDI)**

The Stanislaus Urban County is a member of the City of Turlock and Stanislaus County Home Investment Partnerships Program (HOME) Consortium (hereinafter referred to as the "HOME Consortium"). The City of Turlock is the "lead entity" with responsibility for implementing and administering HOME funds to the HOME Consortium.

HOME program funds are used by localities to provide the following activities:

- Affordable housing development
- Assist low-income first time homebuyer households purchase their first home
- Provide health and safety related owner-occupied housing rehabilitation
- Provide program administration

The Fiscal Year 2012-2013 HOME Consortium allocation is \$ 854.260 (allocation amount for entire HOME Consortium). The members of the Stanislaus Urban County will continue to use their HOME funds to address the variety of housing needs within their individual jurisdictions. The Stanislaus Urban County's CP identifies homeownership and owner occupied housing rehabilitation as top housing priorities. As such, the Stanislaus Urban County will address these priorities through the continued provision of First Time Home Buyer Down Payment Assistance Programs and through partnerships with local affordable housing developers (such as Habitat for Humanity and the Housing Authority of the County of Stanislaus).

The following includes narrative responses to AAP questions, relating to this section, as a requirement to be compliant with CP regulations:

### **Describe other forms of investment not described in § 92.205(b).**

The Stanislaus Urban County is a participating jurisdiction under the City of Turlock HOME Consortium. The Stanislaus Urban 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) and/or housing rehabilitation. Additionally, the City of Turlock utilizes American Dream Down Payment Initiative funds (a separate down-payment assistance fund allocation administered as part of the HOME Program) and Workforce

Initiative Subsidy for Homeownership (WISH) funds are utilized by the Housing Authority of the County of Stanislaus in partnership with their Family Self-Sufficiency program.

**1. 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.**

Stanislaus Urban County members will continue to use HOME funds to provide affordable housing opportunities to its low income populations. When using HOME funds the Stanislaus Urban County will use the Recapture provision.

The HOME statute specifies that under recapture provisions, the participating jurisdiction (PJ) must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. The HOME recapture provisions are established at §92.253(a)(5)(ii), and unlike the resale approach, permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

The four basic recapture options are described in the HOME rule:

1. *PJ Recaptures Entire Direct HOME Subsidy*
2. *Reduction During Affordability Period*
3. *Shared Net Proceeds*
4. *Owner Investment Returned First*

The Stanislaus Urban County will use the first method under the Recapture model: **PJ Recaptures Entire Direct HOME Subsidy**. With this option, Stanislaus County recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. Stanislaus County's recapture amount is limited to the net proceeds available from the sale.

In cases where the net proceeds available at the time of sale are insufficient to recapture the entire direct HOME subsidy provided to the homebuyer, Stanislaus County is not required to repay the difference between the total direct HOME subsidy and the amount Stanislaus County is able to recapture from available net proceeds.

In applying the first option of the recapture provision, the following formula shall be used:

$$\begin{array}{r} \text{Sales Price of Unit} \\ \text{Superior Non HOME Debt} \\ \hline - \text{Closing Costs} \\ \hline = \text{Net Proceeds} \end{array}$$

**2. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing 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

**Non-Homeless Special Needs Housing**

**1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.**

The Stanislaus Urban County will continue to serve the non-homeless special needs populations such as those 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 Stanislaus Urban County also offers public service programs to other non-homeless special needs populations including but not limited to the elderly and frail, those diagnosed with mental, developmental, and physical illnesses, those suffering from alcohol and drug addictions, HIV and AIDS.

Whenever possible, the Stanislaus Urban County will partner with agencies such as Behavioral Health and Recovery Services (BHRS) to address the housing needs of these special needs populations.

## HOMELESS PROGRAMS

### Homeless and Special Needs

- 1. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive 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.**
- 2. Explain how federal funds will leverage resources from private and non-federal public sources, including how matching requirements of HUD programs will be satisfied.**

#### Competitive McKinney-Vento Homeless Assistance Act funds

The chart below indicates the funding acquired through the Stanislaus County Housing and Support Services Collaborative to assist those individuals/families directly suffering from homelessness along with those in jeopardy of becoming homeless.

Project Name	Program	Award Amount
Permanent Affordable Housing Program	SHPR	\$114,165
HALO VET TWO	SHPR	\$269,056
We Care Program-Turlock Supportive Housing Project	SHPR	\$95,702
Project Assimilation	SHPR	\$99,000
Supportive Services 2 for Homeless Youth	SHPR	\$94,959
CCC Supportive Housing Services for FR Families	SHPR	\$90,000
Stanislaus HMIS # 2	SHPR	\$174,160
<b>Total:</b>		<b>\$937,042</b>

SHPR: Supporting Housing Program - Renewal  
 Source: HUD Fiscal Year 2011 CoC Grants Award

### **Housing Choice Voucher Program**

The Housing Choice Voucher (HCV) Program, previously and still commonly known as the Section 8 Program, provides financial assistance to low-income households by paying a portion of the monthly rent directly to property owners. The HCV program is the largest assistance program administered by the HACS. The voucher program permits families to select their own units from available private housing stock. There is no limit on the rent for the unit a family selects. However, the rent charged by the owner must be reasonable in relation to the rent charged for comparable unassisted units. Assistance is equal to the difference between the tenant contribution (30 percent of adjusted income) and the payment standard. If the family selects a unit renting for more than the payment standard, the family pays the excess. Its rent to income ratio would then exceed 30 percent of adjusted income. If the family selects a unit renting for less than the payment standard, it, in effect, keeps the difference by paying a lower percentage of its income for rent.

HACS states that it administers a total of 3,990 Housing Choice vouchers and certificates, of which 3,928 are currently in use (see Figure IV-7). Of this total, 3,295 are presently being used within the city limits of Modesto, Turlock, Riverbank, and Hughson, the four cities not part of the Stanislaus Urban County. This leaves a total of 633 vouchers and certificates in use within the Stanislaus Urban County (16.1%), of which 563 (14.3%) are in use in the six incorporated towns, and 70 (1.8%) in the Stanislaus Urban County's unincorporated area.

Distribution of In-Use Housing Choice Vouchers (HCV)		
Non-Stanislaus Urban County Cities	3,295	83.9%
Stanislaus Urban County Cities	563	14.3%
Stanislaus Urban County	633	13.8%
Unincorporated Areas	70	1.8%
Total	4,561	100.0%

Figure IV- 7 Source: Stanislaus County General Plan Housing Element 2007-2014

### **ESG & HPRP Funds**

The ESG and the HPRP are also tools available to Stanislaus Urban County residents to address homelessness. Currently, programs within Stanislaus County receiving HPRP funds provide case management, emergency shelter, transitional shelter and financial assistance to rapidly re-house homeless individuals or families or to prevent them from becoming homeless. The current ESG program provides funding for the essential and operational costs of programs that provide homeless services, rehab and renovation costs for facilities sheltering homeless persons and for financial assistance to prevent homelessness. The Stanislaus Urban County will be winding down the HPRP program, which is scheduled to be complete as of August 7, 2012, and will be transitioning homeless prevention and rapid re-housing activities to the ESG program, as amended by the HEARTH Act.

### **3. ESG Match Funds**

Below is a summary of the match funding identified for the Fiscal Year 2011-2012 second ESG Allocation, listed by each agency receiving funding:

#### **CHILDREN'S CRISIS CENTER – HPRP PROGRAM**

##### ***State Funds***

CA Department of Education, CCTC	\$200,000
CA Department of Education, CCSP	\$100,000
First Five, Prop 10	\$71,101

**County Funds**

Emergency Childcare, Child Welfare Services \$29,000

**Private Funds**

In-N-Out Foundation \$15,000

**Total Match Funds \$415,101**CHILDREN'S CRISIS CENTER – MARSHA'S HOUSE**State Funds**

CA Department of Education, CCTR \$210,704

First Five, Prop 10 \$137,200

**Total Match Funds \$347,904**COMMUNITY HOUSING AND SHELTER SERVICES – HOMELESS PREVENTION**Federal Funds**

CDBG, City of Modesto, Housing and Urban Development \$60,000

**Total Match Funds \$60,000**FAMILY PROMISE – TRANSITIONAL SHELTER FOR HOMELESS FAMILIES**Other**

Private Donations \$5,000

Fundraising \$14,708

**Total Match Funds \$19,708**WE CARE OF TURLOCK – EMERGENCY COLD WEATHER SHELTER**Federal Funds**

CDBG, City of Turlock \$15,000

FEMA, EFSP \$12,000

**Other**

Fundraising \$10,000

Food Donations \$7,550

Volunteers \$16,500

Private Donations \$10,178

**Total Match Funds \$74,728**WE CARE OF TURLOCK – RAPID RE-HOUSING**Other**

In-kind \$9,559

Private Donations \$2,000

**Total Match Funds \$11,559**

4. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and one-year goals for reducing and ending homelessness.
5. Describe specific action steps for reducing and ending homelessness that (i) reach out to homeless persons (especially unsheltered persons) and assessing their individual needs; (ii) address emergency shelter and transitional housing needs; (iii) help homeless persons (especially persons that are chronically homeless, families with children, veterans, and unaccompanied youth) make the transition to permanent housing and independent living.

**Homeless Funding Overview**

To develop the Stanislaus Urban County's ESG funding priorities, the current condition of homelessness in the Nation and Stanislaus County was examined by pulling from the 2011 Point-in-Time (PIT) count, the CoC's 2011 Exhibit 1, the Stanislaus Urban County's 2012-

2015 CP, the CoC's 10-Year Plan to End Long-Term Homelessness (2007), and the United States Interagency Council on Homelessness's Report, "Opening Doors – Federal Strategic Plan to Prevent and End Homelessness" (2010). A recent Community Survey, conducted in preparation for the development of Stanislaus Urban County's 2012-2015 CP, identified homeless services as a high priority and homeless prevention activities as a medium priority. The eligible activities under ESG, were then compared to existing services available to homeless and at-risk persons to develop ESG funding priorities that would serve target populations while not duplicating services.

The CoC's Exhibit 1 describes that Stanislaus County has experienced a loss of emergency and transitional shelter beds from 2010-2011. These lower bed numbers occurred due to losses in non-profit funding and the paring down of non-profit services in an attempt to stay fiscally sound. The Stanislaus Urban County's goal for ESG funding is to assist non-profits in continuing to provide effective homeless assistance services, in terms of operational costs and essential services. Without emergency and transitional shelters providing temporary shelter for homeless individuals and families, re-housing the homeless would not be as effective. Since 2009, HPRP financial assistance funds combined with intensive case management has successfully housed 343 homeless individuals, made up of 95 households and has successfully prevented 222 individuals at-risk of homelessness, made up of 89 households, from losing their housing. This successful model implemented in conjunction with maintaining existing shelter facilities will allow Stanislaus County to continue to reduce the numbers of homeless individuals and families within Stanislaus County.

Second allocation Fiscal Year 2011-2012 and Fiscal Year 2012-2013 Rapid Re-housing funds will allow agencies awarded funding to build up their capacity for implementing these services under the new ESG regulations. A few of the biggest areas of adjustment under the new ESG regulations include, serving only 30% and below the Area Median Income, conducting habitability inspections on both Rapid Re-housing and Homeless Prevention units, improving data quality and participation for Homeless Management Information System (HMIS), and implementing a coordinated assessment system. Rapid Re-housing funds will be increased after this transition is successfully completed. With this in mind the Stanislaus Urban County is going to dedicate the full 60% cap of our combined (first and second) Fiscal Year 2011-2012 allocations to shelter services. The additional 2.5% in administration funds will allow Stanislaus County staff to put in the time necessary to coordinate with local service providers and the CoC to develop and implement a coordinated assessment process for homeless programs receiving ESG funding and to allow for implementation of the amended ESG program. Homeless prevention activities, while remaining to be a service that is greatly needed throughout the Stanislaus Urban County, received slightly less priority than Rapid Re-housing and shelter services and accordingly, less funding is proposed to be allocated to this activity. Additionally, the Stanislaus Urban County, in recognition that HMIS has the potential to be utilized as a critical data tool in identifying the best methods for preventing and ending homelessness, will focus \$20,000 of its Fiscal Year 2012-2013 ESG award to improving the CoC's HMIS system. Lastly, in conjunction with our CDBG Economic Development program, a strong focus for ESG funds will be providing job training and placement opportunities for Rapid Re-housing and Homeless Prevention recipients.

*The Federal Strategic Plan to Prevent and End Homelessness has the following four Goals:*

- End Chronic Homelessness in five years
- Prevent and End Homelessness among Veterans in 5 years
- Prevent and End Homelessness for Families, Youth and Children in 10 years
- Set a Path to End all Homelessness

This document focuses on solving homelessness for the chronic homeless, homeless veterans, homeless families with children, and homeless unaccompanied youth. Within the document six (six) strategies are discussed as paths to housing those target populations:

- Individualized Goal-Based Service Planning
- On-Going Support Services Connected to Mainstream Resources
- Independent Living Skills Training
- Connections to Supportive and Trustworthy Adults and Support Networks
- Employment and Education
- Housing

Similarly, the CoC's 10-year Plan to End Long-term Homelessness, identifies chronically homeless, long-term homeless adults and families, and homeless youth as target groups for homeless assistance. Currently, the focus of CoC funding has been to provide permanent supportive housing for chronically homeless, homeless veterans and for homeless youth out of foster care. In terms of serving unsheltered homeless, the CoC is working with the Gospel Mission to conduct the 2013 homeless count in conjunction with a homeless fair, where service providers can connect homeless persons to medical screenings, enrollment assistance, documentation replacements, emergency food and clothing, as well as for general resource and referral services. The HPRP has been very successful in stably housing homeless families with children and long-term homeless adults. As HPRP comes to a close, there appears to be both a gap in funding and a high success rate for these two populations. ESG sub-grantees will assess individual clients' needs and will evaluate their potential for success in the appropriate program (Emergency, Transitional, Permanent Supportive Housing or Rental Assistance). If they are not able to offer the needed service, then clients will be referred to the appropriate resource.

### **Homeless Funding Priorities**

Based on the data provided above the following funding priorities have been identified for the Stanislaus Urban County's ESG Program:

**Target Populations:** Chronic Homeless, Homeless Veterans, Homeless Families with Children, Homeless Unaccompanied Youth

**High Priority Services:** Employment assistance and job training, Benefit Enrollment, Resource and Referral Services, Medium –term Rental Assistance, HMIS, Housing Search and Placement, Housing Stability Case Management, Life skills training, Shelter Operations, Essential Shelter Services

**Medium Priority Services:** Short-term Rental Assistance, Utility Assistance, Utility Deposits, Security Deposits, Rental Arrears, Rental application fees, Child care, Education services, Transportation

**Low Priority Services:** Legal Services, Mental Health Services, Last month's rent payments, Moving costs, Mediation, Credit repair, Outpatient health services, Mental health services, Substance abuse treatment services, Services for special populations, Renovation, Uniform Relocation Assistance

**6. Homelessness Prevention—Describe planned action steps for reducing ending homelessness that help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to be discharged from publicly funded institution and systems of care or those receiving assistance from public or private agencies that address housing, health, social service, employment, education or youth needs.**

## Homelessness Prevention

Although we have no exact count as to the number of persons who lose their housing and become homeless each year, we do know what risk factors play into causing homelessness.

Some risk factors for homelessness include the following:

- Sudden and significant increase in utility costs
- Mental health and substance abuse issues
- Physical disabilities and other chronic health issues, including HIV/AIDS
- Severe housing cost burden (greater than 50 percent of income for housing costs)
- Homelessness in the last 12 months
- Young head of household (under 25 with children or pregnant)
- Current or past involvement with child welfare, including foster care
- Pending foreclosure of housing (rental or homeownership)
- Extremely low income (less than 30 percent of Area Median Income)
- Past institutional care (prison, treatment facility, hospital)
- Recent traumatic life event, such as death of a spouse or primary care provider, abandonment of spouse or primary care provider, or recent health crisis that prevented the household from meeting its financial responsibilities
- Credit problems that preclude obtaining of housing
- Significant amount of medical debt.
- Eviction within 2 weeks from a private dwelling (including housing provided by family or friends)
- Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (including prisons, mental health institutions, hospitals)
- Residency in housing that has been condemned by housing officials and is no longer meant for human habitation
- Sudden and significant loss of income

Persons who are "at-risk of homelessness" include individuals or families that are experiencing one or more of the risk factors described below. When evaluating these risk factors within the context of Stanislaus County a rise in persons at-risk of homelessness is anticipated. These factors will be taken into consideration when evaluating a client's risk of entering homelessness:

### ***Mental or Physical Disabilities, Substance Abuse and Other Chronic Health Issues***

Living with mental illness, physical disabilities, substance abuse or other chronic health issues can increase the risk of homelessness. The Health Services Agency's Stanislaus County Community Health Assessment Survey for 2008 found that Stanislaus County residents who needed help for emotional or mental health problems increased from 14.6% in 2001 to 20.5% in 2005. However, the number of persons who did not see health professionals who needed it for emotional or mental problems was at 43.3%. When asked why those not receiving help did not get it, 62.4% responded that it was due to a lack of insurance. The 2010 American Community Survey estimates that 12.3% of Stanislaus County residents are living with a disability. Stanislaus County rates for chronic health issues, such as diabetes, asthma and obesity, are higher than averages for the State.

### ***"Standard Condition" & "Substandard Condition But Suitable For Rehabilitation"***

Housing that is substandard, such as housing units with inadequate plumbing or heating, increases the risk of homelessness. HUD Community Planning and Development (CPD) Maps identifies Stanislaus County as having 1,225 substandard housing units, 335 of which are occupied by persons who are 30% and under the AMI. A housing unit is considered to be in "Standard Condition" if:

- The unit is structurally sound and provides adequate shelter from the weather elements and a securable interior environment.

- Has operable indoor plumbing (a minimum of one of each; wash basin, water closet, bathing facilities, kitchen sink).
- Has an adequate, safe electrical system.
- Have sanitary food preparation facilities.
- Has no presence of environmental health concerns such as mold and lead.
- Meets HUD Housing Quality Standards (HQS) standards.

A housing unit is considered to be in "substandard condition but suitable for rehabilitation" if the housing unit:

- Does not meet one or more of the conditions required for a dwelling to be in "standard condition" and the cost to bring the dwelling into compliance does not exceed 75% of the value of the house and property.
- Has been declared unfit or unsafe for occupancy by a government agency and the cost to bring the dwelling into compliance does not exceed 75% of the value of the house and property.

### **Cost Burden and Severe Cost Burden**

Cost is the primary reason many individuals are unable to obtain or maintain quality housing. With the downturn in the economy, Stanislaus County has been one of the hardest hit areas in the country. Approximately 46% (75,474 households) of Stanislaus County's 165,761 households have monthly housing costs in excess of 30% of their monthly income. Approximately 54% (35,958 households) of rental households have monthly housing costs of 30% or greater compared to 40% (38,516 households) for owners.

### **Unemployment and Underemployment**

Stanislaus County's unemployment rate is 18%, the population is extremely low income (less than 30 percent of Area Median Income), and many have suffered a sudden and significant loss of income. Job scarcity, pay rate cut-backs and low wage jobs also contribute to a higher risk for homelessness. Barriers to obtaining employment that provide adequate income for housing stability include, a lack of education, illiteracy, language barriers, lack of basic life skills, lack of transportation.

### **Overcrowding**

Extremely low incomes, combined with substandard housing provide a high risk factor for homelessness. Households whose housing becomes uninhabitable or who have experienced a sudden decrease in income often lose their housing and end up staying with friends or family in a doubled up. In coping with economic challenges over the past few years, many of us have combined households with other family members or individuals. These "doubled-up" households are defined as those that include at least one "additional" adult – in other words, a person 18 or older who is not enrolled in school and is not the householder, spouse or cohabiting partner of the householder.

The Census Bureau reported that the number and share of doubled-up households and adults sharing households across the country increased over the course of the recession, which began in December 2007 and ended in June 2009. In spring 2007, there were 19.7 million doubled-up households, amounting to 17.0 percent of all households. Four years later, in spring 2011, the number of such households had climbed to 21.8 million, or 18.3 percent.

These factors combined with high amounts of household debt, and rising utility, gas and food costs raise the risk that individuals or families may enter into homelessness. Households at-risk of homelessness need access to the following services:

- 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.

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.

Through the ESG, Stanislaus County residents facing short-term financial crisis are able to seek assistance through agencies such as Community Housing and Shelter Services, who provide rental vouchers and monthly rental payments to prevent people in jeopardy of becoming homeless within seven (7) to ten (10) days.

Shelters receiving ESG and HPRP funds also assist the transition of individuals and families from homelessness to permanent housing through the combination of emergency and transitional shelter with case management and housing search and placement. ESG funds are also utilized by funded agencies to provide basic food, shelter and access to showers and clean clothing to assist in meeting the basic needs of the homeless community. These resources ease the financial burden of the homeless and assist in the facilitation of achieving permanent shelter.

**7. 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 Coordination Policy**

On July 10, 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 Stanislaus County 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 Stanislaus County 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 of the County of Stanislaus; requested SHSSC submit bylaws for Board review; and, designated the SHSSC to develop and implement the CoC Plan as required by HUD (BHRS and CSA Resolution No. 2001-530).

The Board of Supervisor’s designation of the SHSCC to develop and implement the CoC Plan includes the following discharge policy (excerpt from the SHSSC CoC Plan):

“The Stanislaus County CoC 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 Stanislaus County and future plans to improve the discharge planning process.

Through contracted services provided by Telecare SHOP, (Stanislaus 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 BHRS 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 SHSSC 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 of the County of Stanislaus 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 2003-2004 a planning group comprised of mental health representatives and the members of the SHSSC 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 SHSSC 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 SHSSC 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 SHSSC 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 SHSSC, 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 SHSSC, 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 SHSSC 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 SHSSC will consider the needs in developing permanent supportive housing for inmates released from facility settings.”

The Stanislaus County CDBG Program, in response to the federal requirement that all AAP's 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. Representatives from Behavioral Health and Recovery Services (BHRS) and the Community Services Agency (CSA) regularly attend the monthly CoC Housing Collaborative meetings and are active participants in program planning for homeless fund utilization throughout Stanislaus County. The Health Services Agency (HAS) has been contacted in regard to recent and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care reform measures they will be implementing. On October 1, 2011 California passed a corrections realignment plan, which shifts responsibility from the state to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness CoC representatives regularly attend the Stanislaus County Community Corrections Partnership, which is the body that is assisting with the realignment process, to ensure a coordinated discharge policy is established in collaboration with service providers, and the Stanislaus County Sheriff's and Probation Departments.

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 organization 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
- Family Promise
- 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. Stanislaus 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).

- **Describe specific activities the jurisdiction plans to undertake to address the housing and supportive service needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems).**

### **Non-Homeless Special Needs**

Individuals with disabilities make up about 63,000 individuals of the entire County of Stanislaus or about 12.3%. Those requiring special needs services may require housing services as well. According to the Stanislaus County Health Services Agency's 2008 Community Health Assessment, over 50% of persons with disabilities within Stanislaus County are also elderly. The Stanislaus Urban County's CDBG Public Service funds provide funding for programs that serve persons with disabilities with basic needs, such as food, transportation, and assistive technologies for increased mobility. For homeless individuals, having a disability may categorize them as "Chronically Homeless". According to the CoC's Fiscal Year 2010-2011 Exhibit 1, in 2009 there were 442 Chronically Homeless individuals (which is generally defined as an unaccompanied disabled individual who has been continuously homeless for over one year). There were 141 permanent supportive housing beds reported within the Exhibit 1 for 2009 and 6 additional permanent supportive beds for 2010, for a total of 147 chronically homeless supportive housing beds throughout Stanislaus County.

In Stanislaus County, a total of 102 cases of HIV were on record. Of those, the greatest number of cases of HIV was among Caucasians (61), followed by Hispanics (24) through the end of 2007. By age, 20 to 29 year olds had the highest number of cases of HIV (36), followed by 30 to 39 year olds (28). Although, we do not have a housing program in Stanislaus County that specifically targets persons living with HIV/AIDS, we do offer rental assistance and first-time home buyer programs that serve all low-income populations throughout Stanislaus County such as the NSP Program, We Care of Turlock, the Children's Crisis Center or the Community Housing and Shelter Services. Additionally, individuals with unmet medical needs are referred to the Stanislaus County Health Services Agency's (HSA) HIV/STD/Hepatitis C Program which provides residents living with HIV/AIDS medical assistance based on a sliding fee scale.

## Homeless Funding Summary

Approval of the Stanislaus Housing and Support Services Collaboratives' (SHSSC), federally recognized as the CoC, 10-Year Plan (2002-2012) to End Long-Term Homelessness has been received from all Stanislaus Urban County participants and the City of Modesto. SHSSC will provide 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 Fiscal Year 2012 - 2013.

In addition to providing basic food, shelter and access to showers and clean clothing, agencies that have received ESG and HPRP funds through the Stanislaus Urban County assist the transition of individuals and families from homelessness to permanent housing by combining shelter with case management and housing search and placement. The goal of the HPRP program is to house 78 homeless individuals, comprised of 38 households, by the end of the Fiscal Year 2012-2013.

The Stanislaus Urban County members will continue to work with service providers to address the needs of the homeless by leveraging funding and work with institutions such as social service agencies, the correctional system, mental health system, which may have a direct engagement in the lives of the homeless and those at risk of becoming homeless.

## Emergency Solutions Grant (ESG)

### **1 Identify the written standards for providing ESG assistance in accordance with 24 CFR 576.400(e)(1) and (e)(3).**

*If the recipient is a metropolitan city, urban county, or territory: include written standards for providing the proposed assistance. The written standards must include:*

**a.** *Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.*

**b.** *Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.*

**c.** *Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.*

**d.** *Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid rehousing assistance.*

**e.** *Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.*

**f.** *Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.*

## **Evaluating Eligibility for Assistance under ESG**

1. **Initial Evaluations.** The recipient or its sub-recipient must conduct an initial evaluation to determine the eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing, in accordance with the centralized or coordinated assessment requirements set forth under 24 CFR §576.400(d) and the written standards established under 24 CFR §576.400(e).
2. **Determining Program Participant Eligibility.** The following criteria shall be used to determine program participant eligibility for assistance under ESG:
  - a. Income shall be annualized and calculated based on the standards for the Housing Choice Voucher Program (Section 8 Eligibility Standards). Program participants must be 30% and under the Area Median Income to be determined to be eligible.
  - b. A client cannot be determined to be ineligible for the program due to a lack of income.
  - c. Additional criteria, established by the CoC's ESG Sub-committee shall be followed.
  - d. Rapid Re-housing assistance, specifically for the target populations listed below, shall be prioritized over Homeless Prevention assistance:
    - i. Chronically Homeless
    - ii. Homeless Veterans
    - iii. Homeless Families with Children
    - iv. Homeless Unaccompanied Youth
3. **Annual income.** For each program participant who receives homelessness prevention assistance, or who receives rapid re-housing assistance longer than one year, the following documentation of annual income must be maintained:
  - a. Income evaluation form containing the minimum requirements specified by HUD and completed by the recipient or sub-recipient; and
  - b. Source documents for the assets held by the program participant and income received over the most recent period for which representative data is available before the date of the evaluation (e.g., wage statement, unemployment compensation statement, public benefits statement, bank statement);
  - c. To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g., employer, government benefits administrator) or the written certification by the recipient's or sub-recipient's intake staff of the oral verification by the relevant third party of the income the program participant received over the most recent period for which representative data is available; or
  - d. To the extent that source documents and third party verification are unobtainable, the written certification by the program participant of the amount of income the program participant received for the most recent period representative of the income that the program participant is reasonably expected to receive over the 3-month period following the evaluation.
4. **Determinations of ineligibility.** For each individual and family determined ineligible to receive ESG assistance, the record must include documentation of the reason for that determination.
5. **Re-evaluations for homelessness prevention and rapid re-housing assistance.** The recipient or sub-recipient must re-evaluate the program participant's eligibility and the types and amounts of assistance the program participant needs not less than once every three (3) months for program participants

receiving homelessness prevention assistance, and not less than once annually for program participants receiving rapid re-housing assistance. At a minimum, each reevaluation of eligibility must establish that:

- a. The program participant does not have an annual income that exceeds 30 percent of median family income for the area, as determined by HUD; and
- b. The program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance.
- c. The recipient or sub-recipient may require each program participant receiving homelessness prevention or rapid re-housing assistance to notify the recipient or sub-recipient regarding changes in the program participant's income or other circumstances (e.g., changes in household composition) that affect the program participant's need for assistance under ESG. When notified of a relevant change, the recipient or sub-recipient must re-evaluate the program participant's eligibility and the amount and types of assistance the program participant needs.
- d. Annual income. When determining the annual income of an individual or family, the recipient or sub-recipient must use the standard for calculating annual income under 24 CFR 5.609.
- e. Connecting program participants to mainstream and other resources. The recipient and its sub-recipients must assist each program participant, as needed, to obtain:
- f. Appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living; and
- g. Other Federal, State, local, and private assistance available to assist the program participant in obtaining housing stability, including:
  - i. Medicaid (42 CFR chapter IV, subchapter C);
  - ii. Supplemental Nutrition Assistance Program (7 CFR parts 271-283);
  - iii. Women, Infants and Children (WIC) (7 CFR part 246);
  - iv. Federal-State Unemployment Insurance Program (20 CFR parts 601-603, 606, 609, 614-617, 625, 640, 650);
  - v. Social Security Disability Insurance (SSDI) (20 CFR part 404);
  - vi. Supplemental Security Income (SSI) (20 CFR part 416);
  - vii. Child and Adult Care Food Program (42 U.S.C. 1766(t) (7 CFR part 226));
  - viii. Other assistance available under the programs listed in 24 CFR § 576.400(c).

6. **Eligibility for Rental Units.** The rental unit identified to receive financial assistance must meet the following minimum qualifications. This applies to both rental units receiving Rapid Re-housing and Homeless Prevention assistance:

- a. Unit must pass habitability inspections, which includes an assessment for lead-based paint hazards. Inspections shall be requested on a standard form and will be conducted by Stanislaus County Building Permits Division staff.
- b. Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD, as provided under 24 CFR part 888.111-888.115, and complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507. (1) For purposes of calculating rent under this section, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public Housing Authority of the County of Stanislaus for the area in which the housing is located.

- c. Best efforts must be made to ensure that units receiving ESG assistance are legal dwellings and are not in the process of foreclosure.
  - d. Units receiving assistance must be located within the areas covered by the Stanislaus Urban County. These areas include the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford and the unincorporated areas of Stanislaus County.
7. **Terminating assistance.** In general if a program participant violates program requirements, the recipient or sub-recipient may terminate the assistance in accordance with a formal process established by the CoC that recognizes the rights of individuals affected. The recipient or sub-recipient must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.
- a. To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:
    - i. Written notice to the program participant containing a clear statement of the reasons for termination;
    - ii. A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
    - iii. Prompt written notice of the final decision to the program participant.
  - b. Ability to provide further assistance. Termination under this section does not bar the recipient or sub-recipient from providing further assistance at a later date to the same family or individual.

## **Rapid Re-Housing and Homeless Prevention Assistance**

1. **Rapid Re-Housing Assistance.** If a program participant can document that they meet the following criteria, then they shall be considered to meet the definition of "homeless" and may qualify for Rapid Re-Housing assistance, provided that all other eligibility criteria can also be met:
- a. An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
    - i. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
    - ii. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
    - iii. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;
  - b. An individual or family who will imminently lose their primary nighttime residence should be classified as Homeless Prevention
  - c. Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- i. Are defined as homeless under the Runaway and Homeless Youth, Head Start, Violence Against Women, Public Health Services, Food and Nutrition, or Child Nutrition Acts;
  - ii. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
  - iii. Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
  - iv. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addition, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
- d. Any individual or family who:
- i. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual or family's primary nighttime residence or has made the individual or family afraid to return to their nighttime residence;
  - ii. Has no other residence; and
  - iii. Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

2. **Homeless Prevention Assistance.** If a program participant can document that they meet the following criteria, then they shall be considered to meet the definition of "At-risk of Homelessness" and may qualify for Homeless Prevention assistance, provided that all other eligibility criteria can also be met:

- a. An individual or family who:
- i. Has an annual income below 30 percent of area median family income;
  - ii. Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in the homeless definition; and
  - iii. Meets one of the following conditions:
    - 1. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
    - 2. Is living in the home of another because of economic hardship;
    - 3. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
    - 4. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, state, or local government programs for low-income individuals;
    - 5. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than two (2) (1.5 people per room, as defined by the U.S. Census Bureau);

6. Is exiting a publicly funded institution, or system of care, e.g., health-care facility, mental health facility, foster care, or other youth facility, or correction program or institution; or
    7. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the Stanislaus Urban County approved CP;
  - b. A child or youth who does not qualify as homeless under the HEARTH Act but qualifies as homeless under the Runaway and Homeless Youth, Head Start, Violence Against Women, Public Health Services, Food and Nutrition, or Child Nutrition Acts; or
  - c. A child or youth who does qualify as homeless under the HEARTH Act but qualifies as homeless under the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth if living with her or him.
3. **Short-term Rental Assistance.** (Medium priority as referenced in the CP survey results priority list) Short-term rental assistance is defined as rental assistance provided for up to 3 months.
4. **Medium-term Rental Assistance.** (High priority as referenced in the CP survey results priority list) Medium-term rental assistance is defined as rental assistance provided for more than 3 months but not more than 24 months of rent, within a 3 year period.
5. **Rental Arrears.** (Medium priority as referenced in the CP survey results priority list) Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.
6. **Tenant-based rental assistance.** Includes providing rental assistance to program participants who pay rent for a unit that is under a lease. The following standards apply to this type of rental assistance:
  - a. A program participant who receives tenant-based rental assistance may select a housing unit in which to live and may move to another unit or building and continue to receive rental assistance, as long as the program participant continues to meet the program requirements.
  - b. The recipient may require that all program participants live within a particular area for the period in which the rental assistance is provided.
  - c. The rental assistance agreement with the owner must terminate and no further rental assistance payments under that agreement may be made if:
    - i. The program participant moves out of the housing unit for which the program participant has a lease;
    - ii. The lease terminates and is not renewed; or
    - iii. The program participant becomes ineligible to receive ESG rental assistance.
7. **Project-based rental assistance.** Project-based rental assistance is an eligible ESG activity. However, any ESG funded project-based rental assistance program must work with Stanislaus County staff to ensure the program complies with 24 CFR § 576.106 (i).
8. **Use with other subsidies.** Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources. Rental assistance may not be provided to a program

participant who has been provided with replacement housing payments under the URA during the period of time covered by the URA payments.

9. **Maximum Amounts and Periods of Assistance.** Each program participant may receive up to 12 months of rental assistance and housing relocation and stabilization services. This assistance may be extended if the program participant's housing plan has been followed and the case manager determines that additional months of assistance are required for the participant to overcome additional barriers to housing. In no case can HPRP assistance exceed 24 months during any 3-year period.
  
10. **Prioritizing Assistance Type.** Standards for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
  - a. Rapid Re-housing assistance, particularly for chronically homeless, for veterans, for unaccompanied youth, and for families with children, shall be prioritized over other financial assistance types.
  - b. When developing a client's housing plan, the following eligible activities should be considered a high priority:
    - a. Employment Assistance and job training
    - b. Benefit enrollment
    - c. Resource and referral services
    - d. Medium-term rental assistance
    - e. Housing search and placement
    - f. Housing stability case management
    - g. Life skills training
  - c. When developing a client's housing plan, the following eligible activities should be considered a medium priority:
    - a. Short-term rental assistance
    - b. Utility assistance
    - c. Utility deposits
    - d. Security deposits
    - e. Rental arrears
    - f. Rental application fees
    - g. Child care
    - h. Education services
    - i. Transportation
  - d. When developing a client's housing plan, the following eligible activities should be considered a low priority:
    - a. Legal services
    - b. Mental health services
    - c. Last's month rental payments
    - d. Moving costs
    - e. Mediation
    - f. Credit repair
    - g. Outpatient health services
    - h. Mental health services
    - i. Substance abuse treatment services
    - j. Services for special populations
  - e. If a client enters the program as Rapid Re-housing, then exits and re-enters are they will be reclassified as Homeless Prevention. The length of Rapid Re-housing and Homeless Prevention assistance will be counted towards the maximum number of months to receive assistance together.

11. **Program Participant Responsibilities.** Standards for determining the share of rent and utilities costs that each program participant is responsible to pay, if any, while receiving homelessness prevention or rapid rehousing assistance is as follows:
  - a. If at intake a client is determined to have cash-income or benefits, their rental assistance shall decrease by 10% every month. If a case manager determines that barriers exist that would make this requirement an obstacle to stable permanent housing at program exit, then this requirement may be waived. Barriers shall be documented in client file and must be consistent with CoC established barriers.
  - b. Debt to income ratio limits include: 35% income to housing ratio; and a 45% total monthly debt to income ratio. If a case manager creates a housing plan that includes a plan for getting a program participant's debt to income ratio to these levels, then this requirement may be waived. This shall be documented in the client's Housing Plan and signed by the client.
12. **Rental assistance agreement.** The recipient or sub-recipient may make rental assistance payments only to an owner with whom the recipient or sub-recipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the recipient or sub-recipient a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.
13. **Late payments.** The recipient or sub-recipient must make timely payments to each owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The recipient or sub-recipient is solely responsible for paying late payment penalties that it incurs with non-ESG funds.
14. **Lease.** Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks. For program participants living in housing with project-based rental assistance under paragraph (i) of this section, the lease must have an initial term of one year.
15. **Housing Relocation and Stabilization Services.** 24 CFR § 576.105. Any rapid rehousing or homeless prevention rental assistance must be provided in accordance with the housing relocation and stabilization services, in particular monthly case management. Stanislaus County staff related costs cannot exceed 20% of the total grant award.
16. **Financial assistance costs.** Financial assistance costs are eligible activities under Housing Relocation and Stabilization Services. Subject to the general conditions under 24 CFR § 576.103 and 24 CFR §576.104, ESG funds may be used to pay housing owners, utility companies, and other third parties for the following costs in order of funding priority:
  - a. *Rental application fees.* ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.

- b. Security deposits. ESG funds may pay for a security deposit that is equal to no more than 2 months' rent.
- c. *Last month's rent.* If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.
- d. *Utility deposits.* ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in paragraph (v) of this section.
- e. *Utility payments.* ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.
- f. *Moving costs.* ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance under paragraph (b) of this section and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.

17. **Housing search and placement.** Housing Search and Placement is an eligible activity under Housing Relocation and Stabilization Services. This includes activities necessary to assist program participants in locating, obtaining, and retaining suitable permanent housing, as follows:

- a. Assessment of housing barriers, needs, and preferences;
- b. Development of an action plan for locating housing;
- c. Housing search;
- d. Outreach to and negotiation with owners;
- e. Assistance with submitting rental applications and understanding leases;
- f. Assessment of housing for compliance with ESG requirements for habitability, lead-based paint, and rent reasonableness;
- g. Assistance with obtaining utilities and making moving arrangements; and
- h. Referral for tenant counseling, to local fair housing provider.

18. **Housing Stability Case Management.** Housing Stability Case Management is an eligible activity under Housing Relocation and Stabilization Services. Each program participant receiving homelessness prevention or rapid rehousing assistance must meet regularly with a case manager and the assistance provider must develop an individualized housing plan to help that program participant retain permanent housing after the ESG assistance ends. These requirements are intended to help ensure that the ESG-funded emergency, short-term or medium-term assistance will be effective in helping program participants regain long-term housing stability and avoid relapses into homelessness. ESG funds may be used to pay cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program participant in overcoming immediate barriers to obtaining housing. This assistance cannot exceed 30 days during the period the program participant is seeking permanent housing and cannot exceed 24 months

during the period the program participant is living in permanent housing. Component services and activities consist of:

- a. Using the centralized or coordinated assessment system as required under 24 CFR §576.400(d), to evaluate individuals and families applying for or receiving homelessness prevention or rapid re-housing assistance;
- b. Conducting the initial evaluation required under 24 CFR § 576.401(a), including verifying and documenting eligibility, for individuals and families applying for homelessness prevention or rapid re-housing assistance;
- c. Counseling;
- d. Developing, securing, and coordinating services and obtaining Federal, State, and local benefits;
- e. Monitoring and evaluating program participant progress;
- f. Providing information and referrals to other providers;
- g. Developing an individualized housing and service plan, including planning a path to permanent housing stability; and
- h. Conducting re-evaluations required under 24 CFR § 576.401(b).

19. **Mediation.** Mediation is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for mediation between the program participant and the owner or person(s) with whom the program participant is living, provided that the mediation is necessary to prevent the program participant from losing permanent housing in which the program participant currently resides.

20. **Legal services.** Providing legal services is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for legal services, as set forth in 24 CFR § 576.102(a)(1)(vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides.

21. **Credit repair.** Assisting with credit repair is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for credit counseling and other services necessary to assist program participants with critical skills related to household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems. This assistance does not include the payment or modification of a debt.

22. **24 CFR § 576.107 HMIS component.** Provided funding from another local source is not already available for the HMIS related costs below, the recipient or sub-recipient may use ESG funds to pay the costs of contributing data to the HMIS designated by the CoC for the area. Activities funded under this section must comply with HUD's standards on participation, data collection, and reporting under a local HMIS. Eligible activities under this category include:

- a. Purchasing or leasing computer hardware;
- b. Purchasing software or software licenses;
- c. Purchasing or leasing equipment, including telephones, fax machines, and furniture;
- d. Obtaining technical support;
- e. Leasing office space;
- f. Paying charges for electricity, gas, water, phone service, and high-speed data transmission necessary to operate or contribute data to the HMIS;
- g. Paying salaries for operating HMIS including, completing data entry, monitoring and reviewing data quality, completing data analysis, reporting to the HMIS Lead, training staff on using the HMIS or comparable database, and implementing and complying with HMIS requirements;

- h. Paying costs of staff to travel to and attend HUD-sponsored and HUD-approved training on HMIS and programs authorized by Title IV of the McKinney-Vento Homeless Assistance Act;
- i. Paying staff travel costs to conduct intake;
- j. Paying participation fees charged by the HMIS Lead, if the recipient or sub-recipient is not the HMIS Lead. The HMIS Lead is the entity designated by the CoC to operate the area's HMIS; and
- k. If the sub-recipient is a victim services provider or a legal services provider, it may use ESG funds to establish and operate a comparable database that collects client-level data over time (i.e., longitudinal data) and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.

## Evaluating Outcomes

1. **Defining Stably Housed.** For the purposes of evaluating outcomes of Rapid Re-housing and Homeless Prevention assistance, a program participant is considered to be stably housed, if their residence at time of exit includes one of the following:
  - a. Permanent Supportive Housing
  - b. Rental by client no housing subsidy
  - c. Rental by client, VASH housing subsidy
  - d. Rental by client, other (non-VASH) housing subsidy
  - e. Staying or living with family, permanent tenure
  - f. Staying or living with friends, permanent tenure
2. **Additional Outcomes.** Additional outcomes to be tracked include the following:
  - a. Changes in employment
  - b. Changes in cash benefits
  - c. Changes in non-cash benefits
  - d. Supportive services received
  - e. Job or life skills training received

## Record Keeping

1. **Homeless status.** Documentation of homeless status must occur at intake. Lack of third-party documentation must not prevent an individual or family from being immediately admitted to emergency shelter, receiving street outreach services, or being immediately admitted to shelter or receiving services provided by a victim service provider. Records contained in an HMIS or comparable database used by victim service or legal service providers are acceptable evidence of third-party documentation and intake worker observations if the HMIS retains an auditable history of all entries, including the person who entered the data, the date of entry, and the change made; and if the HMIS prevents overrides or changes of the dates on which entries are made. Priority for obtaining evidence is as follows:
  - a. Third Party Written
  - b. Third Party Oral
  - c. Documents provided by program participant
  - d. Self-declaration
2. **Documenting Homelessness.** For each individual or family who receives ESG homelessness assistance, the records must include the evidence relied upon to establish and verify the individual or family's "homelessness" status. This evidence must include an intake and certification form that meets HUD specifications and is completed by the sub-recipient. Required documentation includes the following:

- a. If the individual or family is lacking a fixed nighttime residence and is staying in either a place not meant for habitation or a shelter, acceptable evidence includes:
    - i. A written observation by an outreach worker of the conditions where the individual or family was living,
    - ii. A written referral by another housing or service provider,
    - iii. or a certification by the individual or head of household seeking assistance.
  - b. If the individual or family is exiting a public institution where their stay was 90 days or less , and where they stayed either in a place not meant for habitation or a shelter prior to entry, acceptable evidence includes 2a.i-iii above and:
    - i. Discharge paperwork or a written or oral referral from a social worker, case manager, or other appropriate official of the institution, stating the beginning and end dates of the time residing in the institution. All oral statements must be recorded by the intake worker; or
    - ii. Where the evidence in paragraph (b)(2)(i) of this section is not obtainable, a written record of the intake worker's due diligence in attempting to obtain the evidence described in paragraph (b)(2)(i) and a certification by the individual seeking assistance that states he or she is exiting or has just exited an institution where he or she resided for 90 days or less.
  - c. For any other circumstances where an individual or family qualifies as homeless under 24 CFR §576.2 of the Federal Code, the evidence must comply with 24 CFR §576.500(b) of the Federal Code.
3. **Documenting At risk of homelessness status.** For each individual or family who receives ESG homelessness prevention assistance, the records must include the evidence relied upon to establish and verify the individual or family's "at risk of homelessness" status. This evidence must include an intake and certification form that meets HUD specifications and is completed by the recipient or sub-recipient. The evidence must also include:
- a. Determination of annual income
  - b. The program participant's certification on a form specified by HUD that the program participant has insufficient financial resources and support networks (e.g., family, friends, faith-based or other social networks, immediately available to attain housing stability and meets one or more of the conditions described of the definition of "at risk of homelessness" in 24 CFR §576.2)
  - c. The most reliable evidence available to show that the program participant does not have sufficient resources or support networks. Acceptable evidence includes:
    - i. Source documents (e.g., eviction notice, notice of termination from employment, unemployment compensation statement, bank statement, health-care bill showing arrears, utility bill showing arrears);
    - ii. To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g., former employer, public administrator, relative) or the written certification by the recipient's or sub-recipient's intake staff of the oral verification by the relevant third party that the applicant meets one or both of the criteria under paragraph (1)(ii) of the definition of "at risk of homelessness" in 24 CFR § 576.2; or
    - iii. To the extent that source documents and third-party verification are unobtainable, a written statement by the recipient's or sub-recipient's intake staff describing the efforts taken to obtain the required evidence; and a statement that the intake staff that the staff person

has visited the applicant's residence and determined that the applicant meets one or more of the criteria under paragraph (1)(iii) of the definition or, if a visit is not practicable or relevant to the determination, a written statement by the recipient's or sub-recipient's intake staff describing the efforts taken to obtain the required evidence

4. **Rental assistance agreements and payments.** The records must include copies of all leases and rental assistance agreements for the provision of rental assistance, documentation of payments made to owners for the provision of rental assistance, and supporting documentation for these payments, including dates of occupancy by program participants.
5. **Utility allowance.** The records must document the monthly allowance for utilities (excluding telephone) used to determine compliance with the rent restriction.
6. **Services and assistance provided.** The recipient must keep records of the types of essential services, rental assistance, and housing stabilization and relocation services provided under the recipient's program and the amounts spent on these services and assistance. The recipient and its sub-recipients that are units of general purpose local government must keep records to demonstrate compliance with the maintenance of effort requirement, including records of the unit of the general purpose local government's annual budgets and sources of funding for street outreach and emergency shelter services.
7. **Program participant records.** In addition to evidence of homeless status or "at risk of homelessness" status, as applicable, records must be kept for each program participant that document:
  - a. The services and assistance provided to that program participant, including, as applicable, the security deposit, rental assistance, and utility payments made on behalf of the program participant;
  - b. Compliance with the applicable requirements for providing services and assistance to that program participant under the program components and eligible activities provisions at 24 CFR § 576.101 through 24 CFR § 576.106, the provision on determining eligibility and amount and type of assistance at 24 CFR §576.401(a) and (b), and the provision on using appropriate assistance and services at 24 CFR §576.401(d) and (e); and
  - c. Where applicable, compliance with the termination of assistance requirement in 24 CFR § 576.402.

### **Coordination among Homeless Service Providers**

1. **Centralized or coordinated assessment systems and procedures.** The recipient and its sub-recipients must keep documentation evidencing the use of, and written intake procedures for, the centralized or coordinated assessment system(s) developed by the Continuum(s) of Care (CoC(s)) in accordance with the requirements established by HUD.
2. **Provider Coordination.** The ESG Sub-committee will meet once a month, after the general CoC meeting. ESG recipients must attend this sub-committee meeting bi-monthly to ensure standardized coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

3. **Coordination with CoC(s) and other programs.** The recipient and its sub-recipients must document their compliance with the requirements of 24 CFR § 576.400 for consulting with the Continuum(s) of Care and coordinating and integrating ESG assistance with programs targeted toward homeless people and mainstream service and assistance programs. *HMIS*. The recipient must keep records of the participation in HMIS or a comparable database by all projects of the recipient and its sub-recipients.

## Other

1. **Match Funding.** The recipient must keep records of the source and use of contributions made to satisfy the matching requirement in 24 CFR § 576.201. The records must indicate the particular fiscal year grant for which each matching contribution is counted. The records must show how the value placed on third-party, Non-cash contributions was derived. To the extent feasible, volunteer services must be supported by the same methods that the organization uses to support the allocation of regular personnel costs.
2. **Program income.** Program income shall have the meaning provided in 24 CFR 85.25. Program income includes any amount of a security or utility deposit returned to the recipient or sub-recipient.
3. **Conflicts of interest.** The recipient and its sub-recipients must keep records to show compliance with the organizational conflicts-of-interest requirements in 24 CFR § 576.404(a)

## **2 If the Continuum of Care for the jurisdiction's area has established a centralized or coordinated assessment system that meets HUD requirements, describe the centralized or coordinated assessment system and the requirements for using the system, including the exception for victim service providers, as set forth under 24 CFR 576.400(d)**

The CoC has developed two working committees to evaluate the best method for implementing a coordinated client intake and assessment process. As it is required to participate in HMIS as an ESG sub-recipient, a common set of data is currently being collected through entry of client information into the HMIS. However, a HMIS sub-committee has been formed and the group is in discussions about the pros and cons of data sharing in terms of the implications that sharing has on client privacy vs. the benefits of not having to reproduce client intake. The Sub-committee has begun working on a common release form for client permission to be entered into HMIS. The HPRP Sub-committee has been utilizing a centralized intake process since its beginning. Some agencies may add more details to their intake forms but the same basic data must be contained on all intake forms, including SSN's, date of birth, race, ethnicity, sex, age, veteran status, prior residence, income, monthly expenses, familial information, etc. These fields are all required for HMIS entry and are therefore standardized for all HPRP providers. THE HPRP Sub-committee is transitioning into the ESG Sub-committee and will be developing a similar set of standardized intake fields for the HEARTH ESG program. This work will not be solidified until after revised HMIS data entry standards have been adopted by HUD.

## **3 Identify the process for making awards and how the jurisdiction intends to make its allocation available to nonprofit organizations, and in the case of urban counties, funding to participating units of local government.**

ESG funds were allocated based on a competitive grant cycle to which homeless and homeless prevention service providers can apply. Applicants are restricted to submitting two (2) applications per agency, provided each application is a request for a different

program or office. All applicants are required to attend a technical workshop prior to submission of an application. A panel made up of representation from each Stanislaus Urban County participants, the Stanislaus County Chief Executive Office, and CoC member, reviewed each written application submission and oral presentation and scored them individually.

As part of the Stanislaus Urban County's Substantial Amendment to the Fiscal Year 2011-2012 AAP, community outreach was conducted to prioritize the targeting of ESG funds within the community. A community survey requested that citizens rank the following eight (8) public services in order of importance:

- Homeless Services
- Homeless Prevention Services
- Services for Victims of Domestic Violence
- Services for At-risk Children and Youth
- Services for Persons with Physical and Mental Disabilities
- Services for the Elderly
- Emergency Food Assistance
- Workforce Development and Job Creation

Based on the survey results within the 2012-2015 CP, each public service applicant receives a score between 0-5 representing the priority, as identified by the community surveys, of the primary population they serve. Additional criteria for public service providers scoring during the competitive grant application process include:

#### CAPACITY & EXPERIENCE

- Team Member Composition & Employees Experience
- Agency experience with carrying out activity

#### NEED/EXTENT OF THE PROBLEM

- Benefit to Low-income Persons
- Stanislaus Urban County Area Served
- Consolidated Plan Priority

#### SOUNDNESS OF APPROACH

- New or expanded program
- Sustainability of the agency in terms of program implementation
- Agency Referral & Collaboration,
- Comprehensive services
- Client outreach strategy
- Connection to housing either directly or through referral

#### OUTPUTS

- Proposed number of people served/method of tracking,
- Ability to prevent duplication of services
- Income verification methodology
- Established eligibility criteria

#### ACCOMPLISHMENTS

- Clear measurable accomplishments
- Performance in terms of numbers served in previous grant cycles
- Long range tracking of program accomplishments
- Clear and verifiable performance

### LEVERAGING RESOURCES

- Private Funding
- State and Federal Funding
- Donations, fundraising and Volunteers

### ACHIEVING RESULTS & PROGRAM EVALUATION

- Based on current Fiscal Year performance
- Timeliness of drawing down funds
- Monitoring results
- Numbers served
- Participation in the Stanislaus County Housing Collaborative (CoC)

As discussed earlier within the Consultation Process section of this document, the results of the competitive process and the CP survey results were then presented to the CoC, the HMIS Sub-committee and the HPRP/ESG Sub-committee for input.

**4 If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), specify the plan for reaching out to and consulting with homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities or services that receive funding under ESG.**

The CoC has been discussing methods for increasing homeless and formerly homeless participation for the planning and use of ESG and CoC funds. The City of Modesto's Blue Ribbon Commission on Homelessness has recommended that a homeless fair be held to connect homeless persons to medical screenings, enrollment assistance, documentation replacements, emergency food and clothing, as well as for general resource and referral services. The CoC hopes to coordinate this fair with the 2013 Homeless Count and to elicit input at this time from homeless persons, as well as to seek participation on the monthly CoC meetings, on the use of ESG funds throughout Stanislaus County.

**5 Describe the performance standards for evaluating ESG activities.**

For the purposes of evaluating outcomes of Rapid Re-housing and Homeless Prevention assistance, a program participant is considered to be stably housed, if their residence at time of exit includes one of the following:

- Permanent Supportive Housing
- Rental by client no housing subsidy
- Rental by client, VASH housing subsidy
- Rental by client, other (non-VASH) housing subsidy
- Staying or living with family, permanent tenure
- Staying for living with friends, permanent tenure

Additionally, sub-grantees will be required to document each program participant's barriers to obtaining and maintaining stable housing at program entry, re-certification, and at program exit. In particular, sub-grantees must keep detailed records for each program participant in the following categories:

- Changes in employment
- Changes in cash benefits
- Changes in non-cash benefits
- Supportive services received
- Job or life skills training received

In general, program participants whose residence at program exit is considered to be "stably housed" and who experiences a decrease in the number of barriers from program exit to program entry, will be considered to be a program success.

**6 Describe the consultation with each Continuum of Care that serves the jurisdiction in determining how to allocate ESG funds, develop performance standards, evaluate outcomes of activities assisted by ESG funds, and develop funding policies, and procedures for the administration and operation HMIS.**

**CONTINUUM OF CARE (CoC)**

Stanislaus County staff consulted with the Stanislaus County CoC's committee, the Stanislaus County Housing and Support Services Collaborative (SHSSC), in multiple ways. The SHSSC is made up of representatives from the City of Modesto, the City of Turlock, Housing Authority of the County of Stanislaus (HACS), Stanislaus County Behavioral Health and Recovery Services, Stanislaus County Child Support Services, housing service providers, social service providers, fair housing service providers, health service providers and homeless service providers. Draft ESG funding recommendations were presented to the CoC during their February 16, 2012 Housing Collaborative meeting.

**ESG SUB-COMMITTEE**

A more detailed consultation occurred at the ESG Sub-committee, on February 16, 2012, following the general CoC meeting, to get input on the funding recommendations and policies and procedures for the ESG Fiscal Year 2011-2012 and Fiscal Year 2012-2013 awards (as amended by the HEARTH Act). Comments received centered around defining the new ESG regulations in line with lessons learned from implementing the HPRP Program. One main topic included the importance of requiring program participants to pay a portion of their rent incrementally to promote sustainable permanent housing, while still maintaining the flexibility of being able to waive this requirement if barriers exist that would make the decrease in rental assistance impede housing stability. Another topic was the difficulty of serving only 30% and under the AMI and how this population will most likely require more months of assistance than the 50% and below population. In general, the ESG Sub-committee agreed that the goal is to create clear and manageable policies and procedures that still maintain flexibility to allow housing plans that are based on each individual or family's unique needs. The ESG Sub-committee will continue to work on refining a list of barriers that impede housing stability, on a unified intake process and on the ESG Policies and Procedures.

**HMIS SUB-COMMITTEE**

The Homeless Management Information System (HMIS), Sub-committee met on January 31, 2012 and began to evaluate the current HMIS Policies and Procedures. The Sub-committee is waiting for Housing and Urban Development (HUD) to release the revised HMIS standards however, before implementing any changes. The HACS and the CoC lead agency, was also consulted on February 7, 2012 regarding the use of ESG funds for the purpose of improving the CoC's HMIS system.

**INSTITUTIONS THAT MAY DISCHARGE PERSONS INTO HOMELESSNESS**

Representatives from Behavioral Health and Recovery Services (BHRS) and the Community Services Agency (CSA) regularly attend the monthly CoC Housing Collaborative meetings and are active participants in program planning for homeless fund utilization throughout Stanislaus County. The Health Services Agency (HAS) has been contacted in regard to recent and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to

be consulted in the future as to which health care reform measures they will be implementing. On October 1, 2011 California passed a corrections realignment plan, which shifts responsibility from the state to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness the CoC is pursuing collaborating with Stanislaus County Sheriff's and Probation Departments to develop a coordinated discharge policy.

## **SERVICE PROVIDERS**

Consultation with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless was addressed via coordination with our local CoC – Stanislaus County Housing and Support Services Collaborative (SHSSC).

## **MEETING THE REQUIREMENTS OF 24 CFR §91.220**

Through the jurisdictional and Municipal Advisory Committee's public meetings and through consultation with the CoC, Stanislaus Urban County met the requirements of §91.100. Meeting participants included homeless service providers, public service providers, Stanislaus Urban County members, community groups, business and civic leaders, and adjacent governmental entities throughout Stanislaus County.

## **Overview of Program**

Funds are set aside to allow non-profit organizations and service providers to apply through a competitive process for an ESG Program grant. The ESG grant is intended for services provided to eligible Stanislaus Urban County residents. Applications were released on November 16, 2011 and were due for submittal December 9, 2011. Submitted applications were received by the Stanislaus County Planning and Community Development Department and reviewed and scored by a review team, consisting of a representative from each Stanislaus Urban County City, the Stanislaus County Chief Executive Office, and a representative from the Housing and Support Services Collaborative. This year's grant applicants presented to the grant review team on January 11 and 12, 2012. Final recommendations regarding funds are provided below.

The ESG Program, formally the Emergency Shelter Grant Program, is intended to supplement State, local and private efforts to improve the quality and number of emergency shelters and transitional facilities for homeless people as well as to provide case management and financial assistance to prevent homelessness and to permanently re-house homeless persons. The U.S. Department of Housing and Urban Development (HUD) has issued an interim rule for the ESG Program. This rule amended the McKinney-Vento Homeless Assistance Act in accordance with the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009. The interim rule establishes a list of eligible activities, and allows the local grantee, Stanislaus County (County), 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. While flexible in terms of serving all homeless subpopulations and preventing persons from becoming homeless, 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 categories of eligible activities and applicable limitations are discussed in the Program Requirements section of these Guidelines:

- STREET OUTREACH ACTIVITIES (*Capped*)
- EMERGENCY SHELTER ACTIVITIES (*Capped*)
- HOMELESS PREVENTION ACTIVITIES
- RAPID RE-HOUSING ACTIVITIES
- HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS) ACTIVITIES

To be eligible for ESG assistance, a public service project **must serve very low income households** (at or below 30% of the area median income), **homeless persons or those at-risk of homelessness**. An income table is attached under the Program Requirements Section of these Guidelines for your reference.

While flexible, in terms of serving all homeless subpopulations and preventing persons from becoming homeless, the ESG program limits the types of activities and amounts of funds that can be spent on different activities. The following is a breakdown of Stanislaus County’s ESG allocations for Fiscal Year 2012-2013, (*these figures are subject to change based upon HUD’s issuance of final HEARTH Act regulations and actual allocations*):

**Total Fiscal Year 2012-2013 ESG award = \$198,932**

The HEARTH Act, which took effect mid-Fiscal Year 2011-2012, eliminated the current program caps and replaced them with a 60% maximum (or Hold Harmless Need “HHN” maximum) of grant funds to be spent on shelter and street outreach activities. The remaining grant funds will be set aside for Homeless Prevention and Rapid Re-Housing and Administration activities. In addition, the Administration cap was increased from 5% to 7.5% of the total grant allocation. All ESG recipients are now required to participate in HMIS for the 2012-2013 Fiscal Year.

**Program Eligibility**

To be eligible for ESG assistance, an ESG project must serve extremely low, and very low, income households. These income categories are defined as those at or below 30% of the area median income.

Area Median Income (AMI) Levels

Median Income	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$62,000	Extremely Low (30%)	\$13,050	\$14,900	\$16,750	\$18,600	\$20,100	\$21,600	\$23,100	\$24,600
	Very Low (50%)	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$36,000	\$38,450	\$40,950
	Low (80%)	\$34,750	\$39,700	\$44,650	\$49,600	\$53,600	\$57,550	\$61,550	\$65,500

Source: HUD January 2012

The following costs are listed as eligible under the ESG Program’s interim rule:

**STREET OUTREACH AND EMERGENCY SHELTER ACTIVITIES (*Up to 60% of FISCAL YEAR 2012-2013 ESG allocation*)**

- **Street Outreach** – Essential Services assisting **unsheltered** homeless persons to meet emergency needs including:
  - Engagement
  - Case Management
  - Emergency Health Services (*if otherwise unavailable to the client*)
  - Emergency Mental Health Care (*if otherwise unavailable to the client*)
  - Transportation (*to and from another eligible Street Outreach service for both staff and clients, includes public transportation costs*)

- Services for Special Populations (*homeless youth, victim services, persons living with HIV/AIDS provided the services are one of those listed above*)
- **Emergency Shelter**– Funds for facilities providing overnight shelter to homeless families and individuals including:
  - **Operational Costs**
  - **Renovation of Buildings used as emergency shelters for homeless**
  - **Assistance Required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA)**
  - **Essential Services**
    - Case Management
    - Child Care
    - Education Services
    - Employment Assistance and Job Skills Training
    - Outpatient Health Services
    - Legal Services
    - Life Skills Training
    - Mental Health Services (*if otherwise unavailable to the client*)
    - Substance Abuse Treatment Services (*if otherwise unavailable to the client*)
    - Transportation (*for client to and from medical care, employment, child care, or other eligible essential services, includes public transportation costs, or for staff for client home visits, for facility vehicle leasing costs when used specifically for transporting clients to and from medical care, employment, child care, or other eligible essential services*)
    - Services for Special Populations (*homeless youth, victim services, persons living with HIV/AIDS provided the services are one of those listed above*)

#### **HOMELESS PREVENTION AND RAPID RE-HOUSING ACTIVITIES (No Cap)**

- **Homeless Prevention** – Services that provide housing relocation and stabilization and short- and/or medium-term rental assistance necessary to prevent an individual or family who fits under the “at-risk of homelessness” definition from becoming homeless; including:
  - Housing Relocation and Stabilization Services
    - Financial Assistance Costs (*includes rental application fees, security deposits, last month’s rent, utility deposits, utility payments, moving costs, services costs*)
    - Housing Search and Placement (*staff time spent assisting clients in locating, obtaining and retaining housing*)
    - Housing Stability Case Management (*Staff time spent assessing, arranging, coordinating, and monitoring the client’s progress towards achieving housing stability*)
    - Mediation (*between the client and landlord*)
    - Legal Services (*necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides*)
    - Credit Repair (*cannot be used to pay down client debt*)
  - Short-term Rental Assistance (*up to 3 months*)
  - Medium-term Rental Assistance (*4 – 24 months*)
  - Payment of Rental Arrears (*one-time payment for up to 6 months of rental arrears, including any applicable late fees*)

- **Rapid Re-Housing** – Services that provide housing relocation and stabilization and short- and/or medium-term rental assistance necessary to move an individual or family who fits under the “homeless” definition into permanent housing; including
  - Housing Relocation and Stabilization Services
    - Financial Assistance Costs (*includes rental application fees, security deposits, last month’s rent, utility deposits, utility payments, moving costs, services costs*)
    - Housing Search and Placement (*staff time spent assisting clients in locating, obtaining and retaining housing*)
    - Housing Stability Case Management (*Staff time spent assessing, arranging, coordinating, and monitoring the client’s progress towards achieving housing stability*)
    - Mediation (*between the client and landlord*)
    - Legal Services (*necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides*)
    - Credit Repair (*cannot be used to pay down client debt*)
  - Short-term Rental Assistance (*up to 3 months*)
  - Medium-term Rental Assistance (*4 – 24 months*)
  - Payment of Rental Arrears (*one-time payment for up to 6 months of rental arrears, including any applicable late fees*)
  
- **Homeless Management Information Systems (HMIS)** – Participation in HMIS is required. HMIS eligible expenses include:
  - Administering
  - Monitoring
  - Reporting
  - Training
  - Technical Support
  - Participation Fees/Software
  
- **Administration (Up to 7.5% of total ESG allocation)**

## ESG Monitoring

Stanislaus 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. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by Stanislaus 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.

## Fiscal Year 2012-2013 ESG Programs

The following lists the funding recommendations based on final application scoring results for Fiscal Year 2012-2013. Final funding awards will be based off of the actual award

amount received from HUD for Fiscal Year 2012-2013 and on implementation of the pending ESG regulation changes.

**Stanislaus County \$14,919**

**ESG Program Administration - \$14,919**

ESG Program administration will be conducted by Stanislaus County staff and will include enforcing grantee and sub-grantee compliance with programmatic regulations in terms of recordkeeping, reporting, and implementing the program in accordance with standard policies and procedures. ESG program administration funds will also be utilized for program development, monitoring, training and for the allocation of funds.

**Stanislaus County \$20,000**

**HMIS - \$20,000**

**Homeless Management Information System Internship**

This project will involve training low-income Stanislaus Urban County resident(s), which have successfully completed an internship with the Alliance Worknet, on how to complete HMIS data entry, and monitor for data quality. Ultimately this position will include running HMIS reports, completing data analysis, providing training to other HMIS users and conducting outreach and engagement to encourage HMIS participation. This overall goal of this HMIS program is to improve HMIS data quality and participation and to create one new job within the Stanislaus Urban County. This funding will also be used to purchase HMIS user licenses if necessary. The intern(s) placed in this position will rotate sites, performing data entry and other various HMIS tasks as needed.

**Children's Crisis Center \$20,000**

**Emergency Shelter Operations - \$2,500**

**Emergency Shelter Essential Services - \$17,500**

**Marsha's Protective Infant/Toddler Project**

This project will provide necessary shelter opportunities and specialized care for an impoverished population of high risk infants and toddlers living in Newman, Crowslanding, Ceres, Patterson, Waterford, Salida, and the unincorporated areas of Modesto. Each infant and toddler's physical, emotional, therapeutic, and nutritional needs will be attended by qualified, caring staff, trained in early childhood development, crisis management and emergency intervention. Case Management staff will guide families with the supportive services of crisis counseling, resource identification, referral services, and parent education. This integration of services will protect children from unstable or violent living conditions and afford high risk parents opportunities to address the family circumstances responsible for creating homelessness.

**Children's Crisis Center \$32,254**

**Rapid Re-housing Housing Relocation and Stabilization Services - \$9,742**

**Rapid Re-housing Medium-term Tenant-based Rental Assistance - \$15,000**

**Homeless Prevention Housing Relocation and Stabilization Services - \$2,512**

**Homeless Prevention Short-term Tenant-based Rental Assistance - \$5,000**

**Homeless Prevention and Rapid-Rehousing Project**

This project will provide rental assistance and homeless prevention services aimed at moving homeless families into safe and affordable housing, and helping families at imminent risk of losing their housing avoid eviction. Utilizing ESG funding, CCC Case Managers will work with high risk homeless families with children, enrolling only those families whose household income is at or below 30% of area medium income (AMI) for Stanislaus County. Targeting for this program will consist of homeless families, including those fleeing domestic violence, exiting transitional sober living facilities, exiting long-term

inpatient recovery programs, and exiting inpatient mental health programs. Prolonged unemployment will also qualify families for HPRP services if they have been evicted or are at risk of becoming evicted from their rental unit. All HPRP participants will be monitored by Case Managers who will determine family eligibility, assess housing barriers, develop a Housing Plan, offer rental assistance, provide life skills training, connect participants to potential employers, and track family progress towards goals outlined in their Housing Plan.

**Community Housing and Shelter Services     \$4,400**  
***Homeless Prevention Housing Relocation and Stabilization Services - \$880***  
***Homeless Prevention Short-term Tenant-based Rental Assistance - \$3,520***

***Homeless Prevention Program***

Funds will be used to provide rental/mortgage assistance to households and individuals at risk of losing their housing. They must be residents of Stanislaus County and be at or below 80% of the median income for Stanislaus County. An appointment is set and the household is given a list of documents they must provide. The rental assistance staff works with the household and the landlord, to obtain necessary information and documentation. The address and property owner are verified through Stanislaus County Assessor's office or a title company. Rent reasonableness is determined.

**Family Promise of Greater Modesto     \$16,375**  
***Emergency Shelter Essential Services - \$16,375***

***Shelter Services for Homeless Families***

Family Promise of Greater Modesto provides shelter to families who are homeless. We provide families with a safe environment to remain together with their families, food, overnight accommodations, a Day Center to operate from, including showers and laundry facilities, phone and internet access and transportation from the Day Center to the shelter. ESG funds will be utilized to empower support families to move out of homelessness into permanent housing. Life Skills training is provided once a week in group meetings and daily intensive case management to assist them in moving out of homelessness.

**The Salvation Army     \$30,984**  
***Emergency Shelter Essential Services - \$30,984***

***Emergency Shelter***

The Salvation Army's Emergency Shelter is a year round program, offering emergency beds for homeless individuals who are unable to find shelter elsewhere. The facility provides up to 100 beds per night to homeless citizens throughout Stanislaus County. The Shelter's target population is adult homeless persons who are over the age of 18 and without dependents. The Emergency Shelter exists to provide a warm, dry, and safe place for homeless persons to sleep each night. The ability to spend the night out of the bitter cold and rain offers hope and health to each homeless person who enters the shelter. The Emergency Shelter offers services to the un-served and underserved at-risk adults with preference to 1) ambulatory physically handicapped and/or 2) 50 years of age and older who is at greater risk being in the night elements, and are unable to access other shelter facilities that are not ADA compatible, and/or need night time machines for their health (i.e. breathing, etc.) and have an emergency need of shelter during the months the Winter Shelter is not in operation. Access to electric outlets is also available to these clients year round. Clients who show stability and a desire for a greater self-determination are eligible to enroll in the Salvation Army's transitional living program, providing an opportunity to move closer towards obtaining permanent housing.

**The Salvation Army      \$14,000**  
***Emergency Shelter Essential Services - \$14,000***

***Berberian Transitional Living Center***

The Salvation Army Transitional Living Programs are designed to help participating clients meet three goals: 1) obtain and remain in permanent housing; 2) increase their skills and/or income; and 3) achieve greater self-determination. These program components provide a total of 40 beds as a "next step" in the CoC for homeless adults who have stabilized in the emergency shelter or another facility and are committed to moving towards self-sufficiency and permanent housing. The transitional living program will offer quality housing and supportive services for up to 24 months. The programs provide extensive case management, needs assessment, including follow-up services led by a dedicated case manager; job readiness instruction; life skills training, including personal budgeting, landlord/tenant relations and household management; assistance with legal issues; HIV/AIDS testing and counseling; medical screening; assistance accessing government benefits; assistance accessing permanent housing; substance abuse recover supports and transportation assistance. The program plans to accomplish introducing homeless individuals to a place where they can learn skills, gain income, receive assistance that will enable them to transition from homelessness to obtaining and remaining in permanent housing.

**We Care      \$38,000**  
***Emergency Shelter Operations - \$14,000***  
***Emergency Shelter Essential Services - \$24,000***

***Emergency Cold Weather Shelter***

The We Care Program (WCP) Emergency Cold Weather Shelter serves chronically homeless men over the age of 18 throughout Stanislaus County. The WCP's Cold Weather Shelter has the capacity to shelter 34 homeless individuals a night during the worst part of the winter. The Shelter will operate from December 1, 2011 to March 31, 2012, seven days a week from 6:30 p.m. to 8:00 a.m. Nutritious meals are provided nightly by various churches, organizations, clubs, individual families, and CSU Stanislaus faculty and students.

**We Care      \$8,000**  
***Rapid Re-housing Housing Relocation and Stabilization Services - \$2,600***  
***Rapid Re-housing Medium-term Tenant-based Rental Assistance - \$5,400***

***Rapid Re-Housing Program***

The We Care Rapid Re-housing Program provides services for homeless individuals and families without children over the age of 18 who fall at or below 30% of the area median income. This project will assist 2-3 homeless individuals and families with housing search and placement, rental application fees, rental and utility assistance, rental and utility deposits, case management, referrals, and support services. Referrals to Alliance Worknet will be provided to unemployed or underemployed program participants. Project participants receive a housing plan created specifically to meet their individual housing needs and goals. A case manager meets with program participants at least once a month in their home to assess their housing plan progress. The goal of the program is to move individuals and families that are homeless through the transition into a permanent, sustainable, housing situation.

**Homeless Prevention & Rapid Re-Housing Program (HPRP)**

Title XII of the American Recovery and Reinvestment Act of 2009 provided \$1.5 billion through the Department of Housing and Urban Development (HUD) for homeless prevention and re-housing assistance to provide temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless or are in danger of becoming homeless. The Stanislaus Urban County received \$1,023,163 in HPRP funds for a

three year program. The Children's Crisis Center and We Care of Turlock utilize these funds from the Stanislaus Urban County to provide eligible HPRP participants with case management and housing search & placement services. Eligible participants may receive up to 18 months of financial assistance with rental & utility payments, rental & utility arrears and/or rental & utility deposits. Eligible participants must be at or below 50% of the Area Median Income and be either homeless or lack the financial resources and support networks needed to obtain immediate housing or remain in its existing housing. Program success is based off of numbers of program participants that are able to sustain housing after the subsidy ends.

The program, which begun in 2009 and will be ending in August of 2012, serves both homeless persons and those at-risk of becoming homeless. As of December 2011, 222 individuals, made up of 89 households, were provided homeless assistance and 343 individuals, made up of 95 households, were provided homeless prevention assistance. The Stanislaus Urban County will be winding down the HPRP program, which is scheduled to be complete as of August 7, 2012, and will be transitioning homeless prevention and rapid re-housing activities to the ESG program, as amended by the HEARTH Act.

## COMMUNITY DEVELOPMENT

### Community Development Block Grant (CDBG)

- 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 Improvement & Facilities

All of the participants in the Stanislaus Urban County are faced with either the non-existence of certain public infrastructure or the deterioration of existing infrastructure caused by time, material, and installation methodology used decades ago. Examples of public infrastructure and services include water systems, sewer lines and community facilities.

Funding for public improvements and facilities can come from a variety of resources that include, but are not limited to: Successor Agency (former Redevelopment Agency), CDBG, USDA Rural Development, state infrastructure bank, and regional water board.

#### Public Services

The Stanislaus Urban County has agreed to set aside approximately ten percent (10%) of its Fiscal Year 2012-2013 CDBG allocation, or \$197,274 to fund non-profit organizations under the Public Service Grant Program. Non-profit organizations and service providers may competitively apply for grants of up to \$20,000. The Stanislaus Urban County also has \$198,932 available in ESG Program funds that will be distributed to agencies that applied through a competitive grant process.

Grant applications were made available in a CDBG/ESG Technical Workshop held on November 16, 2011. Applications received were reviewed and scored by a committee consisting of four (4) representatives from the Stanislaus Urban County (from four of six participating cities), a representative from Stanislaus County's CEO office, and a representative from Stanislaus County's Behavioral Health and Recovery Services Agency. The recommendation for funding will be presented to the Board of Supervisors for approval on April 17, 2012 at a public hearing. The activities funded will further the goals and objectives of the CP.

**Annual Allocations**

The figures in the budget below have been determined per final Fiscal Year 2012-2013 HUD allocation amounts:

<b>Jurisdiction</b>	<b>Community Development Block Grant</b>
Stanislaus County (includes admin.)	\$667,145
City of Ceres	\$187,213
City of Hughson	\$125,727
City of Newman	\$145,786
City of Oakdale	\$169,165
City of Patterson	\$178,247
City of Waterford	\$137,180
Public Service Grant Program	\$197,274
Economic Development	\$140,000
Fair Housing	\$25,000
<b>Total</b>	<b>1,972,737</b>

A summary description of the activities to be funded by the above noted allocations is provided in the section below.

It is anticipated that all projects included in this AAP will be implemented during this Fiscal Year 2012-2013. 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 CDBG Projects for Fiscal Year 2012-2013

The following is an overview of the activities to be carried out by each of the Stanislaus Urban County participating jurisdictions:

## Stanislaus County

### **Stanislaus County-CDBG Program Administration: \$304,715**

Stanislaus County will provide management and administration services to the Stanislaus Urban County program participating jurisdictions. 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 (costs incurred in excess of ESG administration funds).

### **Parklawn and Airport Sewer Infrastructure Projects: \$362,430**

Construction of the sanitary sewer system in the Airport and/or Parklawn Neighborhood(s) is anticipated to begin during this fiscal year. Planning, engineering and design of both systems are currently underway which was funded by a State of California Water Board Clean-up and Abatement Account Program. Construction of each system will occur in phases as construction funds become available. CDBG funds will be leveraged with other funds to the greatest extent possible.

**Fair Housing Program: \$25,000**

Stanislaus County will be contracting with a qualified fair housing agency during the 2012-2013 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 Stanislaus Urban County. The qualified agency will provide housing advocacy to the Stanislaus Urban County's jurisdictions through community forums, town-hall meetings, and housing fairs.

**Economic Development: \$140,000**

Economic Development activities will be conducted in tandem with Neighborhood Revitalization Strategy (RS). This will be a partnership with local merchants, business owners and residents. This effort will be coordinated through staff engagement with a local non-profit that currently has expertise in developing individual housing plans as defined within the Stanislaus Urban County's ESG homeless prevention activities. Ultimately, through the non-profit's development of a board that meets the minimum standards necessary to become a Community Development Based Organization (CDBO).

The proposed RS covers a five (5) year period (Fiscal Years 2012-2017) during which Stanislaus County staff plans to engage a local non-profit that currently has expertise in RS related activities. These activities will include the need to develop a board that meets the minimum standards necessary to become a HUD recognized Community Development Based Organization (CDBO). A successful RS needs to be undertaken in collaboration with a local CDBO. This allocation includes \$35,000 in funding, allocated to Stanislaus County, for the CDBO to staff a coordinator position, placed within the Airport/Parklawn RS area. This non-profit position will be a liaison between residents within the target communities, businesses, government agencies, and other RS participants. The coordinator will help ensure the RS target goals are carried out in a coordinated effort with local community groups such as the Municipal Advisory Council (MAC) and neighborhood associations within these target areas. Goals and objectives in support of this plan were validated by the 2011 survey conducted for the Stanislaus Urban County' CP which identifies the priorities of this RS as set forth below:

The ultimate objective of the RS is to create communities of opportunity by stimulating the reinvestment of human and economic capital and economically empowering low-income residents through a targeted approach aimed at revitalizing the neighborhoods by investing resources that will improve/add housing stock, provide economic development opportunities through job creation, install needed infrastructure, and the provision of public services.

This RS will serve as an evaluation tool for assessing the restoration and improvement of the Airport and Parklawn communities. The goals outlined in the 1<sup>st</sup> year of the RS will assist Stanislaus County staff in evaluating successful outcomes within the Job Creation section of the RS as follows:

Job Creation: Three (3) to Four (4) Jobs – Between 31%-80% AMI

Specifically the \$105,000 is to be leveraged in a partnership with a local "one-stop" job provider, such as the Alliance to expand the Economic Development Program to provide three (3) livable wage jobs for eligible individuals within the target communities outlined in more depth within the RS document.

**Stanislaus County-CDBG Program Income**

Stanislaus County does not generate program income, but receives loan repayments periodically that were originally loaned with CDBG funds to low-income individuals via the respective housing rehabilitation or down payment assistance programs. These funds are deposited into the respective program revolving loan fund (reuse accounts) and serve to

increase the unallocated fund balance available for re-distribution to Stanislaus County's down payment assistance and rehabilitation programs.

## City of Ceres

### **Project Administration: \$14,792**

This expenditure includes costs associated management, oversight, and coordination of the related CDBG funded projects.

### **Fiscal Year 2012-2013 Infill Infrastructure Project: \$172,421**

The City of Ceres will undertake a second infill type infrastructure improvement project. The project will consist of installation of curb, gutter, sidewalks, ADA accessible curb cuts, and storm drain improvements where these facilities do not exist. These improvements will be conducted along the following locations:

- Evans Road
- Stonehenge Way
- Stonecress Court
- Stonehaven Way
- Gail Court
- Darra Street
- Sequoia Street
- Hollister Street
- 2nd, 3rd, 4th, Thomas Streets
- 7th Street



*Photos reflect Thomas Street in need of storm drain improvements to address flooding issues.*

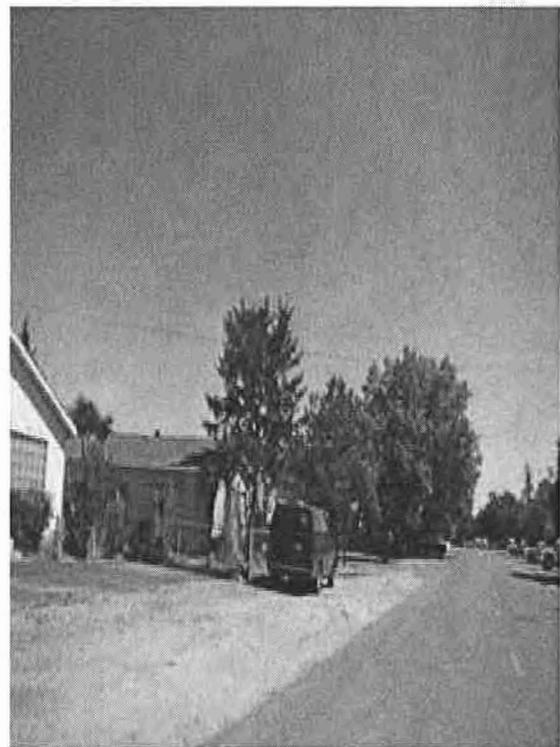
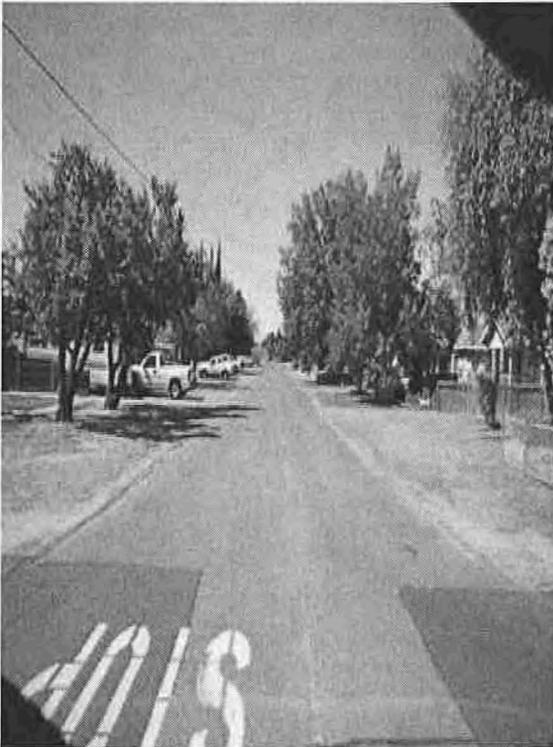
## City of Hughson

### **Project Administration: \$14,792**

This expenditure includes costs associated management, oversight, and coordination of the related CDBG funded projects.

### **5th Street Infrastructure Project: \$110,935**

The City of Hughson will begin engineering/design on the 5<sup>th</sup> Street Infrastructure Project. The project will include sidewalk infill and storm drain improvements along Fifth Street, from Hughson Avenue to Locust Street.



*Photos reflect the 5th Street project area in need of curb, gutter, storm drain, sidewalk, ADA ramps and incidental street repaving.*

## City of Newman

### **Project Administration: \$14,792**

This expenditure includes costs associated management, oversight, and coordination of the related CDBG funded projects.

### **Tulare Street Infrastructure Project: \$16,994**

The City of Newman will continue the Tulare Street infrastructure project. This project was initiated in Fiscal Year 2011-2012, however the city will need to carry over and complete the project in Fiscal Year 2012-2013. The project area is bounded by S and T Streets. Project improvements consist of installation of curb, gutter, sidewalks, and incidental street repaving.



*Photos reflect the Tulare Street project area in need of curb, gutter, storm drain, sidewalk, ADA ramps repair or installation and incidental street repaving.*

**Hoyer Road Infrastructure Project: \$74,000**

The City of Newman will undertake the Hoyer Road Infrastructure Project. The Project will include installation of curb, gutter, sidewalk, ADA accessible ramps and street reconstruction in the eligible residential area of Hoyer Road from Silva Avenue west to Yolo Middle School.



*Photos reflect the Hoyer Road in need of curb, gutter, storm drain, sidewalk, ADA ramps and incidental street repaving.*

**Pioneer Park Project: \$33,000**

Park improvements project to address unsafe park features as well as the installation of an irrigation system and safety improvements to meet applicable safety standards.

**Workforce/Economic Development Program: \$7,000**

In coordination with the Stanislaus County's newly developed CDBG Economic Development Program, this program will provide economic development opportunities that will address job creation.

## **City of Oakdale**

**Project Administration: \$14,792**

This expenditure includes costs associated management, oversight, and coordination of the related CDBG funded projects.

**Davitt Avenue Infrastructure Project – Phase I: \$154,373**

The City of Oakdale will continue construction of the Davitt Avenue Infrastructure Project. The project is bounded between G Street to the north to the southern terminus. This project will consist of water and sewer main replacement, and installation of curb, gutter, sidewalk, ADA ramps, storm drain improvements, and street reconstruction.



*Photos reflect antiquated infrastructure in need of replacement or improvements along Davitt Avenue.*

## **City of Patterson**

**Project Administration: \$14,792**

This expenditure includes costs associated management, oversight, and coordination of the related CDBG funded projects.

**Fourth Street Infrastructure Project: \$163,455**

In Fiscal Year 2012-2013, the City of Patterson will begin construction of the Fourth Street Infrastructure Improvements Project. The project will consist of replacement of water main and installation of curb, gutter, storm drain, sidewalks, and street repaving. This project is bounded by E Street to the north and Sperry Avenue to the south, and is part of the greater Downtown Infrastructure Improvements Project.



*Photos reflect the Fourth Street project area in need of curb, gutter, storm drain, sidewalk, ADA ramps repair or installation and incidental street repaving.*

## **City of Waterford**

### **Project Administration: \$14,792**

This expenditure includes costs associated management, oversight, and coordination of the related CDBG funded projects.

The City of Waterford is limited as to conducting Low-Moderate Area (LMA) based activities/projects due to 2000 Census data. Census data indicates that the City of Waterford does not contain any eligible low-moderate income Census block groups that would allow LMA type projects. However, this data does not reflect the conditions in many incorporated residential areas of the City of Waterford that lack basic infrastructure, resulting in obvious blight typically seen in low income neighborhoods.

Over the past fiscal year, Stanislaus County staff has worked with the local HUD field office and City of Waterford staff to come up with an approved survey method that will allow the City of Waterford to undertake infrastructure projects on an area basis. The HUD field office recently informed Stanislaus County the proposed survey methodology was approved. Stanislaus County staff is currently working with city staff to conduct the survey and will report the results to the field office as soon as they are available. If survey results meet area benefit criteria and HUD approves the results, the City will move forward with the two infrastructure projects identified below.

### **C & Covey Street Infrastructure Project: (prior Fiscal Year funds will be used)**

Project to include engineering/design for the installation of curb, gutter, storm drain, sidewalk and street repaving infrastructure projects within the survey verified eligible residential area generally bounded by C and Covey Streets (pending census survey results).



*Photos reflect Covey Street (photo on left) and C Street (photo on right), which show the subject project area in need of curb, gutter, storm drain, sidewalk, and street repaving.*

**La Gallina (Chicken) Avenue Infrastructure Project: \$47,388**

Project to include engineering/design for the installation of curb, gutter, and sidewalk infrastructure projects within the survey verified eligible residential area along La Gallina Avenue from F Street on the West to C Street on the east (pending census survey results).



*Photo reflects La Gallina Chicken Avenue in need of curb, gutter, storm drain, sidewalk, and street repaving.*

**Workforce/Economic Development Program: \$75,000**

In coordination with the Stanislaus County's newly developed CDBG Economic Development Program, this program will provide economic development opportunities that will address job creation.

Waterford allocate these CDBG funds to an economic development activity within their local community to offer loans that require the creation of jobs by the business to meet the CDBG Public Benefit requirement. Under this requirement Stanislaus County staff will be verifying a full-time equivalent (FTE) job is created for each \$35,000 in CDBG assistance provided. Part-time staff may be combined to make up on FTE.

## CDBG Public Service Grant Program

### **CDBG Public Service Program Overview**

The CDBG Stanislaus Urban County Public Service Grant Program will distribute approximately \$197,274 to eligible non-profits and agencies for public service programs throughout the participating jurisdictions of the Stanislaus Urban County. To be eligible for CDBG funds, a project must first meet one of the three National Objectives of the CDBG 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; or 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.

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 will be 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 organization may apply for is \$20,000. The public service grant requires that the service provider provides a new or expanded service to eligible Stanislaus County Stanislaus Urban County residents.

Applications for funding were released on November 16, 2011 and were due December 5, 2011. Submitted applications were reviewed and scored by a team consisting of a representative from the cities of Hughson, Oakdale, and Patterson, Waterford, Stanislaus 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 January 12 and/or January 13, 2012.

### **Public Service Program Grantees**

The following lists the funding recommendations based on final application scoring results for Fiscal Year 2012-2013. Final funding awards will be based off of the actual award amount received from HUD for Fiscal Year 2012-2013:

#### **American Red Cross: \$10,000**

##### ***Emergency Response Shelter Services***

The Emergency Response Shelter Services Program supports clients after a household fire or other justifiable unexpected event that makes a home uninhabitable (tree, vehicle collision, etc.). CDBG funding will help to insure that very low, low and moderately low-income households within the Stanislaus Consortium targeted communities have access to safe emergency motel shelter. Additional services include individualized case assessment to determine level of service needed, which include access to food, clothing and community resource contacts, referrals, recovery/relocation plans, emotional support systems and follow-up. This program provides immediate on-scene response and recovery case management and resource access.

**Center for Human Services: \$12,250**

***Westside Family Resource Center***

The Patterson and Newman Family Resource Centers will provide brief case management and crisis intervention, utility assistance and resource and referral for low and moderate-income individuals and families residing in the Westside communities of Patterson, Newman, Crows Landing, Westley and Grayson. CHS will work with many community partners on the Westside to maximize the number and depth of resources provided to the homeless or low-income residents seeking our services and support.

**Center for Human Services: \$12,250**

***Ceres Partnership for Healthy Children***

The Ceres Partnership for Healthy Children will provide brief case management and crisis intervention, utility assistance and resource and referral for low and moderate-income individuals and families residing in the Ceres Unified School District boundaries. CHS will work with many community partners in Ceres to maximize the number and depth of resources provided to the homeless or low-income residents seeking our services and support.

**Children's Crisis Center: \$18,000**

***Cricket's House***

This project will provide expanded shelter opportunities and specialized care at Cricket's House for an impoverished population of high risk children from the communities of Ceres, Patterson, Westley, Crowslanding, Denair, Keyes, Grayson, Newman and unincorporated Modesto. This project will offer emergency shelter and protective care to children, age's birth to 17 years who are victims of domestic violence, familial abuse, and/or homelessness. These children will be from families living in very low to moderately low income households, experiencing numerous social and economic challenges. Each child's physical, emotional and therapeutic needs will be met by qualified, caring staff, trained in child development, crisis management, and emergency intervention. Additionally, CCC staff will provide behavioral health screenings and developmental assessments for all age groups, with an emphasis on early intervention and developmental advancement for children ages, 0-5 years, and an emphasis on academic achievements for school age children, 6-17 years.

**Children's Crisis Center: \$16,000**

***Guardian House***

This project will provide shelter opportunities and specialized care at Guardian House for an impoverished population of high risk children living from the communities of Oakdale, Valley Home, Waterford, Hickman, Empire and Hughson. This project will offer Emergency Shelter and protective care to high risk children, age's birth - 17 years. These children will be from families living in very low to moderately low income households, experiencing numerous domestic issues and traumas. Each child's physical, emotional, therapeutic, and nutritional needs will be met by qualified, caring staff, trained in child development, crisis management and emergency intervention. While these low-income, high risk children are securely sheltered within Guardian House, Case Management staff will guide parents with the supportive services of crisis counseling, resource identification, referral services, and education.

**Children's Crisis Center: \$16,000**

***Nutrition and Meal Program***

The Nutrition and Meals Program will provide meals and nutritional opportunities to high risk disadvantaged children, ages birth to 17, residing within Stanislaus County who have been victimized by abuse, domestic violence and/or at-risk for or are experiencing homelessness. The program is an essential component of the Children's Crisis Center's support and shelter services, providing extremely low, very low, low and moderate households with education about and access to healthy well-balanced meals. The program provides breakfast, lunch and dinner and between meal snacks to children receiving respite care at one of the shelters

as well as nutrition education to parents in conjunction with a take home food baskets with recipes.

**Habitat for Humanity: \$7,886**

***Housing Counseling***

Habitat for Humanity, Stanislaus has developed housing counseling materials so that all families interested in homeownership will have a chance to better their financial standing and continue to pursue the dream of owning their own home. Habitat for Humanity outreaches to low-income families in Stanislaus County who do not have the knowledge of how to get a better hold on their finances, and direct them to the appropriate resources to own their own home. Our Homebuyer Education Workshops will help families determine their buyer readiness by giving them a deeper understanding of credit and personalized budgeting, in addition to teaching them how it will affect their ability to secure loans for home purchase. These workshops will illustrate how to determine affordability and what price range is appropriate for the family. Also covered in these workshops are the different types of loans, how to find a lender, closing costs, and the components of a mortgage payment. Clients will be able to identify resources within Habitat for Humanity and the community at large that will help them understand how to meet their own housing needs and will help the individuals become better informed on what it takes to own their own home.

**Healthy Aging: \$12,250**

***Young at Heart Program***

The "Young at Heart" Program provides strength training and exercise, fall prevention, and health education outreach to seniors 62 and over in the cities Oakdale, Waterford, Hughson, Ceres, Grayson/Westley, Patterson and Newman. The classes are provided two to three times a week in the above listed cities. Health Education and Outreach will also be provided to other unincorporated areas within Stanislaus County. The programs are designed to improve the prevention, early intervention, treatment and management of chronic conditions by providing community-based health and wellness resources for Stanislaus County's low-income and at-risk seniors and disabled individuals at no cost. The classes are available in multiple neighborhoods throughout Stanislaus County to reduce the barriers to participation by seniors who do not have access to transportation.

**Howard Training Center: \$18,000**

***Senior Meals Program***

The Senior Meal Program provides fresh hot or frozen meals, Monday through Friday, to Seniors 62 years and older residing within eligible Stanislaus Urban County areas. For seniors who are not able to leave their home due to emotional or health problems a meal is delivered to their door. Congregate Meal Sites are available in seven Stanislaus Urban County locations: Oakdale, Newman, Hughson, Patterson, Ceres, Waterford, and Westley-Grayson. The Congregate Meal Sites offer a nutritious hot meal, socialization, and opportunities to remain engaged in the community. The Senior Meal Program targets seniors in the following categories: low income, ethnic minority, frail elderly and individuals with disabilities, and rural and otherwise isolated individuals. Meals provided to seniors help them remain healthy, regain health after an illness/injury, and facilitate them being able to remain independent. Each meal provides 1/3<sup>rd</sup> the daily nutritional requirements for a senior. The Programs help seniors extend their food budget, while receiving a well-balanced meal. Nutritional education is provided at least four times each year to help seniors implement strategies to address health problems and remain healthy.

**Salvation Army: \$12,250**

***Collaborative Health Clinic***

The Collaborative Health Clinic offers free medical, dental, and optical care for homeless adults participating in the Salvation Army Berberian Transitional Living Center. Basic care medical services, including dental and optical will be provided on-site, meeting a basic need

of homeless at-risk adults that otherwise have no other source to receive this care. Staff will include a part time qualified medical coordinator, a part time janitor and volunteer doctors, nurses, dentists, and optometrists. The medical coordinator will be responsible for scheduling appointments, updating medical records, program education and outreach, and for conducting basic medical routines such as assisting doctors in the exam room when needed.

**Second Harvest: \$12,250**

***Food 4 Thought***

The Food 4 Thought Program is an innovative program to address the nutritional needs of hungry school children and offers them the incentive to improve their academic skills. By operating through existing tutorial programs at local schools, community centers, and Give Every Child A Chance tutoring centers, we can more consistently reach this most vulnerable of populations. Children participate in after school tutorial programs each week and for their participation in the after school studies, Second Harvest Food Bank gives each child a 15-18 pound bag of nutritious supplemental groceries twice a month. Each bag contains staples like cereals, breads, fresh fruits and vegetables, canned fruits and vegetables, and dry supplemental groceries for the children.

**Second Harvest Food Bank: \$12,250**

***Food Assistance Program***

The Food Assistance program interacts with non-profit charities that have a food pantry program of their own. This program is 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 organization 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.

**United Samaritans Foundation: \$14,000**

***Daily Bread Mobile Lunch Program (Hughson Truck)***

This program serves nutritious lunch five days a week, 52 weeks a year to very low income, low income and homeless people throughout Hughson, Waterford, Hickman and Denair.

**United Samaritans Foundation: \$12,250**

***Daily Bread Mobile Lunch Program (Keyes/Ceres Truck)***

This program serves nutritious lunch five days a week, 52 weeks a year to very low income, low income and homeless people throughout the Keyes and Ceres area.

**Westside Food Pantry: \$11,638**

***Emergency Food Program***

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 organization 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 organization to distribute to the residents of the Westside communities and the City of Patterson.

**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.**

## Providing Decent Housing

The following is a summary of the programs and projects to be carried out by the current Stanislaus Urban County participants in an effort to provide affordable and decent housing:

### **Neighborhood Stabilization Program (NSP)**

The Stanislaus Urban County will continue the implementation of the NSP to increase affordable housing stock within Stanislaus County. This program is designed to acquire foreclosed properties within the Stanislaus Urban County areas and provide safe and decent affordable housing to eligible households, either through rental programs for families at or below 50% of the AMI or purchase for families at or below 120% of AMI. The NSP program will also serve to stabilize communities hard hit by the recent foreclosure crisis.

### **Community Development Block Grant - Recovery (CDBG-R)**

On August 2009, Stanislaus County was awarded \$669,134 in CDBG Program funding under the American Recovery and Reinvestment Act (ARRA) of 2009. Following the intent of the Recovery Act, Stanislaus County's CDBG-R funds are being utilized to modernize and improve energy efficiency and expand educational opportunities within the housing industry. These services are being provided in the form of rehabilitation or retrofitting of NSP acquired units with solar systems and other related energy efficiency improvements. These improvements are helping those impacted by the recession by reducing their energy costs and foster energy independence for first time home buyers.

A total of twenty eight (28) NSP housing units have been retrofitted with energy efficiency weatherization improvements. To date, a total of twenty-two (22) units have also been retrofitted with photovoltaic solar systems.

During Fiscal Year 2012-2013, the Stanislaus Urban County will resume this program. It is anticipated that solar systems will be installed on a minimum of eight (8) additional NSP housing units by the end of the program cycle (September 30, 2012). This program will contribute to the efforts of Stanislaus County to increase decent and affordable housing stock within Stanislaus County.

### **Homeless Prevention & Rapid Re-housing Program/Emergency Solutions Grant Program**

Through the ESG and HPRP Programs, Stanislaus Urban County residents facing short-term financial crisis are able to seek assistance through agencies such as Community Housing and Shelter Services, who provide rental vouchers to prevent people in jeopardy of becoming homeless within seven (7) to ten (10) days. Shelters receiving ESG & HPRP funds also assist the transition of individuals and families from homelessness to permanent housing through the combination of emergency and transitional shelter with case management and housing search and placement. These resources ease the financial burden of the homeless and assist in the facilitation of achieving permanent housing.

## Anti-poverty Strategy

### **1. Describe the actions that will take place during the next year to reduce the number of poverty level families.**

The California Employment Development Department (EDD) provides employment training through a partnership with Modesto Junior College (MJC) and facilitates General Education Diploma (GED) instruction. In collaboration with EDD and MJC the Stanislaus County Workforce Investment Board (The Alliance Work-net) is cultivating relationships with area employers for entry-level employment opportunities. The following are the tools currently

used by this collaborative and other partners to create employment opportunities and thereby reduce the number of poverty level families:

- 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 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 Stanislaus 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.
- Stanislaus County 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 Stanislaus Urban County will continue to partner with the Alliance Worknet and MJC in the creation and provision of programs that provide training and employment opportunities for low and moderate income individuals such as the CDBG-R funded program through which displaced workers are being trained in green jobs and assisted in obtaining competitive jobs within the field.

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. This organization 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.

## CERTIFICATIONS

- A. Affirmatively Further Fair Housing; Anti-displacement and Relocation Plan; Drug Free Workplace; Anti-Lobbying (pp. 84-85)
- B. Specific CDBG Certifications (pp. 86-87)
- C. Specific HOME Certifications (pp. 88)
- D. ESG Certifications (pp. 89-90)
- E. Appendix to Certifications (pp. 91-92)

## 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;



## 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) 2012, 2013, 2014 (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

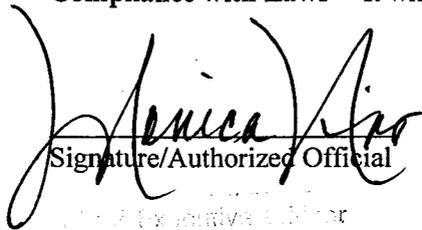
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

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.

 4/19/12  
Signature/Authorized Official      Date

\_\_\_\_\_  
Title

**Specific HOME Certifications**

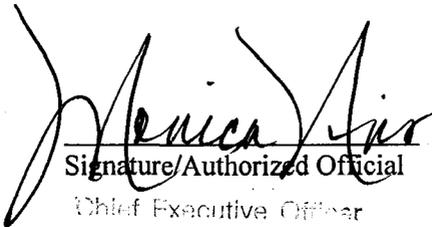
The HOME participating jurisdiction certifies that:

**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;

  
Signature/Authorized Official      4/19/12  
Date  
Chief Executive Officer

\_\_\_\_\_  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction 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, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

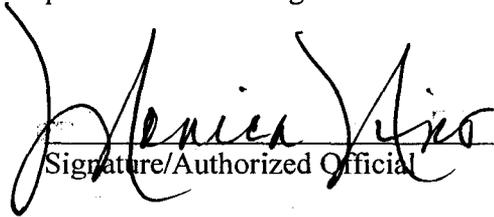
**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release 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, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish 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, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature/Authorized Official

4/19/12  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Executive Officer  
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)

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Check  if there are workplaces on file that are not identified here.

This information 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. Stanislaus Urban County Summary of Specific Annual Objectives for 2012-2013 (pp. 94-97)
- B. Summary of Specific Annual Objectives for 2012-2013 CDBG Public Service Program Grantees (pp. 98-100)
- C. Summary of Specific Annual Objectives for 2012-2013 ESG Grantees (pp. 101-102)

**Stanislaus Urban County Summary of Specific Annual Objectives  
FY 2012-2013**

**STANISLAUS COUNTY**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1</b> Stanislaus County Airport Neighborhood Sewer Infrastructure	Address the need for sewer infrastructure improvements in the Airport Neighborhood.	<b>CDBG</b> <b>\$362,430</b>	1. Number of households with access to infrastructure improvements (511) 2. Number of residents impacted by infrastructure improvements (2,000).	2012	2,000		
				2013			
				2014			
				<b>GOAL</b>			
<b>SL-1.1</b> Stanislaus County Parklawn Neighborhood Sewer Infrastructure	Address the need for sewer infrastructure improvements in the Parklawn Neighborhood.	<b>CDBG</b> <b>(Prior FY funds will be used)</b>	1. Number of households with access to infrastructure improvements (319). 2. Number of residents impacted by infrastructure improvements (1,500).	2012	1,500		
				2013			
				2014			
				<b>GOAL</b>			
<b>Sustainability/Create Economic Opportunities</b>							
<b>EO.2</b> Stanislaus County Economic Development	Address the need for economic development opportunities for low and moderate income individuals. Program will be conducted in conjunction with the Neighborhood Revitalization Strategy.	<b>CDBG</b> <b>\$105,000</b>	Number of jobs created.	2012	3		
				2013			
				2014			
				<b>GOAL</b>			
<b>Fair Housing Activities (Subject to 20% Admin Cap)</b>							
<b>Stanislaus County</b> Fair Housing Program	Address the need to affirmatively further fair housing through fair housing enforcement, fair housing awareness, and housing counseling.	<b>CDBG</b> <b>\$25,000</b>	1. Number of individuals receiving information and referral services; and 2. Number of individuals benefitting from fair housing enforcement.	2012	255		
				2013			
				2014			
				<b>GOAL</b>			

**Stanislaus Urban County Summary of Specific Annual Objectives  
FY 2012-2013**

**CITY OF CERES**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
SL-1.1 City of Ceres 2012-2013 Infill Infrastructure Project	Address the need for infrastructure improvements in the low income residential area/s of Ceres. Improvements will consist of installation of curb, gutter, sidewalks, ADA accessible curb cuts, and storm drain improvements where these facilities do not exist or in need of replacement.	CDBG \$172,421	1. Number of households with access to infrastructure improvements ( 245 ) 2. Number of residents impacted by infrastructure improvements (877).	2012	877		
				2013			
				2014			
				GOAL			

**CITY OF HUGHSON**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
City of Hughson 5th Street Infrastructure Project	Address the need for infrastructure improvements in the low income residential areas of the City of Hughson. Improvements will consist of installation of curb, gutter, storm drain, sidewalks, and ADA accessible curb cuts as needed.	CDBG \$110,935	1. Number of households with access to infrastructure improvements (71) 2. Number of residents impacted by infrastructure improvements (250).	2012	250		
				2013			
				2014			
				GOAL			

**CITY OF NEWMAN**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
SL-1.1 City of Newman Hoyer Road Infrastructure Project	Address the need for infrastructure improvements in the low income residential areas of the City of Newman. Improvements will consist of the installation of curb, gutter, storm drain, sidewalks, and ADA accessible curb cuts as needed.	CDBG \$74,000	1. Number of households with access to infrastructure improvements (90) 2. Number of residents impacted by infrastructure improvements ( 300 ).	2012	300		
				2013			
				2014			
				GOAL			

**Stanislaus Urban County Summary of Specific Annual Objectives  
FY 2012-2013**

City of Newman Pioneer Park Rehabilitation Project	Address the need for infrastructure improvements at Pioneer Park. Improvements will consist of the installation of an irrigation system and safety improvements to meet safety standards.	CDBG \$33,000	1. Number of households with access to infrastructure improvements (200) 2. Number of residents impacted by infrastructure improvements (680).	2012	680		
				2013			
				2014			
				GOAL			
City of Newman Tulare Street Infrastructure Project	Address the need for infrastructure improvements in the low income residential areas of the City of Newman. Improvements will consist of the installation of curb, gutter, storm drain, sidewalks, ADA accessible curb cuts, and street repaving.	CDBG \$16,994	Number of residents benefitting from an improved suitable living environment as a result of infrastructure improvements.	2012	350		
				2013			
				2014			
				GOAL			
<b>Sustainability/Create Economic Opportunities</b>							
City of Newman Workforce/Economic Development Program (T3)	Address the need for workforce / economic development training programs that will enhance low income residents' computer skills, and in turn allow them to re-enter the workforce.	CDBG \$7,000	Number of program participants.	2012	75		
				2013			
				2014			
				GOAL			

**CITY OF OAKDALE**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
City of Oakdale Davitt Avenue Infrastructure	Address the need for infrastructure improvements in the low income residential areas of the City of Oakdale. Improvements will consist of water and sewer main replacement, and installation of curb, gutter, sidewalk, ADA accessible ramps, storm drain improvements, and street repaving.	CDBG \$149,373	1. Number of households with access to infrastructure improvements (48) 2. Number of residents impacted by infrastructure improvements (200).	2012	200		
				2013			
				2014			
				GOAL			

**Stanislaus Urban County Summary of Specific Annual Objectives  
FY 2012-2013**

**CITY OF PATTERSON**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
City of Patterson Fourth Street Infrastructure Project	Address the need for infrastructure improvements through the replacement of water main and installation of curb, gutter, and storm drainage.	CDBG \$163,455	1. Number of households with access to infrastructure improvements (53) 2. Number of residents impacted by infrastructure improvements (200).	2012	200		
				2013			
				2014			
				<b>GOAL</b>			

**CITY OF WATERFORD**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
City of Waterford C & Covey Streets Infrastructure Project	Address the need for infrastructure improvements in the low income residential area of Waterford. Improvements will consist of installation of curb, gutter, sidewalks, ADA accessible curb cuts, storm drain, and street construction.	CDBG (Prior FY funds will be used)	1. Number of households with access to infrastructure improvements (13) 2. Number of residents impacted by infrastructure improvements (45).	2012	45		
				2013			
				2014			
				<b>GOAL</b>			
City of Waterford La Gallina Infrastructure Project	Address the need for infrastructure improvements in the low income residential area of Waterford. Improvements will consist of installation of curb, gutter, sidewalks, ADA accessible curb cuts, storm drain, and street construction.	CDBG \$122,388	1. Number of households with access to infrastructure improvements (63) 2. Number of residents impacted by infrastructure improvements (217).	2012	217		
				2013			
				2014			
				<b>GOAL</b>			

**Summary of Specific Annual Objectives for 2012-2013 CDBG Public Service Program Grantees**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1</b>	<b>Availability/Accessibility of Suitable Living Environment</b>						
<b>SL-1.1</b> <b>American Red Cross</b> Emergency Services	Provide emergency motel shelter and resource and referral for very low, low and moderately-low income households throughout the Urban County who have lost their housing due to a unexpected event, such as fire	<b>CDBG</b> <b>\$10,000</b>	Number of unduplicated very-low, low, and moderately-low income individuals receiving emergency services.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	116		
				2013			
				2014			
<b>SL-1.1</b> <b>Center for Human Services</b> Ceres Partnership for Healthy Children	Provide case management, utility assistance and strength based assessment to help with goal planning for families residing within the city of Ceres.	<b>CDBG</b> <b>\$12,250</b>	Number of unduplicated homeless and/or low-income individuals receiving case management and utility assistance.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	61		
				2013			
				2014			
<b>SL-1.1</b> <b>Center for Human Services</b> Westside Family Resource Center	Provide case management, utility assistance, and support services to low-income families residing in the Westside communities of Newman, Patterson, Westley, and Grayson.	<b>CDBG</b> <b>\$12,250</b>	Number of unduplicated individuals and households that receive case management and support services.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	200		
				2013			
				2014			
<b>SL-1.1</b> <b>Children's Crisis Center</b> Cricket's House	Provide essential supportive services to low and moderate-income children at risk of abuse, neglect, homelessness and exploitation by providing childcare, shelter, and meals, in the Ceres area.	<b>CDBG</b> <b>\$18,000</b>	Number of unduplicated children provided with childcare, shelter, and meals through the nutrition and education program.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	150		
				2013			
				2014			
<b>SL-1.1</b> <b>Children's Crisis Center</b> Guardian House	Provide essential supportive services to low and moderate-income children at risk of abuse, neglect, homelessness and exploitation by providing childcare, shelter, and meals, in the Oakdale area.	<b>CDBG</b> <b>\$16,000</b>	Number of unduplicated children provided with childcare, shelter, and meals through the nutrition and education program.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	165		
				2013			
				2014			

**Summary of Specific Annual Objectives for 2012-2013 CDBG Public Service Program Grantees**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1</b>	<b>Availability/Accessibility of Suitable Living Environment</b>						
<b>SL-1.1</b> <b>Children's Crisis Center</b> Nutrition and Meal Program	Provide meals and nutritional opportunities to high risk disadvantaged children, ages birth – 17 years residing within the Urban County who have been victimized by abuse, domestic violence and/or homelessness.	<b>CDBG</b> <b>\$16,000</b>	Number of unduplicated children provided with childcare, shelter, and meals through the nutrition and education program.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	172		
				2013			
				2014			
<b>SL-1.1</b> <b>Habitat for Humanity</b> Housing Counseling	Will provide Homebuyer Education Workshops to low-income households that teach about credit, budgeting, different types of loans, how to find a lender, closing costs, and the components of a mortgage payment.	<b>CDBG</b> <b>\$7,886</b>	Number of unduplicated individuals at or below 80% of the area median income attending housing counseling courses.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	117		
				2013			
				2014			
<b>SL-1.1</b> <b>Healthy Aging</b> Young at Heart Program	Will provide strength-based training and fitness programs, throughout the Urban County, designed to improve the prevention, early intervention, treatment and management of chronic conditions for seniors and disabled individuals.	<b>CDBG</b> <b>\$12,250</b>	Number of unduplicated individuals at or below 80% of the area median income attending strength training courses.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	183		
				2013			
				2014			
<b>SL-1.1</b> <b>Howard Training Center</b> Senior Meals Program	Will provide fresh hot or frozen meals, in conjunction with nutrition education, Monday through Friday, to Seniors at congregate sites, as well as provide meal deliveries to home-bound seniors throughout Stanislaus County.	<b>CDBG</b> <b>\$18,000</b>	Number of unduplicated seniors who receive a meal.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	446		
				2013			
				2014			
<b>SL-1.1</b> <b>Second Harvest</b> 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/individuals.	<b>CDBG</b> <b>\$12,250</b>	Number of unduplicated individuals receiving food assistance.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	18,823		
				2013			
				2014			

**Summary of Specific Annual Objectives for 2012-2013 CDBG Public Service Program Grantees**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1</b>	<b>Availability/Accessibility of Suitable Living Environment</b>						
<b>SL-1.1</b> Second Harvest Food 4 Thought Program	Provide low-income children participating in after school tutorial programs a 15-18 pound bag of nutritious supplemental groceries twice a month.	<b>CDBG</b> <b>\$12,250</b>	Number of unduplicated children participating in the Food 4 Thought program.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	369		
				2013			
				2014			
<b>SL-1.1</b> Salvation Army Health Clinic	Will provide homeless individuals access to basic healthcare by operating a free medical, dental, and optical clinic at the Salvation Army Berberian Homeless Shelter and Transitional Living Center.	<b>CDBG</b> <b>\$12,250</b>	Number of unduplicated children participating in the Food 4 Thought program.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	18		
				2013			
				2014			
<b>SL-1.1</b> United Samaritans Foundation (USF) Mobile Lunch Program (Ceres/Keyes)	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.	<b>CDBG</b> <b>\$12,250</b>	Number of unduplicated individuals receiving meals.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	179		
				2013			
				2014			
<b>SL-1.1</b> United Samaritans Foundation (USF) Mobile Lunch Program (Hughson)	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 Hughson, Empire, Waterford, Hickman and Denair.	<b>CDBG</b> <b>\$14,000</b>	Number of unduplicated individuals receiving meals.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	174		
				2013			
				2014			
<b>SL-1.1</b> Westside Food Pantry Emergency Food 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.	<b>CDBG</b> <b>\$11,638</b>	Number of unduplicated individuals receiving emergency food assistance.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	2842		
				2013			
				2014			

**Summary of Specific Annual Objectives for 2012-2013 ESG Program Grantees**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 Children's Crisis Center Marsha's House Infant/Toddler Protective Care</b>	Provide shelter in conjunction with case management, crisis counseling, education and resource and referral services to homeless and at-risk infants and toddlers and their families throughout the Urban County.	<b>ESG \$20,000 Homeless Shelter Services</b>	Number of unduplicated children provided with childcare, shelter, and meals through the nutrition and education program.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	68		
				2013			
				2014			
<b>SL-1.1 Children's Crisis Center HPRP for Families with Children</b>	Provide Homeless Prevention and Rapid Re-housing assistance to families with children, 30% and below the area AMI, including rental/utility assistance, utility assistance and intensive case management.	<b>ESG \$32,254 Homeless Prevention and Rapid Re-Housing</b>	Number of unduplicated individuals provided with HPRP assistance.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	28		
				2013			
				2014			
<b>SL-1.1 Community Housing and Shelter Services Homeless Prevention</b>	Provide Homeless Prevention assistance to families with children, 30% and below the area AMI, including rental assistance, utility assistance and intensive case management and budget planning.	<b>ESG \$4,400 Homeless Prevention</b>	Number of unduplicated individuals provided with Homeless Prevention assistance.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	12		
				2013			
				2014			
<b>SL-1.1 Family Promise Shelter for Homeless Families</b>	Provide transitional shelter in conjunction with case management, job search assistance and resource and referral services, for homeless families.	<b>ESG \$16,375 Homeless Shelter Services</b>	Number of unduplicated individuals receiving shelter and case management.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	77		
				2013			
				2014			
<b>SL-1.1 Homeless Management Information System (HMIS) Data Entry</b>	Will connect individual(s), below 30% of the AMI, with non-profits receiving ESG funding and/or the CoC lead with an opportunity to be trained on HMIS, to assist with data entry and data quality assessments.	<b>ESG \$20,000 HMIS</b>	Number of unduplicated individual(s) who receive job training for HMIS data entry and data quality assessments.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	1		
				2013			
				2014			

**Summary of Specific Annual Objectives for 2012-2013 ESG Program Grantees**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
<b>SL-1</b>	<b>Availability/Accessibility of Suitable Living Environment</b>						
<b>SL-1.1</b> Salvation Army Berberian Transitional Living Facility	Will provide transitional shelter and supportive services to homeless adults who are committed to moving towards self-sufficiency and permanent housing	ESG \$14,000 Homeless Shelter Services	Number of unduplicated homeless individuals who were provided shelter and supportive services.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	25		
				2013			
				2014			
<b>SL-1.1</b> Salvation Army Emergency Shelter	Will provide emergency shelter to homeless adults throughout the coldest months of the winter. Shelter is open throughout the year to homeless individuals who require special accommodations.	ESG \$30,984 Homeless Shelter Services	Number of unduplicated homeless individuals who were provided emergency shelter	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	213		
				2013			
				2014			
<b>SL-1.1</b> We Care of Turlock Emergency Cold Weather Shelter	Will provide emergency shelter during the worst part of the winter and assist clients in finding jobs, obtain permanent housing, and receive assistance that will allow them to overcome the barriers causing their homelessness.	ESG \$38,000 Homeless Shelter Services	Number of unduplicated individuals receiving shelter and resource and referral services.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	152		
				2013			
				2014			
<b>SL-1.1</b> We Care of Turlock Rapid Re-Housing Program	This project will assist homeless individuals and families with housing search and placement, rental application fees, rental and utility assistance, rental and utility deposits, case management, referrals, and support services.	ESG \$8,000 Rapid Re-Housing	Number of unduplicated individuals receiving Rapid Re-Housing assistance.	<b>Year</b>	<b>Goal</b>	<b>Met</b>	<b>%</b>
				2012	2		
				2013			
				2014			

## **Appendix B**

- A. Table 2C – FY 2012-2013 Summary of Specific Housing/Community Development Objectives (pp. 104)
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**Transition Table 2C**  
**Fiscal Year 2012-2013 (YEAR 1)**  
**Summary of Specific Housing/Community Development Objectives**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
<b>1</b>	<b>Infrastructure</b>					
a.	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	1. Number of of Projects  2. Number of people served	9  5,500		SL-3
<b>2</b>	<b>Economic Development</b>					
a.	Partner with a local non-profit organization with expertise in affordable housing to carry out Revitalization Strategy (RS) within the Airport/Parklawn neighborhoods. The plan's objective is to employ one person to be the liaison between target area residents, businesses, government agencies, and other RS participants.	CDBG	Jobs	1		EO-1
<b>3 &amp; 4</b>	<b>Housing Assistance / Housing Programs</b>					
a.	Address the need for affordable housing by providing down payment assistance to low and moderate-income households.	HOME CalHome	Households	15		DH-2
b.	Address the need for decent affordable housing by offering owner occupied rehabilitation assistance to low and moderate-income households.	HOME CalHome	Households	14		DH-2
<b>5</b>	<b>Public Services</b>					
a.	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	People	24,015		SL-1
b.	Homeless Services					
		ESG	People	578		
<b>7</b>	<b>Neighborhood Revitalization/Other</b>					
1	Deliver a Revitalization Strategy	CDBG		1		SL-3

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Table 3B**  
**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**  
**FY 2012-2013**

Grantee Name: Stanislaus Urban County Program Year: 2012-2013	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			NSP	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	<b>61</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	11		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units**	11		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	<b>22</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	11		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Production of new units	6		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	11		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	11		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	<b>39</b>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	22		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	6		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	22		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	11		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	<b>61</b>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	22		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	39		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	<b>61</b>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

\*\* Rehabilitation of acquired existing units (same units)

**Table 3C**  
**Annual Action Plan 2012-2013**  
**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 Urban County Areas

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG ..... \$304,715 ESG ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 21A	CDBG Citation 570.206	
Type of Recipient N/A	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Infrastructure Improvements

**Project Title**

Stanislaus County – Airport Neighborhood Infrastructure Project

**Description**

Planning, engineering and design is currently underway which was funded by a State of California Water Board Clean-up and Abatement Account Program. Construction will occur in phases as construction funds become available. CDBG funds will be leveraged with other funds to the greatest extent possible.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Airport Neighborhood (unincorporated)

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG <u>          \$362,430          </u> ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total _____
HUD Matrix Code 03J (water/sewer improvements)	CDBG Citation 570.201(c)	
Type of Recipient Household	CDBG National Objective 570.208 (a)(1)	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
Performance Indicator People	Annual Units N/A	
Local ID	Units Upon Completion 2,000	

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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Infrastructure Improvements

**Project Title**

Stanislaus County – Parklawn Neighborhood Infrastructure Project

**Description**

Construction of the sanitary sewer system in the Parklawn Neighborhood is anticipated to begin during this fiscal year. Planning, engineering and design is currently underway which was funded by a State of California Water Board Clean-up and Abatement Account Program. Construction will occur in phases as construction funds become available. CDBG funds will be leveraged with other funds to the greatest extent possible.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Parklawn Neighborhood

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b>	
HUD Matrix Code 03J (water/sewer improvements)	CDBG Citation 570.201(c)	CDBG	<b>Previous FY funds used</b>
Type of Recipient Household	CDBG National Objective 570.208 (a)(1)	ESG	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	HOME	
Performance Indicator People	Annual Units N/A	HOPWA	
Local ID	Units Upon Completion 1,500	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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Affirmatively Further Fair Housing

**Project Title**

Stanislaus County – Fair Housing Program

**Description**

Address the need 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**

Consortium Cities and Stanislaus County Unincorporated Areas

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b>	
HUD Matrix Code 05J Fair Housing Activities (Subject to Public Services Cap)	CDBG Citation 570.201(e)	CDBG	\$25,000
Type of Recipient People (General)	CDBG National Objective 570.208(a)(2)	ESG	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	HOME	
Performance Indicator People	Annual Units 255	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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Economic Development Opportunities

**Project Title**

Stanislaus County – Economic Development

**Description**

Economic Development activities will be conducted in tandem with Neighborhood Revitalization Strategy. This will be a partnership with local merchants, business owners and residents. This effort will be coordinated through staff engagement with a local non-profit that currently has expertise in developing individual housing plans as defined within the Stanislaus Urban County's Emergency Solutions Grant homeless prevention activities.

**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 #):	<b>Funding Sources:</b>	
HUD Matrix Code 18A (Direct financial assistance to for-profits)	CDBG Citation 570.203(b)	CDBG	\$105,000
Type of Recipient Individuals	CDBG National Objective 570.208(a)(2)	ESG	
Start Date 07-01-12	Completion Date 06-30-13	HOME	
Performance Indicator Jobs	Annual Units 3	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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

N/A

**Project Title**

City of Ceres – 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 Ceres

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b>	
HUD Matrix Code	CDBG Citation	CDBG	\$14,792
21A General Program Admin	570.206	ESG	
Type of Recipient	CDBG National Objective	HOME	
N/A	N/A	HOPWA	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Total Formula	
07-01-12	06-30-13	Prior Year Funds	
Performance Indicator	Annual Units	Assisted Housing	
N/A	N/A	PHA	
Local ID	Units Upon Completion	Other Funding	
	N/A	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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**  
Infrastructure Improvements

**Project Title**  
City of Ceres – Fiscal Year 2012-13 Infill Infrastructure Project

**Description**

Installation of curb, gutter, sidewalks, ADA accessible curb cuts, and storm drain improvements where these facilities do not exist. Improvements will be conducted at the following locations:

- Evans Road
- Stonehenge Way
- Stonecress Court
- Stonehaven Way
- Gail Court
- Darra Street
- Sequoia Street
- Hollister Street
- 2nd, 3rd, 4th, Thomas Streets
- 7th Street

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

City of Ceres (See project area above)

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b>	
HUD Matrix Code 03 Public Facilities & Improvements (General)	CDBG Citation 570.201(c)	CDBG	\$172,421
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	ESG	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

N/A

**Project Title**

City of Hughson – 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 Hughson

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG ..... \$14,792 ESG ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 21A General Program Admin	CDBG Citation 570.206	
Type of Recipient N/A	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**  
Infrastructure Improvements

**Project Title**  
City of Hughson – 5th Street Infrastructure Project

**Description**

Multi-phased project including engineering and design work. The project will consist of installation of curb, gutter, storm drain, sidewalks, and ADA curb cuts as needed. The project is bounded by Locust Street to the north, to Hughson to the south.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

City of Hughson (See project area above)

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b>	
HUD Matrix Code	CDBG Citation	CDBG	\$110,935
03 Public Facilities & Improvements (General)	570.201(c)	ESG	
Type of Recipient Household	CDBG National Objective	HOME	
	570.208(a)(1)	HOPWA	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Total Formula	
07-01-12	06-30-13	Prior Year Funds	
Performance Indicator	Annual Units	Assisted Housing	
People		PHA	
Local ID	Units Upon Completion	Other Funding	
	250	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 2012-2013**  
**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 #):	<b>Funding Sources:</b> CDBG <u>\$14,792</u> ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total _____
HUD Matrix Code 21A General Program Admin	CDBG Citation 570.206	
Type of Recipient N/A	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**  
Infrastructure Improvements

**Project Title**  
City of Newman – Tulare Street Infrastructure Project

**Description**

Multi-phased project including engineering and design work, and the installation of curb, gutter, storm drain improvements, sidewalks, ADA accessible curb cuts, and street repaving. The project is bounded by S Street to the east to R 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 (See Description Above)

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG ..... \$16,994 ESG ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 03 Public Facilities & Improvement (General)	CDBG Citation 570.201(c)	
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
Performance Indicator People	Annual Units	
Local ID	Units Upon Completion 350	

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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**  
Infrastructure Improvements

**Project Title**  
City of Newman – Hoyer Road Infrastructure Project

**Description**

Multi-phased infrastructure project to include installation of curb, gutter, sidewalks, ADA accessible ramps, and street reconstruction in the residential area of Hoyer Road from Silva Avenue west to Yolo Middle School.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**  
City of Newman (See Description Above)

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b>	
HUD Matrix Code 03 Public Facilities & Improvement (General)	CDBG Citation 570.201(c)	CDBG	\$74,000
Type of Recipient Households	CDBG National Objective 570.208(a)(1)	ESG	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**  
Infrastructure Improvements

**Project Title**  
City of Newman – Pioneer Park Project

**Description**

Park improvements project to address unsafe park features as well as the installation of an irrigation system and safety improvements to meet applicable safety standards.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**  
City of Newman (See Description Above)

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG <u>\$33,000</u> ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total _____
HUD Matrix Code 03F	CDBG Citation 570.201(c)	
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Economic Development/Employment Training

**Project Title**

City of Newman – T3 Workforce/Economic Development Program

**Description**

In coordination with Stanislaus County's newly developed CDBG Economic Development Program, this program will provide economic development opportunities that will address job creation.

**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 #):	<b>Funding Sources:</b> CDBG \$7,000 ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total _____
HUD Matrix Code 05H Employment Training	CDBG Citation 570.201(e)	
Type of Recipient Individuals	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
Performance Indicator People	Annual Units 75	
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 2012-2013  
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 #):	<b>Funding Sources:</b> CDBG ..... \$14,792 ESG ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 21A General Program Admin	CDBG Citation 570.206	
Type of Recipient N/A	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Infrastructure Improvements

**Project Title**

City of Oakdale – Davitt Avenue Infrastructure Project Phase I

**Description**

Continue construction Phase I of the Davitt Avenue Infrastructure Project. This Project will consist of water main replacement, sewer main replacement, and installation of curb, gutter, sidewalk, ADA accessible curb cuts, storm drain improvements, and street repavement. The project is bounded by G Street to the north, to the southern terminus.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

City of Oakdale (See project bounding above)

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b>	
HUD Matrix Code 03 Public Facilities & Improvement (General)	CDBG Citation 570.201(c)	CDBG	\$154,373
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	ESG	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	HOME	
Performance Indicator People	Annual Units	HOPWA	
Local ID	Units Upon Completion 200	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 2012-2013**  
**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 #):	<b>Funding Sources:</b> CDBG ..... \$14,792 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) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**  
Infrastructure Improvements

**Project Title**  
City of Patterson -4<sup>th</sup> Street Infrastructure Project

**Description**

Construction Phase of the 4<sup>th</sup> Street Infrastructure Project. Project consists of the replacement of water main and installation of curb, gutter, storm drain, sidewalks, ADA accessible curb cuts, and street repaving. The project is bounded by E Street to the north, to Sperry Avenue to the south.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**  
City of Patterson: 4<sup>th</sup> Street

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b>	
HUD Matrix Code 03J Water/Sewer Improvements	CDBG Citation 570.201(c)	CDBG	\$163,455
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	ESG	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**  
Infrastructure Improvements

**Project Title**  
City of Waterford – La Gallina Avenue Infrastructure Project

**Description**

Infrastructure project to include installation of curb, gutter, storm drain, sidewalk and street repaving within the residential area along La Gallina Avenue from F Street on the west to C Street on the east..

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**  
City of Patterson: 4<sup>th</sup> Street

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG <u>\$122,388</u> ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total _____
HUD Matrix Code 03 Public Facilities & Improvement	CDBG Citation 570.201(c)	
Type of Recipient Household	CDBG National Objective 570.208(a)(1)	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
Performance Indicator People	Annual Units	
Local ID	Units Upon Completion 217	

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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Economic Development

**Project Title**

City of Waterford – Workforce/Economic Development Program

**Description**

In coordination with Stanislaus County's newly developed CDBG Economic Development Program, this program will provide economic development opportunities that will address job creation.

**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 #):	<b>Funding Sources:</b> CDBG ..... \$75,000 ESG ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 18A (Direct financial assistance to for-profits)	CDBG Citation 570.201(e)	
Type of Recipient Individuals	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
Performance Indicator Jobs	Annual Units 2	
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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

American Red Cross – Emergency Services

**Description:** The Emergency Response Shelter Services Program supports clients after a household fire or other justifiable unexpected event that makes a home uninhabitable (tree, vehicle collision, etc.). CDBG funding will help to insure that very low, low and moderately low-income households within the Stanislaus Consortium targeted communities have access to safe emergency motel shelter. Additional services include individualized case assessment to determine level of service needed, which include access to food, clothing and community resource contacts, referrals, recovery/relocation plans, emotional support systems and follow-up. This program provides immediate on-scene response and recovery case management and resource access.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and unincorporated Stanislaus County

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05Q Subsistence Payments	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 116
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$10,000
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Center for Human Services – Westside Family Resource Center

**Description:**

The Patterson and Newman Family Resource Centers will provide brief case management and crisis intervention, utility assistance and resource and referral for low and moderate-income individuals and families residing in the Westside communities of Patterson, Newman, Crows Landing, Westley and Grayson. CHS will work with many community partners on the Westside to maximize the number and depth of resources provided to the homeless or low-income residents seeking our services and support.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Patterson, Newman, Westley, Grayson and surrounding unincorporated Stanislaus County

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05Q Subsistence Payments	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 200
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$12,250
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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Center for Human Services - Ceres Partnership for Healthy Children Utility Assistance

**Description:**

The Ceres Partnership for Healthy Children will provide brief case management and crisis intervention, utility assistance and resource and referral for low and moderate-income individuals and families residing in the Ceres Unified School District boundaries. CHS will work with many community partners in Ceres to maximize the number and depth of resources provided to the homeless or low-income residents seeking our services and support.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres and surrounding unincorporated Stanislaus County.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05Q Subsistence Payments	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 61
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$12,250
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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Children's Crisis Center – Cricket's House

**Description:** This project will provide expanded shelter opportunities and specialized care at Cricket's House for an impoverished population of high risk children from the communities of Ceres, Patterson, Westley, Crowslanding, Denair, Keyes, Grayson, Newman and unincorporated Modesto. This project will offer emergency shelter and protective care to children, ages birth – 17 years who are victims of domestic violence, familial abuse, and/or homelessness. These children will be from families living in very low to moderately low income households, experiencing numerous social and economic challenges. Each child's physical, emotional and therapeutic needs will be met by qualified, caring staff, trained in child development, crisis management, and emergency intervention. Additionally, CCC staff will provide behavioral health screenings and developmental assessments for all age groups, with an emphasis on early intervention and developmental advancement for children ages, 0-5 years, and an emphasis on academic achievements for school age children, 6-17 years.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:**

Ceres, Patterson, Westley, Crowslanding, Denair, Keyes, Grayson, Newman and unincorporated Modesto

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05N Abused & Neglected Children	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 150
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$18,000
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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Children's Crisis Center – Nutrition and Meal Program

**Description:** The Nutrition and Meals Program will provide meals and nutritional opportunities to high risk disadvantaged children, ages birth to 17, residing within Stanislaus County who have been victimized by abuse, domestic violence and/or at-risk for or are experiencing homelessness. The program is an essential component of the Children's Crisis Center's support and shelter services, providing extremely low, very low, low and moderate households with education about and access to healthy well-balanced meals. The program provides breakfast, lunch and dinner and between meal snacks to children receiving respite care at one of the shelters as well as nutrition education to parents in conjunction with a take home food baskets with recipes.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford and the unincorporated areas of Stanislaus County

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05N Abused & Neglected Children	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 172
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$16,000
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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Children's Crisis Center – Nutrition and Meal Program

**Description:** The Nutrition and Meals Program will provide meals and nutritional opportunities to high risk disadvantaged children, ages birth to 17, residing within Stanislaus County who have been victimized by abuse, domestic violence and/or at-risk for or are experiencing homelessness. The program is an essential component of the Children's Crisis Center's support and shelter services, providing extremely low, very low, low and moderate households with education about and access to healthy well-balanced meals. The program provides breakfast, lunch and dinner and between meal snacks to children receiving respite care at one of the shelters as well as nutrition education to parents in conjunction with a take home food baskets with recipes.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford and the unincorporated areas of Stanislaus County

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05N Abused & Neglected Children	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 172
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$16,000
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Habitat for Humanity – Housing Counseling

**Description:** Habitat for Humanity, Stanislaus has developed housing counseling materials so that all families interested in homeownership will have a chance to better their financial standing and continue to pursue their dream of owning their own home. Habitat for Humanity outreaches to low-income families in Stanislaus County who do not have the knowledge of how to get a better hold on their finances, and direct them to the appropriate resources to own their own home. Their Homebuyer Education Workshops will help families determine their buyer readiness by giving them a deeper understanding of credit and personalized budgeting, in addition to teaching them how it will affect their ability to secure loans for home purchase. These workshops will illustrate how to determine affordability and what price range is appropriate for the family. Also covered in these workshops are the different types of loans, how to find a lender, closing costs, and the components of a mortgage payment. Clients will be able to identify resources within Habitat for Humanity and the community at large that will help them understand how to meet their own housing needs and will help the individuals become better informed on what it takes to own their own home.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and unincorporated Stanislaus County

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05 Public Services General	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 117
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$7,886
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Healthy Aging – Young at Heart Program

**Description:** The “Young at Heart” Program provides strength training and exercise, fall prevention, and health education outreach to seniors 62 and over in the cities Oakdale, Waterford, Hughson, Ceres, Grayson/Westley, Patterson and Newman. The classes are provided two to three times a week in the above listed cities. Health Education and Outreach will also be provided to other unincorporated areas within Stanislaus County. The programs are designed to improve the prevention, early intervention, treatment and management of chronic conditions by providing community-based health and wellness resources for Stanislaus County’s low-income and at-risk seniors and disabled individuals at no cost. The classes are available in multiple neighborhoods throughout the county to reduce the barriers to participation by seniors who do not have access to transportation.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and unincorporated Stanislaus County

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 LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 183
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$12,250
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Howard Training Center – Senior Meals Program

**Description:** The Senior Meal Program provides fresh hot or frozen meals, Monday through Friday, to Seniors 62 years and older residing within eligible Stanislaus Urban County areas. For seniors who are not able to leave their home due to emotional or health problems a meal is delivered to their door. Congregate Meal Sites are available in seven Urban County locations: Oakdale, Newman, Hughson, Patterson, Ceres, Waterford, and Westley-Grayson. The Congregate Meal Sites offer a nutritious hot meal, socialization, and opportunities to remain engaged in the community. The Senior Meal Program targets seniors in the following categories: low income, ethnic minority, frail elderly and individuals with disabilities, and rural and otherwise isolated individuals. Meals provided to seniors help them remain healthy, regain health after an illness/injury, and facilitate them being able to remain independent. Each meal provides 1/3<sup>rd</sup> the daily nutritional requirements for a senior. The Programs help seniors extend their food budget, while receiving a well-balanced meal. Nutritional education is provided at least four times each year to help seniors implement strategies to address health problems and remain healthy.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and unincorporated Stanislaus County

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 LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 446
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$18,000
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Salvation Army – Health Clinic

**Description:** The Collaborative Health Clinic offers free medical, dental, and optical care for homeless adults participating in the Salvation Army Berberian Transitional Living Center. Basic care medical services, including dental and optical will be provided on-site, meeting a basic need of homeless at-risk adults that otherwise have no other source to receive this care. Staff will include a part time qualified medical coordinator, a part time janitor and volunteer doctors, nurses, dentists, and optometrists. The medical coordinator will be responsible for scheduling appointments, updating medical records, program education and outreach, and for conducting basic medical routines such as assisting doctors in the exam room when needed.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:**

Ceres, Hughson, Oakdale, Newman, Patterson, Waterford, and the unincorporated areas of Stanislaus County

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG ..... ESG \$12,250 ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 03C Homeless Facilities	ESG Citation 576.21(e)	
Type of Recipient People (General)	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
Performance Indicator Persons Served	Annual Units 18	
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Second Harvest – Food 4 Thought Program

**Description:**

The Food 4 Thought Program is an innovative program to address the nutritional needs of hungry school children and offers them the incentive to improve their academic skills. By operating through existing tutorial programs at local schools, community centers, and Give Every Child A Chance tutoring centers, we can more consistently reach this most vulnerable of populations. Children participate in after school tutorial programs each week and for their participation in the after school studies, Second Harvest Food Bank gives each child a 15-18 pound bag of nutritious supplemental groceries twice a month. Each bag contains staples like cereals, breads, fresh fruits and vegetables, canned fruits and vegetables, and dry supplemental groceries for the children.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Airport, Empire and unincorporated areas of Stanislaus County surrounding Modesto

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05L Child Care Services	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 369
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$12,250
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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Second Harvest – Food Assistance Program

**Description:**

The Food Assistance program interacts with non-profit charities that have a food pantry program of their own. This program is 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 organization 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.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Patterson, Newman, Oakdale, Waterford, Hughson and unincorporated areas of Stanislaus County

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG ..... \$12,250 ESG ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 05W Food Banks	CDBG Citation 570.201(e)	
Type of Recipient People (General)	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
Performance Indicator Persons Served	Annual Units 18,823	
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

United Samaritans Foundation – Daily Bread Mobile Lunch Program (Hughson)

**Description:**

This program serves nutritious lunch five days a week, 52 weeks a year to very low income, low income and homeless people residing in and near the communities of Waterford, Empire and Hughson.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Waterford, Hughson, Hickman, Denair, and surrounding unincorporated areas of Stanislaus County.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05W Food Banks	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 174
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$14,000
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

United Samaritans Foundation – Daily Bread Mobile Lunch Program (Ceres/Keyes)

**Description:**

This program serves nutritious lunch five days a week, 52 weeks a year to very low income, low income and homeless people residing in and near the communities of Ceres and Keyes.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Keyes, Ceres and unincorporated areas of Turlock

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05W Food Banks	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 179
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$12,250
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – CDBG

**Project Title**

Westside Food Pantry – Emergency Food Program

**Description:**

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 organization 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 organization to distribute to the residents of the Westside communities and the City of Patterson.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Patterson, and surrounding unincorporated areas such as Westley and Grayson

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05W Food Banks	CDBG Citation 570.201(e)
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 2842
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$11,638
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

N/A

**Project Title**

ESG Program Administration

**Description:** ESG Program administration will be conducted by Stanislaus County staff and will include enforcing grantee and sub-grantee compliance with programmatic regulations in terms of recordkeeping, reporting, and implementing the program in accordance with standard policies and procedures. ESG program administration funds will also be utilized for program development, monitoring, training and for the allocation of funds.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:**

Ceres, Hughson, Oakdale, Newman, Patterson, Waterford and the unincorporated areas of Stanislaus County

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG ..... ESG ..... <b>\$14,919</b> ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 21A General Prgm Adm.	ESG Citation 576.108	
Type of Recipient N/A	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – ESG

**Project Title**

HMIS – Data Entry

**Description:** This project will involve training low-income Stanislaus Urban County resident(s), which have successfully completed an internship with the Alliance Worknet, on how to complete HMIS data entry, and monitor for data quality. Ultimately this position will include running HMIS reports, completing data analysis, providing training to other HMIS users and conducting outreach and engagement to encourage HMIS participation. This overall goal of this HMIS program is to improve HMIS data quality and participation and to create one new job within the Stanislaus Stanislaus Urban County. This funding will also be used to purchase HMIS user licenses if necessary. The intern(s) placed in this position will rotate sites, performing data entry and other various HMIS tasks as needed.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and the unincorporated areas of Stanislaus County.

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG ..... ESG ..... <b>\$20,000</b> ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 05H Employment Training	ESG Citation 576.107	
Type of Recipient People (General)	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
Performance Indicator Persons Served	Annual Units 1	
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 2012-2013  
Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – ESG

**Project Title**

Children's Crisis Center – Marsha's House Infant/Toddler Protective Program

**Description**

This project will provide necessary shelter opportunities and specialized care for an impoverished population of high risk infants and toddlers living in Newman, Crowslanding, Ceres, Patterson, Waterford, Salida, and the unincorporated areas of Modesto. Each infant and toddler's physical, emotional, therapeutic, and nutritional needs will be attended by qualified, caring staff, trained in early childhood development, crisis management and emergency intervention. Case Management staff will guide families with the supportive services of crisis counseling, resource identification, referral services, and parent education. This integration of services will protect children from unstable or violent living conditions and afford high risk parents opportunities to address the family circumstances responsible for creating homelessness.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Patterson, Waterford, Salida, and the surrounding unincorporated areas of Modesto.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05N Abused & Neglected Children	ESG Citation 576.102
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 68
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	\$20,000
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – ESG

**Project Title**

Children's Crisis Center – HPRP for Families with Children

**Description:** This project will provide rental assistance and homeless prevention services aimed at moving homeless families into safe and affordable housing, and helping families at imminent risk of losing their housing avoid eviction. Utilizing ESG funding, CCC Case Managers will work with high risk homeless families with children, enrolling only those families whose household income is at or below 30% of area medium income (AMI) for Stanislaus County. Targeting for this program will consist of homeless families, including those fleeing domestic violence, exiting transitional sober living facilities, exiting long-term inpatient recovery programs, and exiting inpatient mental health programs. Prolonged unemployment will also qualify families for HPRP services if they have been evicted or are at risk of becoming evicted from their rental unit. All HPRP participants will be monitored by Case Managers who will determine family eligibility, assess housing barriers, develop a Housing Plan, offer rental assistance, provide life skills training, connect participants to potential employers, and track family progress towards goals outlined in their Housing Plan.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity

**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and the unincorporated areas of Stanislaus County.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05S Rental Housing Subsidies	ESG Citation 576.103-106
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 28
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	\$32,254
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – ESG

**Project Title**

Community Housing and Shelter Services – Homeless Prevention

**Description**

Funds will be used to provide rental/mortgage assistance to households and individuals at risk of losing their housing. They must be residents of Stanislaus County and be at or below 30% of the median income for the County. An appointment is set and the household is given a list of documents they must provide. The rental assistance staff works with the household and the landlord, to obtain necessary information and documentation. The address and property owner are verified through the County Assessor's office or a title company. Rent reasonableness is determined.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Newman, Patterson, Waterford, and the unincorporated areas of Stanislaus County.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05S Rental Housing Subsidies	ESG Citation 576.103-106
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 12
Local ID	Units Upon Completion

**Funding Sources:**

CDBG .....  
ESG ..... \$4,400  
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – ESG

**Project Title**

Family Promise – Shelter for Homeless Families

**Description:** Family Promise of Greater Modesto provides shelter to families who are homeless. We provide families with a safe environment to remain together with their families, food, overnight accommodations, a Day Center to operate from, including showers and laundry facilities, phone and internet access and transportation from the Day Center to the shelter. ESG funds will be utilized to empower support families to move out of homelessness into permanent housing. Life Skills training is provided once a week in group meetings and daily intensive case management to assist them in moving out of homelessness.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and the unincorporated areas of Stanislaus County.

Objective Number	Project ID (HUD Activity #):	<b>Funding Sources:</b> CDBG ..... ESG ..... <b>\$16,375</b> ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 03C Homeless Facilities	ESG Citation 576.102	
Type of Recipient People (General)	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13	
Performance Indicator Persons Served	Annual Units 77	
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – ESG

**Project Title**

Salvation Army - Emergency Shelter

**Description:** The Salvation Army's Emergency Shelter is a year round program, offering emergency beds for homeless individuals who are unable to find shelter elsewhere. The facility provides up to 100 beds per night to homeless citizens throughout Stanislaus County. The Shelter's target population is adult homeless persons who are over the age of 18 and without dependents. The Emergency Shelter exists to provide a warm, dry, and safe place for homeless persons to sleep each night. The ability to spend the night out of the bitter cold and rain offers hope and health to each homeless person who enters the shelter. The Emergency Shelter offers services to the un-served and underserved at-risk adults with preference to 1) ambulatory physically handicapped and/or 2) 50 years of age and older who is at greater risk being in the night elements, and are unable to access other shelter facilities that are not ADA compatible, and/or need night time machines for their health (i.e. breathing, etc.) and have an emergency need of shelter during the months the Winter Shelter is not in operation. Access to electric outlets is also available to these clients year round. Clients who show stability and a desire for a greater self-determination are eligible to enroll in the Salvation Army's transitional living program, providing an opportunity to move closer towards obtaining permanent housing.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and the unincorporated areas of Stanislaus County.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05S Homeless Facilities	ESG Citation 576.102
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 213
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	\$30,984
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – ESG

**Project Title**

Salvation Army – Berberian Transitional Living Facility

**Description:** The Salvation Army Transitional Living Programs are designed to help participating clients meet three goals: 1) obtain and remain in permanent housing; 2) increase their skills and/or income; and 3) achieve greater self-determination. These program components provide a total of 40 beds as a “next step” in the continuum of care for homeless adults who have stabilized in the emergency shelter or another facility and are committed to moving towards self-sufficiency and permanent housing. The transitional living program will offer quality housing and supportive services for up to 24 months. The programs provide extensive case management, needs assessment, including follow-up services led by a dedicated case manager; job readiness instruction; life skills training, including personal budgeting, landlord/tenant relations and household management; assistance with legal issues; HIV/AIDS testing and counseling; medical screening; assistance accessing government benefits; assistance accessing permanent housing; substance abuse recover supports and transportation assistance. The program plans to accomplish introducing homeless individuals to a place where they can learn skills, gain income, receive assistance that will enable them to transition from homelessness to obtaining and remaining in permanent housing.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and the unincorporated areas of Stanislaus County.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05S Homeless Facilities	ESG Citation 576.102
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 25
Local ID	Units Upon Completion

**Funding Sources:**

CDBG .....  
ESG ..... **\$14,000** .....  
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – ESG

**Project Title**

We Care – Cold Weather Emergency Shelter

**Description:** The We Care Program (WCP) Emergency Cold Weather Shelter serves chronically homeless men over the age of 18 throughout Stanislaus County. The WCP's Cold Weather Shelter has the capacity to shelter 34 homeless individuals a night during the worst part of the winter. The Shelter will operate from December 1, 2011 to March 31, 2012, seven days a week from 6:30 p.m. to 8:00 a.m. Nutritious meals are provided nightly by various churches, organizations, clubs, individual families, and CSU Stanislaus faculty and students.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity

**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and the unincorporated areas of Stanislaus County.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05S Homeless Facilities	ESG Citation 576.102
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 152
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	\$38,000
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 2012-2013**  
**Listing of Projects**

**Jurisdiction's Name:** Stanislaus County

**Priority Need**

Public Services – ESG

**Project Title**

We Care – Rapid Re-Housing Program

**Description:** The We Care Rapid Re-housing Program provides services for homeless individuals and families without children over the age of 18 who fall at or below 30% of the area median income. This project will assist 2-3 homeless individuals and families with housing search and placement, rental application fees, rental and utility assistance, rental and utility deposits, case management, referrals, and support services. Referrals to Alliance WorkNet will be provided to unemployed or underemployed program participants. Project participants receive a housing plan created specifically to meet their individual housing needs and goals. A case manager meets with program participants at least once a month in their home to assess their housing plan progress. The goal of the program is to move individuals and families that are homeless through the transition into a permanent, sustainable, housing situation.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**

Ceres, Hughson, Oakdale, Patterson, Newman, Waterford, and the unincorporated areas of Stanislaus County.

Objective Number	Project ID (HUD Activity #):
HUD Matrix Code 05S Rental Housing Subsidies	ESG Citation 576.103-106
Type of Recipient People (General)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07-01-12	Completion Date (mm/dd/yyyy) 06-30-13
Performance Indicator Persons Served	Annual Units 2
Local ID	Units Upon Completion

**Funding Sources:**

CDBG .....  
ESG ..... **\$8,000** .....  
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

## **Appendix C –**

1. Consolidated Plan Summary of Specific Housing/Community Development Objectives (pp. 154)
2. Homeless and Special Needs Populations: Continuum of Care Housing Gap Analysis (pp. 155)
3. Priority Housing Needs (pp. 156)
4. Special Needs/Non-Homeless (2007, 2008, 2009, 2010, 2011) (pp.157)
5. Continuum of Care Inventory of Facilities and Services for the Homeless (pp. 158)

**Transition Table 2C**  
**Consolidated Plan Period: FY 2012-2015**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 2A/2B Continuation Sheet)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
<b>1</b>	<b>Infrastructure</b>					
a.	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	1. Number of of Projects  2. Number of people served	18  16,500		SL-1
<b>2</b>	<b>Economic Development</b>					
a.	Partner with a local non-profit organization with expertise in affordable housing to carry out Revitalization Strategy (RS) within the Airport/Parklawn neighborhoods. The RS objective is to employ one person to be the liaison between target area residents, businesses, government agencies, and other RS participants.	CDBG	Jobs	12		EO-1
<b>3 &amp; 4</b>	<b>Housing Assistance / Housing Programs</b>					
a.	Address the need for affordable housing by providing down payment assistance to low and moderate-income households.	HOME NSP CalHome	Households	45		DH-2
b.	Address the need for decent affordable housing by offering owner occupied rehabilitation assistance to low and moderate-income households.	HOME NSP CalHome	Households	43		DH-2
<b>5</b>	<b>Public Services</b>					
a.	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	People	72,045		SL-1
b.	Homeless Services					
	Address the need of homeless services to the homeless population including but not limited to emergency shelter, transitional housing, case management, crisis counseling, job search assistance, referral services, rental assistance, and permanent housing placement.	ESG	People	1,734		SL-1
<b>6</b>	<b>Neighborhood Revitalization/Other</b>					
1	Begin Revitalization Strategy (RS)	CDBG	RS	1		SL-3

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

**Table 1A**  
**Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	110	15	
	Transitional Housing	206	0	
	Permanent Supportive Housing	183	35	
	<b>Total</b>	<b>379</b>	<b>50</b>	<b>599</b>
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	293	0	
	Transitional Housing	178	0	
	Permanent Supportive Housing	135	0	
	<b>Total</b>	<b>606</b>	<b>0</b>	<b>192</b>

**Continuum of Care: Homeless Population and Subpopulations Chart**

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
Number of Families with Children (Family Households):	Unknown	Unknown	Unknown	Unknown
1. Number of Persons in Families with Children	100	161	192	453
2. Number of Single Individuals and Persons in Households without children	251	131	599	981
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>351</b>	<b>292</b>	<b>791</b>	<b>1434</b>
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	96		122	218
b. Seriously Mentally Ill	34		65	99
c. Chronic Substance Abuse	60		81	141
d. Veterans	43		30	73
e. Persons with HIV/AIDS	5		3	8
f. Victims of Domestic Violence	21		30	51
g. Unaccompanied Youth (Under 18)	28		0	28

**Table 2A**  
**Priority Housing Needs/Investment Plan Table**

The table below lists the funding priority and unmet need for each combination of household type by tenure and income. Funding priority is primarily based on the community input gathered throughout the planning process. Per Consolidated Plan regulations, the unmet need figures listed in the table below are based on special tabulations derived from the Comprehensive Housing Affordability Strategy (CHAS) data (US Census 2010 data). The unmet need represents the number of households who (1) have a cost burden greater than 30% of the household's income, (2) live in overcrowded unit, or (3) live in a unit without a complete kitchen or plumbing facilities. It is important to note that unmet need does not represent the number of units intended to be addressed during the three year Consolidated Plan period. The Consolidated Plan goals are included in the following pages.

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
<b>Renter</b>	Small Related	0-30%	High	2,992
		31-50%	High	2,099
		51-80%	Medium	2,474
	Large Related	0-30%	High	1,065
		31-50%	Medium	747
		51-80%	Low	881
	Elderly	0-30%	High	2,115
		31-50%	High	2,065
		51-80%	Medium	1,765
	All Other	0-30%	Low	1,619
		31-50%	Low	1,136
		51-80%	Low	1,339
<b>Owner</b>	Small Related	0-30%	High	4,702
		31-50%		3,297
		51-80%		3,889
	Large Related	0-30%	Medium	1,982
		31-50%		1,390
		51-80%		1,639
	Elderly	0-30%	High	1,745
		31-50%		2,545
		51-80%		2,275
	All Other	0-30%	Low	1,399
		31-50%		981
		51-80%		1,157
<b>Non-Homeless Special Needs</b>	Elderly	0-80%	All priority housing needs for non-homeless special needs populations are included in the above unmet needs figures.	
	Frail Elderly	0-80%		
	Severe Mental Illness	0-80%		
	Physical Disability	0-80%		
	Developmental Disability	0-80%		
	Alcohol/Drug Abuse	0-80%		
	HIV/AIDS	0-80%		
	Victims of Domestic Violence	0-80%		

**Table 1B**  
**Special Needs (Non-Homeless) Populations**

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High, Medium, Low, No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Multi- Year Goals</b>	<b>Annual Goals</b>
Seniors	High	4,005	\$76,123	1,338	446
At-Risk Youth	High	10,224	\$76,123	945	315
Persons At-risk of Homelessness	Medium	UN	\$86,485*	348	116
Persons Experiencing Food Insecurity	Medium	30,175	\$76,123	67,161	22,387
Low Income Families with Children	Low	31,679	\$50,749	783	261
Persons with Mental Illness	Low	UN	\$50,749	48	16
Physically Disabled	Low	UN			
Developmentally Disabled	Low	UN			
Victims of Domestic Violence	Low	UN			
<b>TOTAL</b>			416,352	70,623	23,261

\*Dollars to Address Unmet Need for Persons At-Risk of Homelessness includes CDBG Public Service funds combined with ESG funds.

**Stanislaus County**  
**Continuum of Care Inventory of Facilities and Services for the Homeless**

**EMERGENCY SHELTER**

Year	Prog. Type	Provider Name	Facility	HMIS	Geo Code	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Overflow Beds
2011	ES	Center for Human Services	Hutton House	Y	62292	YMF		Yes	8		8	0	0
2011	ES	Children's Crisis Center	Crickten House	Y	62292	YMF		No	9		9	0	0
2011	ES	Children's Crisis Center	Guardian House	Y	62292	YMF		No	15		15	0	0
2011	ES	Children's Crisis Center	Marsha's House	Y	62292	YMF		No	12		12	0	0
2011	ES	Children's Crisis Center	Sawyer House	Y	62292	YMF		No	9		9	0	0
2011	ES	Children's Crisis Center	Verda's House	Y	62292	YMF		No	8		8	0	0
2011	ES	CHSS	Motel Vouchers	Y	62292	HC		No	100		100	0	0
2011	ES	Family Promise	FP Church Sites	Y	62292	HC		No	14		14	0	0
2011	ES	Haven Women's Center	Haven Shelter	N	62292	SFHC	DV	No	25	1	26	0	0
2011	ES	Helping Others Sleep Tonight- HOST	HOST	N	69099	SMF+HC		No	0	0	0	8	
2011	ES	Modesto Gospel Mission	Mission	N	62292	SMF+HC		No	90	100	190	0	0
2011	ES	Salvation Army	After Winter Shelter	Y	62292	SMF		No		0	0	30	
2011	ES	Salvation Army	Berberian Winter Shelter	Y	62292	SMF		No		0	0	100	0
2011	ES	SCAP	HOPWA Vouchers	Y	62292	SMF+HC	HIV	Yes	3	3	6	0	0
2011	ES	Turlock Gospel Mission	Turlock Gospel Mission	N	62292	HC		No	0		0	30	0
2011	ES	Turning Point	Garden Gate Respite	N	62292	SMF		No		6	6		
2011	ES	We Care Program	We Care Shelter	Y	62292	SMF+HC		No	0	0	0	34	0

**TRANSITIONAL SHELTER**

Year	Prog. Type	Provider Name	Facility	HMIS	Geo Code	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Overflow Beds
2011	TH	Center for Human Services	Pathways	Y	62292	SMF+HC		Yes	3	13	16		
2011	TH	Haven Women's Center	Women's Haven	N	62292	HC	DV	No	16		16		
2011	TH	Interfaith Ministries	Redwood	Y	62292	SFHC		No	62	3	65		
2011	TH	Modesto Gospel Mission	Exodus	N	62292	SM		No		20	20		
2011	TH	Modesto Gospel Mission	New Life	N	62292	SM		No		41	41		
2011	TH	Salvation Army	Berberian Transitional	Y	62292	SMF		Yes		20	20		
2011	TH	Salvation Army	GPD Berberian Transitional	Y	62292	SMF	VET	No		20	20		
2011	TH	SCAP	16th St	Y	62292	SMF+HC		No	12	4	16		
2011	TH	SCAP	2nd St - Oakdale	Y	62292	SMF+HC		No	12	4	16		
2011	TH	SCAP	Athens	Y	62292	SMF+HC		No	10	4	14		
2011	TH	SCAP	Halo - Dragoon Park	Y	62292	SMF+HC		No	14	2	16		
2011	TH	SCAP	Halo - Fort Sumpter	Y	62292	SMF+HC		No	2	2	4		
2011	TH	SCAP	Halo Ensenada	Y	62292	SMF+HC		No	8	4	12		
2011	TH	SCAP	Halo Tully	Y	62292	SMF+HC		No	6	6	12		
2011	TH	STANCO	605 5th St.	N	62292	HC		No	5		5		
2011	TH	STANCO	615 5th St.	N	62292	HC		No	4		4		
2011	TH	STANCO	California	N	62292	SMF+HC		No	16	15	31		
2011	TH	STANCO	Garden Gate	N	62292	SMF+HC		No	4	16	20		
2011	TH	STANCO	Garvey	N	62292	SMF		No		3	3		
2011	TH	STANCO	Locust	N	62292	HC		No	4		4		
2011	TH	STANCO	Ricardo	N	62292	SMF		No		3	3		
2011	HPRP	SCAP	HPRP Modesto-Turlock	Y	69099	SMF		No		16	16		
2011	HPRP	We Care	HPRP	Y	69099	SMF		No		10	10		

**PERMANENT SUPPORTIVE HOUSING**

Year	Prog. Type	Provider Name	Facility	HMIS	Geo Code	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Overflow Beds
2011	PSH	Center for Human Services	Permanent Housing #1	Y	62292	SMF		Yes		6	6		
2011	PSH	HACS	HCV Vouchers	Y	69099	SMF		No		25	25		
2011	PSH	HACS	Miller Point S+C 5	Y	69099	SMF		Yes		15	15		
2011	PSH	HACS	S+C 1	Y	69099	SMF		Yes		6	6		
2011	PSH	HACS	S+C 2	Y	69099	SMF		Yes		11	11		
2011	PSH	HACS	S+C 3	Y	69099	SMF+HC		Yes	25	8	33		
2011	PSH	HACS	S+C 4	Y	69099	SMF+HC		Yes	45	10	55		
2011	PSH	HACS	S+C 6	Y	69099	SMF+HC		Yes	36	11	47		
2011	PSH	HACS	S+C 7	Y	69099	SMF+HC		Yes	18	6	24		
2011	PSH	HACS	S+C 8	Y	69099	SMF		Yes		6	6		
2011	PSH	SCAP	HALO - 14	Y	62292	SMF		Yes		6	6		
2011	PSH	SCAP	Halo House 1	Y	62292	SMF+HC		Yes	11	4	15		
2011	PSH	SCAP	Halo House 3	Y	62292	SMF		Yes		18	18		
2011	PSH	SCAP	Halo House 5	Y	62292	SMF		Yes		18	18		
2011	PSH	SCAP	Halo Houses 9	Y	62292	SMF		Yes		12	12		
2011	PSH	Turning Point	Affordable Housing Project	N	62292	SMF		Yes		12	12		
2011	PSH	Turning Point	Supportive Housing	N	62292	SMF		Yes		9	9		

## **Appendix D-**

### Maps: Urban County Cities

- Ceres
- Hughson
- Newman
- Oakdale
- Patterson
- Waterford

### Maps: Stanislaus County CDBG Eligible Unincorporated Areas

- Airport Neighborhood
- Denair
- Empire
- Grayson
- Hickman
- Keyes
- Monterey Park Tract
- Parklawn Neighborhood
- Robertson Road
- Salida
- South Modesto (Bret Harte/Shackelford)
- Westley
- West Modesto

**Data Classes**

Dollars	
18208 - 24399	
27171 - 34276	
36193 - 43417	
46513 - 55458	
68015 - 68015	

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



**FY 12/13 Project Streets:**

1. Evans Rd - South
2. Stonehenge Wy
3. Stonecross CT
4. Stonehaven
5. Gail CT
6. Darrah St
7. Sequoia St
8. Hollister St
9. 2nd, 3rd, 4th, Thomas Ave
10. 7th St

**City of Ceres FY 2012-2013 Project Map**

TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Hughson city, California by Block Group

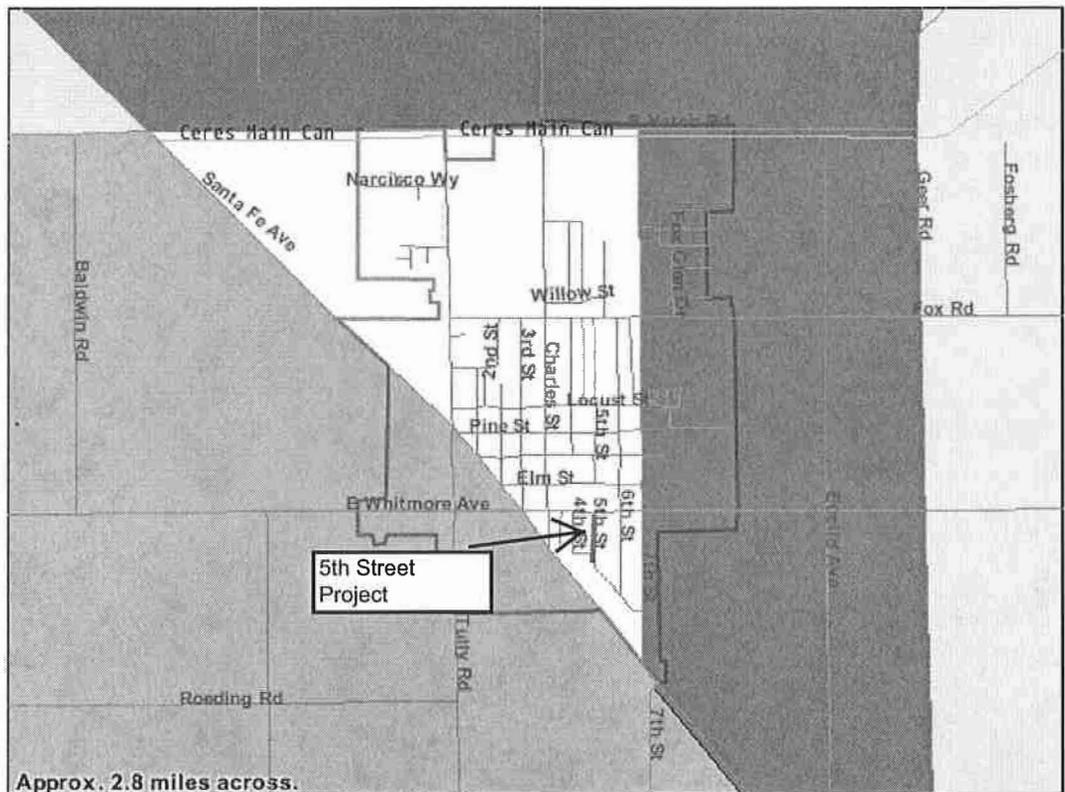
**Data Classes**

Dollars
28214 - 28214
36932 - 36932
38750 - 38750
59000 - 59000

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

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>.



Approx. 2.8 miles across.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

City of Hughson Project Map  
 FY 2012 - 2013

**Data Classes**

Dollars

- 33667 - 33667
- 40833 - 40833
- 42112 - 42112
- 46471 - 46471

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



City of Newman Project Map  
FY 2012-2013

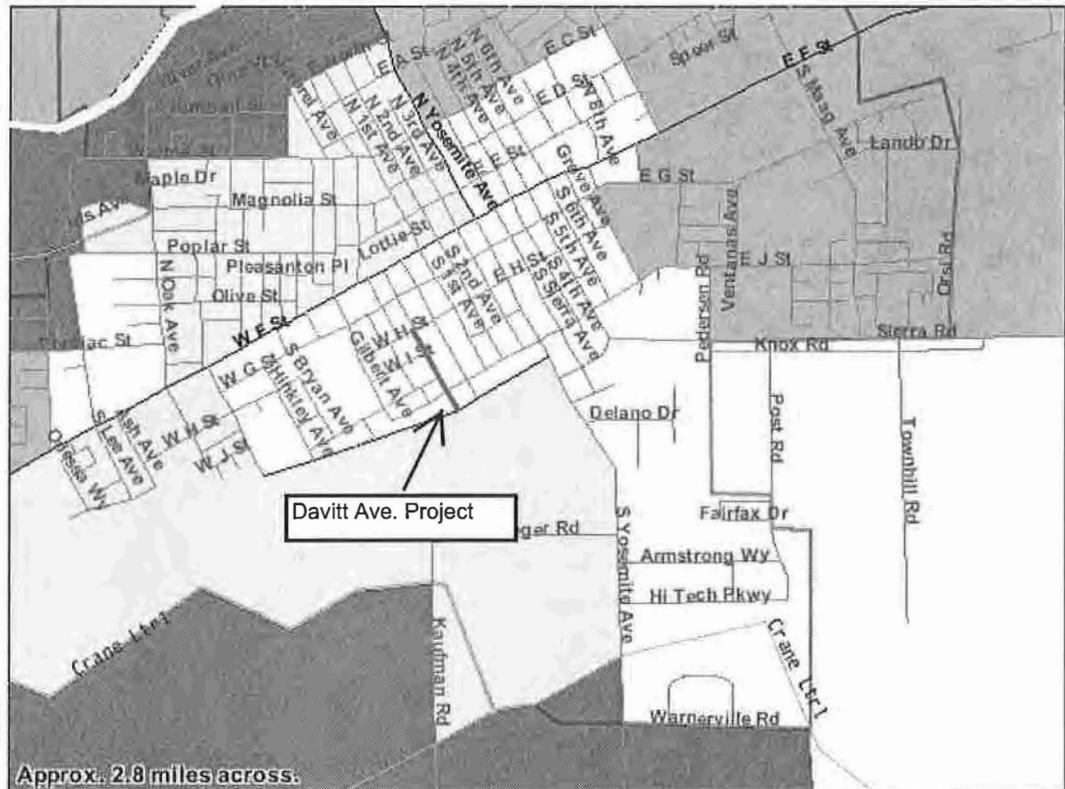
**Data Classes**

Dollars

16458 - 16458
28125 - 33550
36750 - 40903
42813 - 46607
56827 - 77514

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



City of Oakdale Project Map

FY - 2012-2013

**Data Classes**

Dollars

	25833 - 25833
	32837 - 32837
	38696 - 43952
	50074 - 55089
	69327 - 69327

**Features**

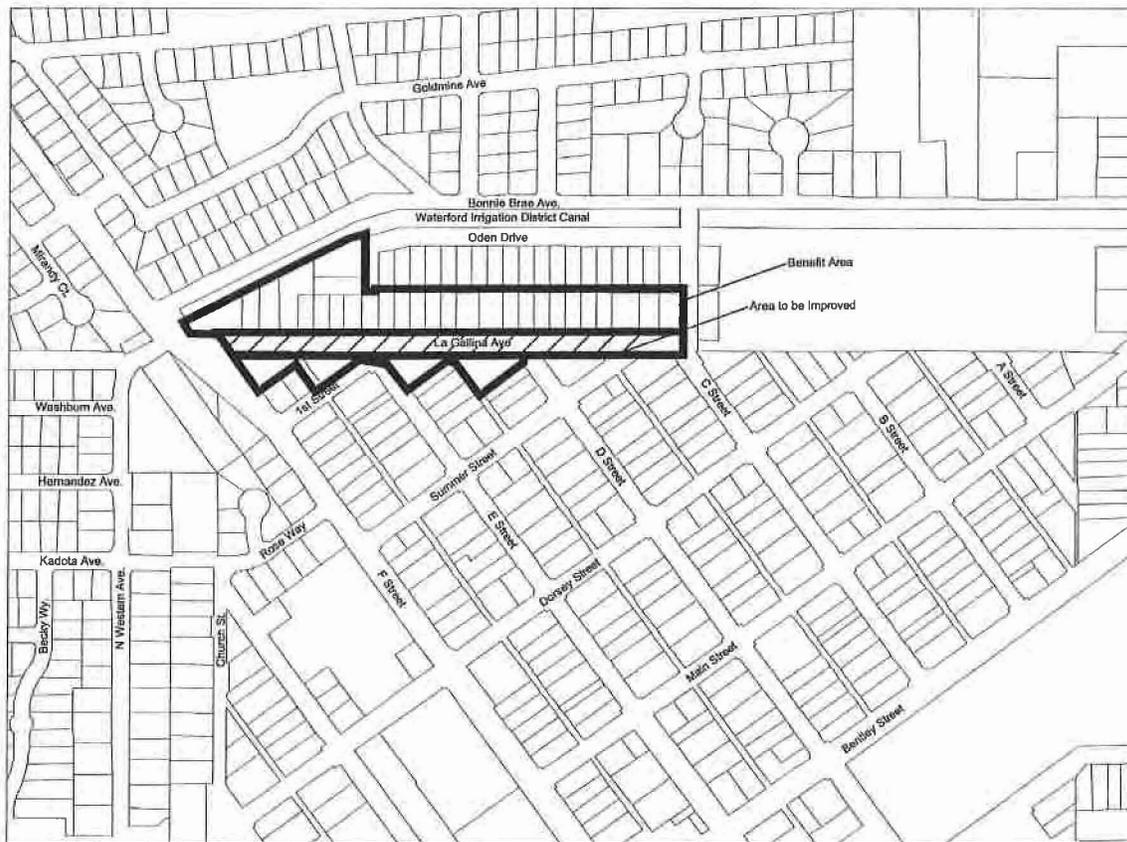
- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



City of Patterson Project Map  
FY - 2012-2013



**City of Waterford - C St. / Covey St. Benefit Area**



**City of Waterford - La Gallina Benefit Area**

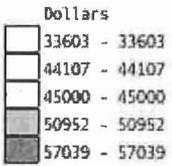
# Airport Neighborhood Median Income



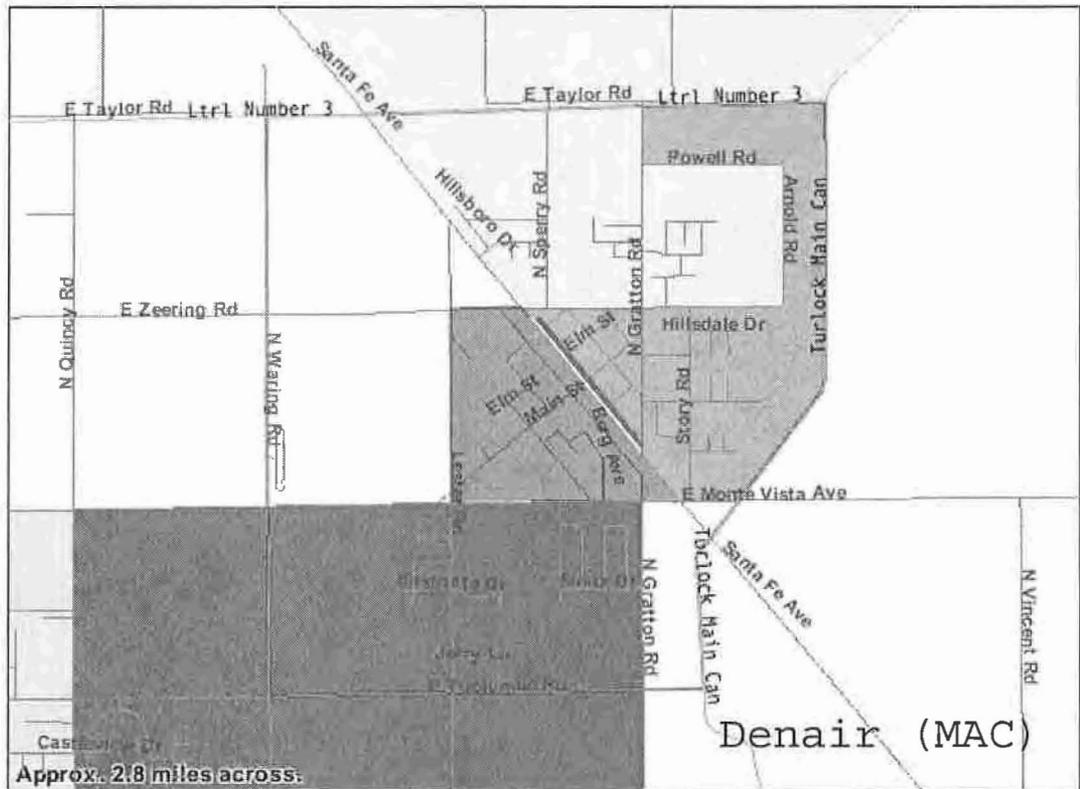
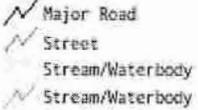
TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Denair CDP, California by Block Group

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>.

**Data Classes**



**Features**



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  
 Empire CDP, California by Block Group

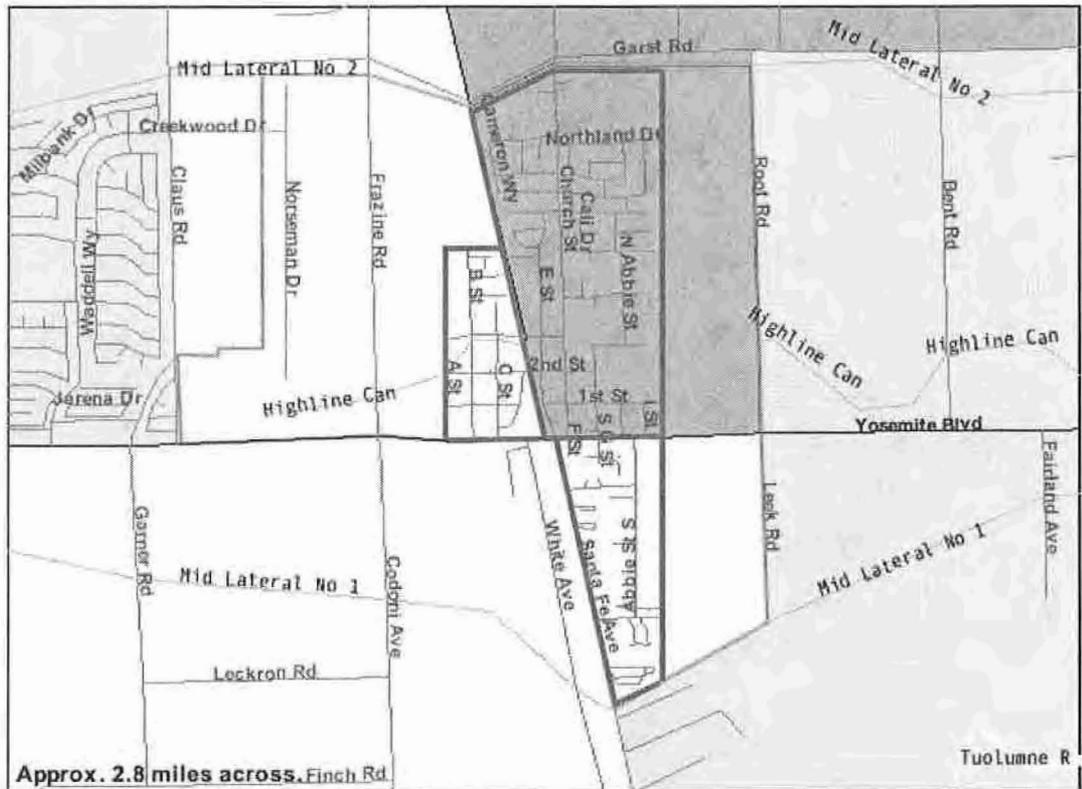
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/catanotes/expsf3.htm>.

**Data Classes**

Dollars	
	22813 - 22813
	26350 - 26350
	36964 - 36964

**Features**

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

Empire

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

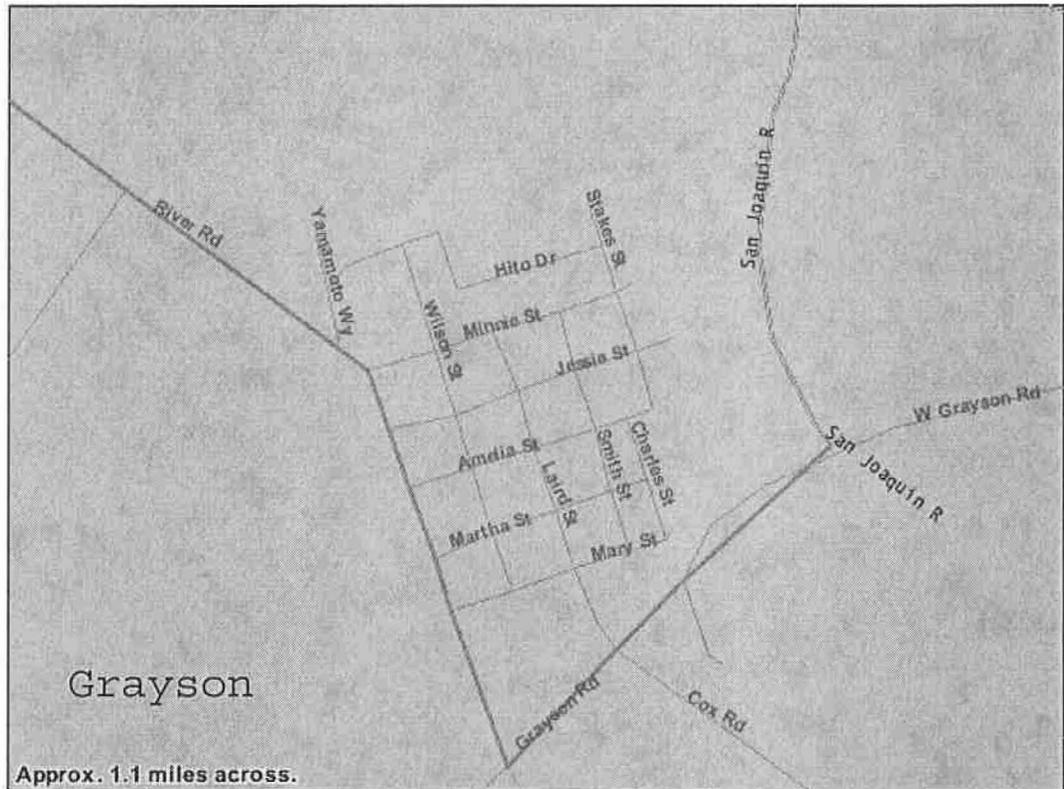
**Data Classes**

Dollars  
 36250 - 36250

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

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 P53.

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

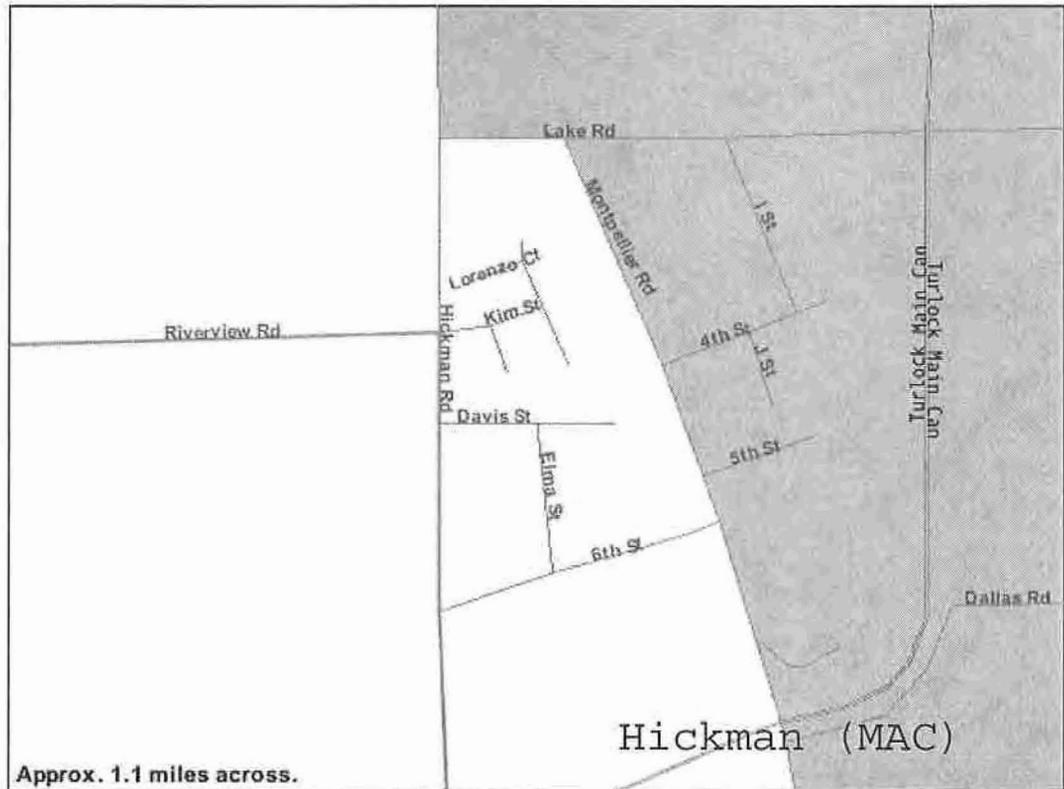
**Data Classes**

- Dollars  
 31339 - 31339  
 50083 - 50083

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

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>.



Approx. 1.1 miles across.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P63.

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

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/er/datatools/exp3f3.htm>.

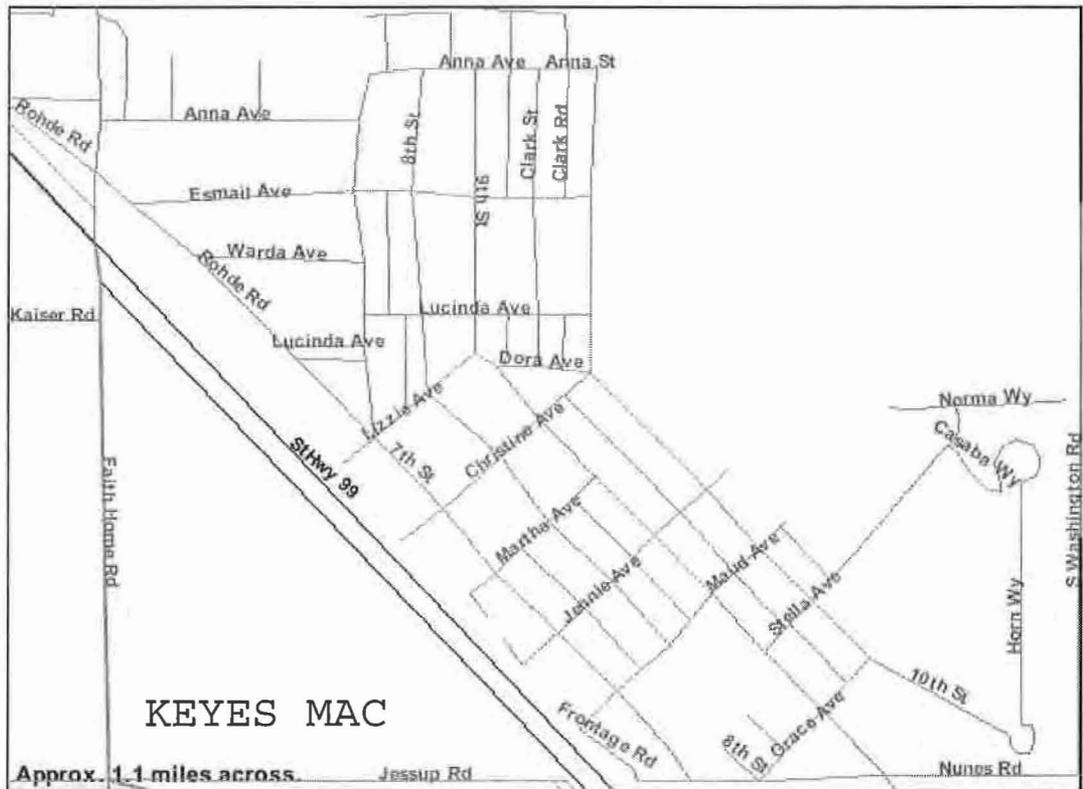
**Data Classes**

Dollars

	32278 - 32278
	33194 - 33194
	46528 - 46528

**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  
 Turlock city, California by Block Group

**Data Classes**

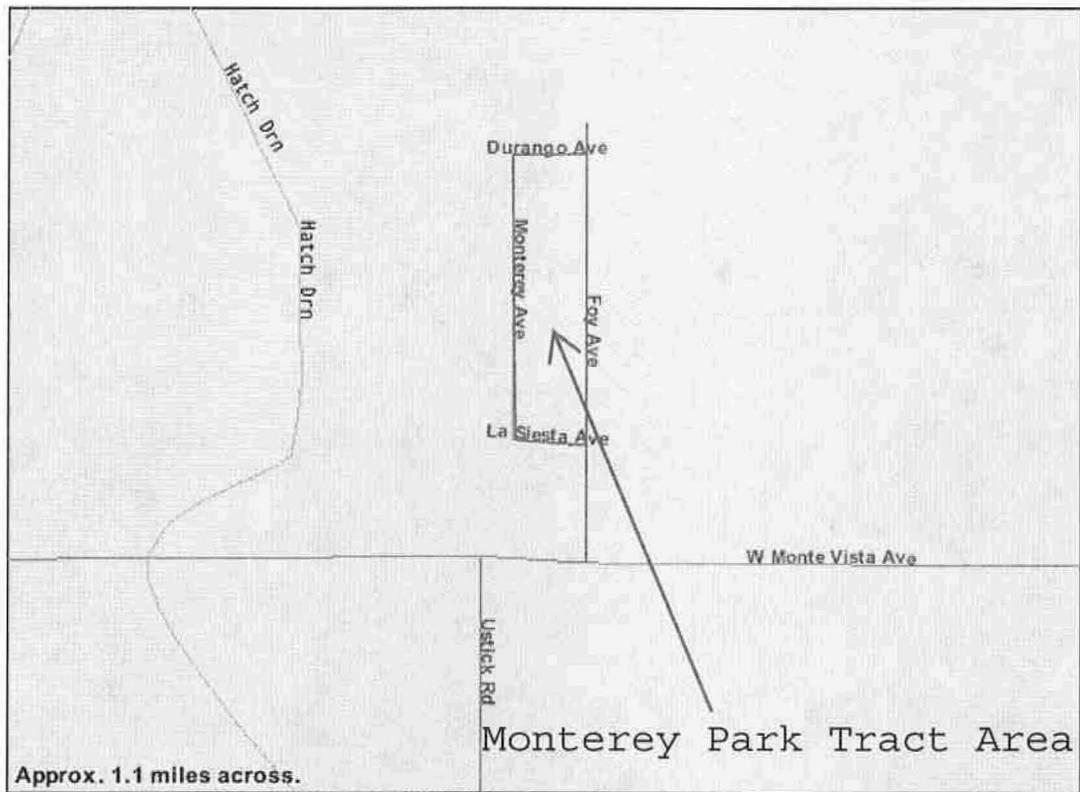
Dollars

16955 - 22466
24464 - 27589
32596 - 36927
40278 - 47283
51515 - 70000

**Features**

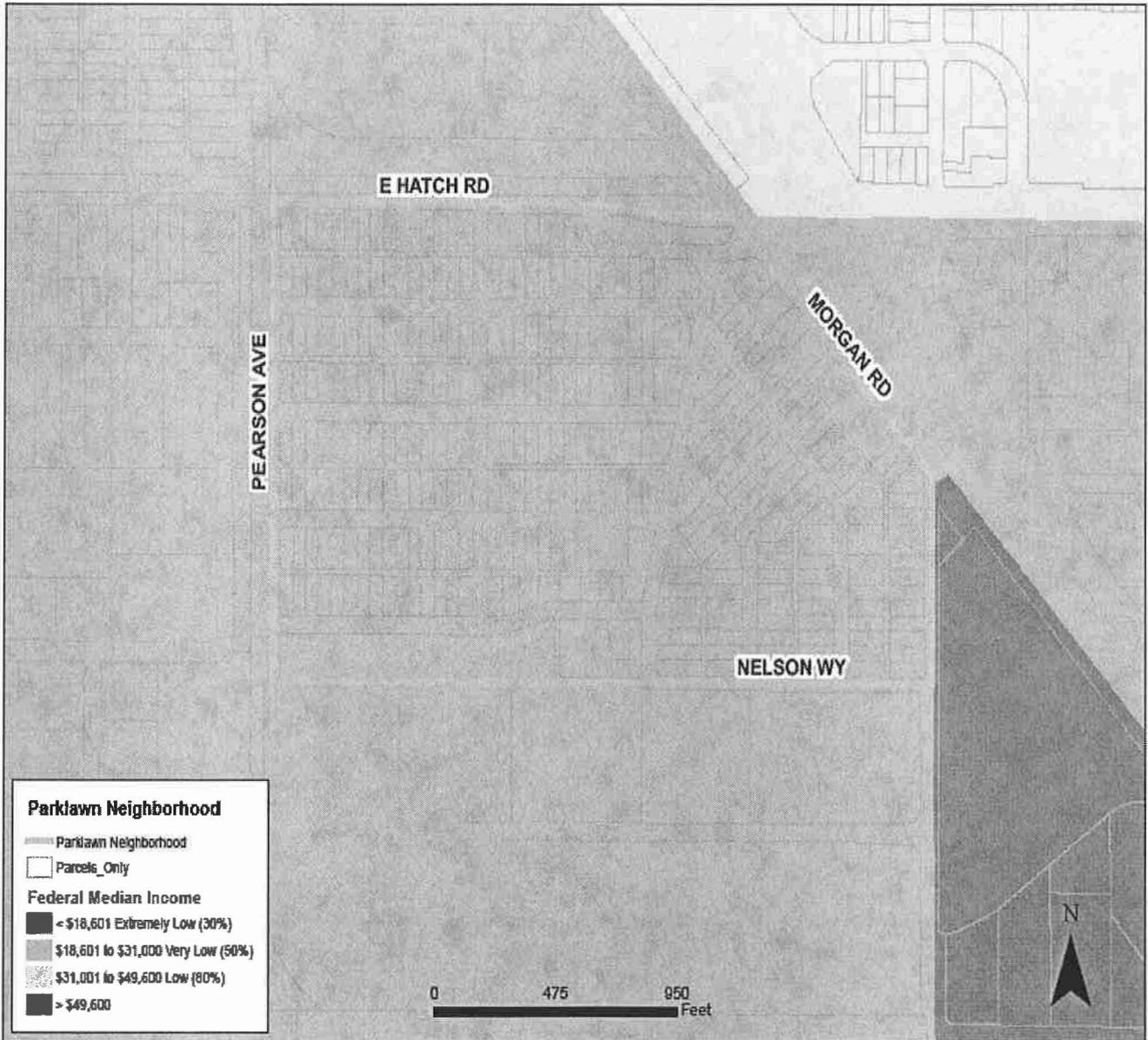
- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

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>.



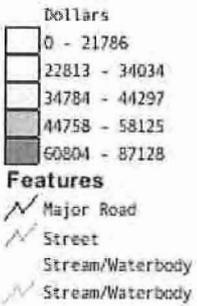
Approx. 1.1 miles across.  
 Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

# Parklawn Neighborhood Median Income

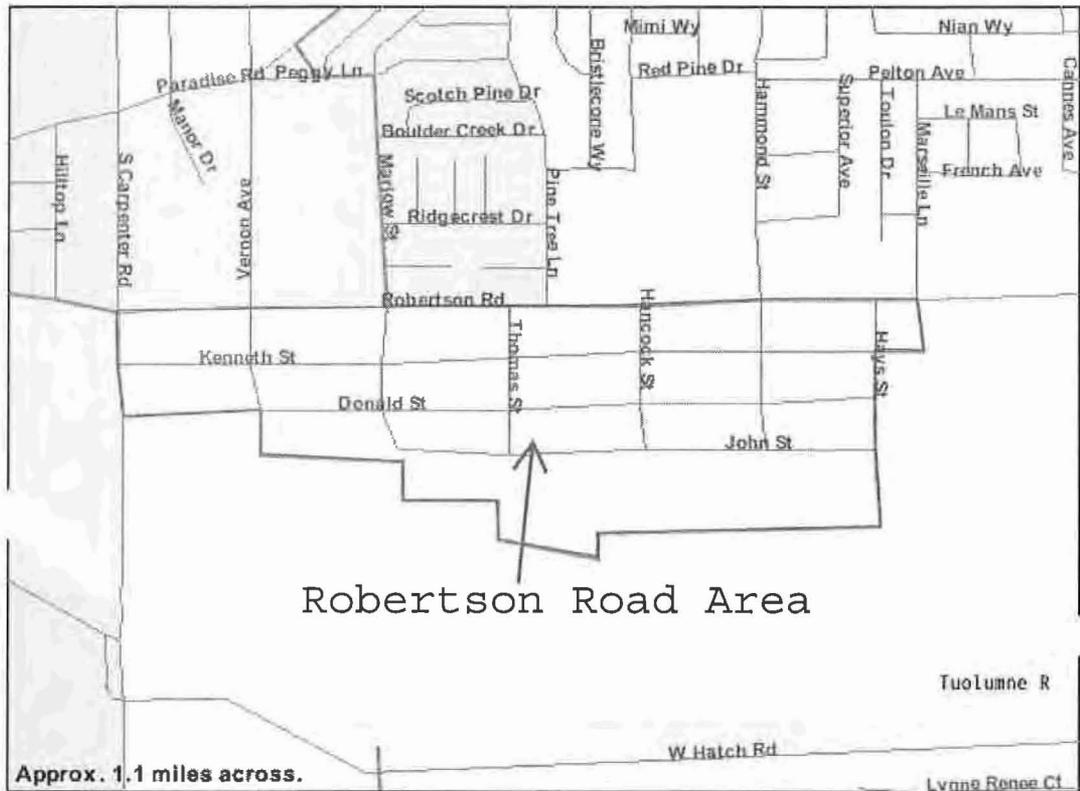


TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Modesto city, California by Block Group

**Data Classes**



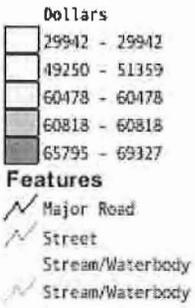
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.



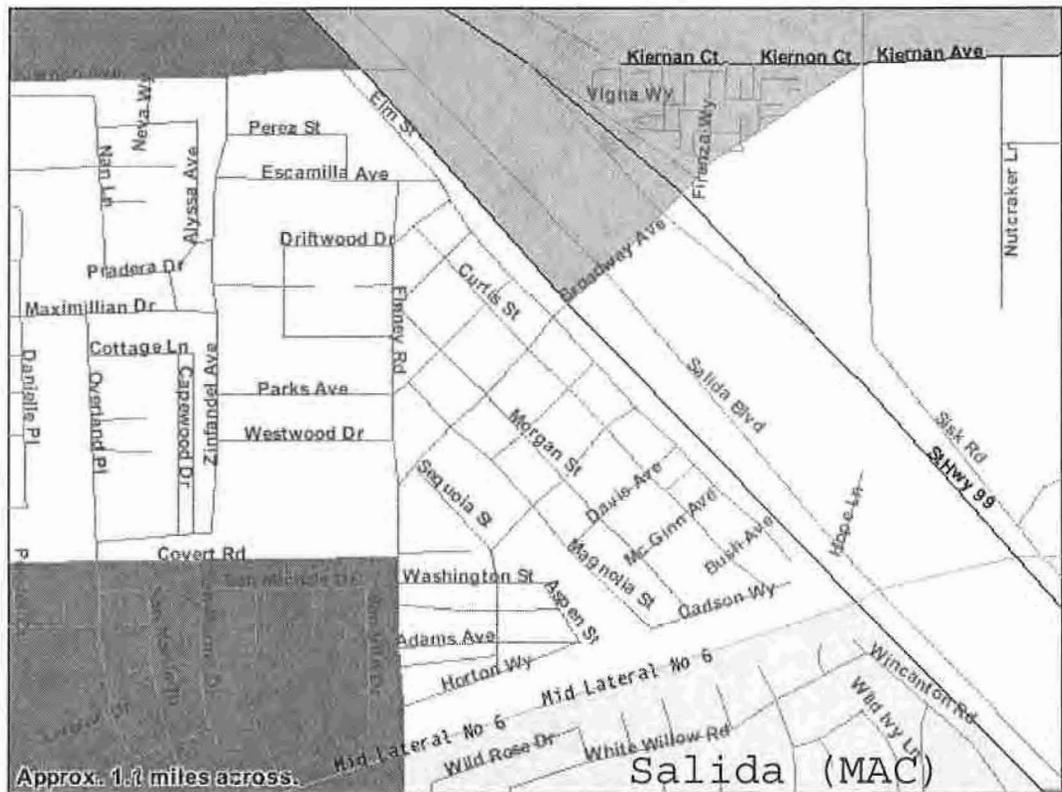
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

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**



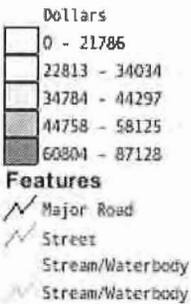
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.



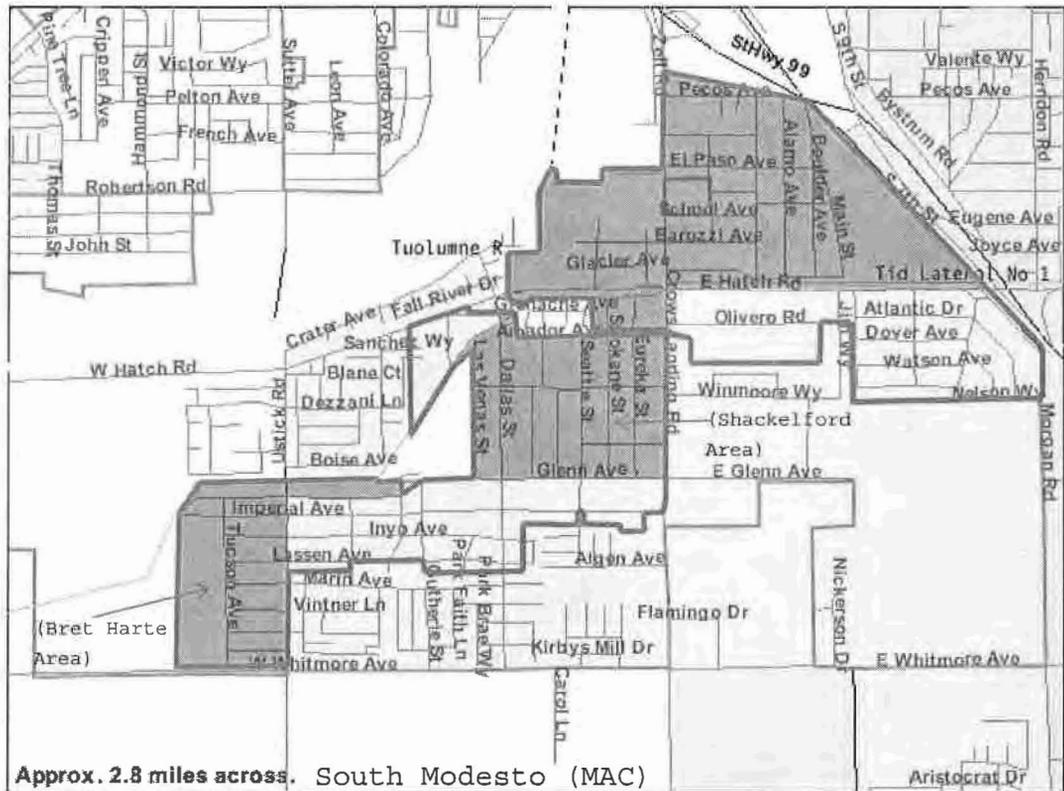
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P63.

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**



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/datatotes/expsf3.htm>.



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

**Data Classes**

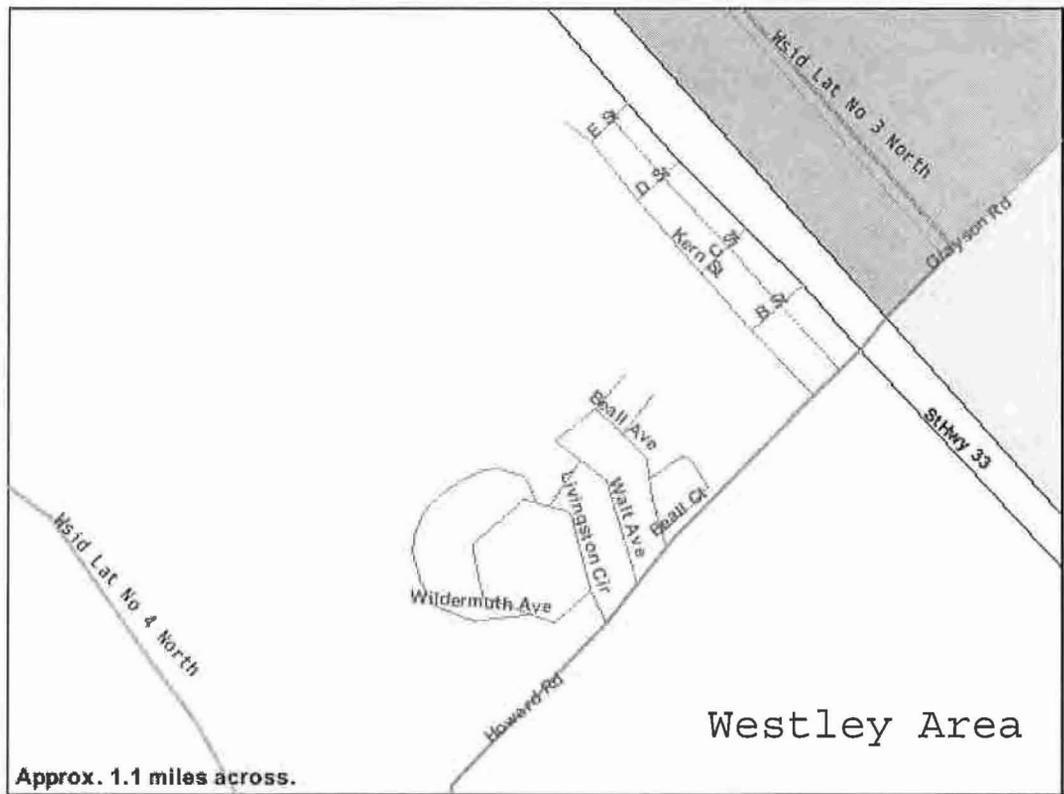
Dollars

	25547 - 25547
	48065 - 48065

**Features**

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody

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>.



**Approx. 1.1 miles across.**  
 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

**Data Classes**

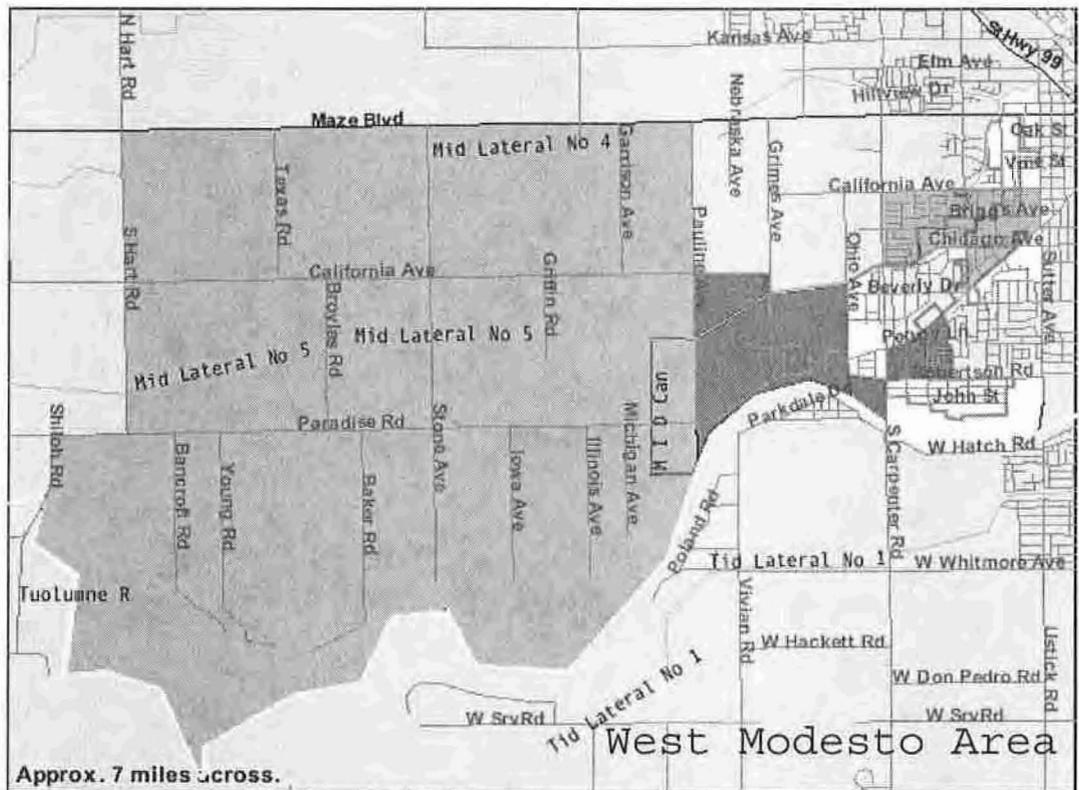
Dollars

25450 - 25625
27647 - 27647
33929 - 33929
35042 - 35875
41250 - 43375

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

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/datatnotes/expsf3.htm>.



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

## Fiscal Year 2012-2013 CDBG Project Summary

### Urban County Projects

#	Project Name	Amount	Matrix Code	CDBG Citation	Beneficiary Type	LMA/ LMC	Census Tract	%LM
<b>STANISLAUS COUNTY</b>								
1	CDBG Program Administration	\$ 304,715	21A	570.206				
2	Parklawn and Airport Sewer Infrastructure Projects	\$ 362,430	03J	570.201(e)	01 People (General)	LMA	20.02 BG 2	59.8%
3	Fair Housing Program	\$ 25,000	21D	570.206	N/A	N/A	N/A	N/A
4	Economic Development	\$ 140,000	18A	570.203(b)	01 People (General)	LMC	N/A	N/A
<b>Stanislaus County Project Totals</b>		<b>\$ 832,145</b>						
<b>CITY OF CERES</b>								
1	CDBG Program Administration	\$ 14,792	21A	570.206				
2	FY 2012-2013 Infill Infrastructure Project	\$ 172,421	03	570.201(c)	01 People (General)	LMA	26.02 BG 1&2	61.9%
<b>City of Ceres Totals</b>		<b>\$ 187,213</b>						
<b>CITY OF HUGHSON</b>								
1	CDBG Program Administration	\$ 14,792	21A	570.206				
2	5th Street Infrastructure Project	\$ 110,935	03	570.201(c)	01 People (General)	LMA	29.02 B.G.3	53.5%
<b>City of Hughson Project Totals</b>		<b>\$ 125,727</b>						
<b>CITY OF NEWMAN</b>								
1	CDBG Program Administration	\$ 14,792	21A	570.206				
2	Tulare Street Infrastructure Project	\$ 16,994	03	570.201(c)	01 People (General)	LMA	35.00 BG 3	53.1%
3	Hoyer Road Infrastructure Project	\$ 74,000	03	570.201(c)	01 People (General)	LMA	35.00 BG 3	53.1%
4	Pioneer Park Project	\$ 33,000	03F	570.201(c)	01 People (General)	LMA	35.00 BG 3	53.1%
5	Workforce/Economic Development Program	\$ 7,000	05H	570.201(e)	01 People (General)	LMC	N/A	N/A
<b>City of Newman Project Totals</b>		<b>\$ 145,786</b>						
<b>CITY OF OAKDALE</b>								
1	CDBG Program Administration	\$ 14,792	21A	570.206				
2	Davitt Avenue Infrastructure Project	\$ 154,373	03	570.201(c)	01 People (General)	LMA	2.02 BG 1	62.3%
<b>City of Oakdale Project Totals</b>		<b>\$ 169,165</b>						
<b>CITY OF PATTERSON</b>								
1	CDBG Program Administration	\$ 14,792	21A	570.206				
2	4th Street Infrastructure Project	\$ 163,455	03	570.201(c)	01 People (General)	LMA	32.02 BG 4	62.6%
<b>City of Patterson Project Totals</b>		<b>\$ 178,247</b>						
<b>CITY OF WATERFORD</b>								
1	CDBG Program Administration	\$ 14,792	21A	570.206				
2	C & Covey Streets Infrastructure Project	\$ -	03	570.201(c)	01 People (General)	LMA		69.0%
3	La Gallina Avenue Infrastructure Project	\$ 47,388	03	570.201(c)	01 People (General)	LMA		51.0%
4	Workforce/Economic Development Program	\$ 75,000	05H	570.201(e)	01 People (General)	LMC	N/A	
<b>City of Waterford Project Totals</b>		<b>\$ 137,180</b>						
<b>Urban County Project Totals</b>		<b>\$ 1,775,463</b>						

### Public Services

#	Project Title	Amount	Matrix Code	Citation	Type	LMA/ LMC	Census Tract	%LM
1	American Red Cross - Emergency Services	\$ 10,000	05Q	570.201(e)	01 People (General)	LMC	N/A	N/A
2	Center for Human Services - Ceres Partnership	\$ 12,250	05Q	570.201(e)	01 People (General)	LMC	N/A	N/A
3	Center for Human Services - Westside Family RC	\$ 12,250	05Q	570.201(e)	01 People (General)	LMC	N/A	N/A
4	Children's Crisis Center - Cricket's House	\$ 18,000	05N	570.201(e)	2 People (General)	LMC	N/A	N/A
5	Children's Crisis Center - Guardian House	\$ 16,000	05N	570.201(e)	01 People (General)	LMC	N/A	N/A
6	Children's Crisis Center - Nutrition and Meal Program	\$ 16,000	05N	570.201(e)	01 People (General)	LMC	N/A	N/A
7	Habitat for Humanity - Housing Counseling	\$ 7,886	05	570.201(e)	01 People (General)	LMC	N/A	N/A
8	Healthy Aging - Young at Heart Program	\$ 12,250	05A	570.201(e)	01 People (General)	LMC	N/A	N/A
9	Howard Training Center - Senior Meals Program	\$ 18,000	05A	570.201(e)	01 People (General)	LMC	N/A	N/A
10	Second Harvest - Food Assistance Program	\$ 12,250	05W	570.201(e)	2 People (General)	LMC	N/A	N/A
11	Second Harvest - Food 4 Thought Program	\$ 12,250	05L	570.201(e)	01 People (General)	LMC	N/A	N/A
12	Salvation Army - Health Clinic	\$ 12,250	03C	570.201(e)	3 People (General)	LMC	N/A	N/A
13	USF - Mobile Lunch Program (Ceres/Keyes)	\$ 12,250	05W	570.201(e)	01 People (General)	LMC	N/A	N/A
14	USF - Mobile Lunch Program (Hughson)	\$ 14,000	05W	570.201(e)	01 People (General)	LMC	N/A	N/A
15	Westside Food Pantry - Emergency Food Program	\$ 11,638	05W	570.201(e)	01 People (General)	LMC	N/A	N/A
<b>PUBLIC SERVICES TOTAL</b>		<b>\$ 197,274</b>						
<b>2012-2013 CDBG Project Allocation Total</b>		<b>\$ 1,972,737</b>						

## Fiscal Year 2012-2013 ESG Project Summary

### Emergency Solutions Grant

#	Project Title	Amount	Matrix Code	Citation	Type	LMA/ LMC	Census Tract	%LM
	ESG Administration	\$ 14,919	21A	570.206			N/A	N/A
1	Homeless Management Information System Internship	\$ 20,000	05H	576.21	01 People (General)	LMC	N/A	N/A
2	Children's Crisis Center - Marsha's Protective Infant	\$ 20,000	05N	576.21	01 People (General)	LMC	N/A	N/A
3	Children's Crisis Center - HPRP Project	\$ 32,254	05S	576.21	01 People (General)	LMC	N/A	N/A
4	CHSS - Homeless Prevention Program	\$ 4,400	05S	576.21	01 People (General)	LMC	N/A	N/A
5	Family Promise - Shelter Services for Homeless Fam.	\$ 16,375	03C	576.21	01 People (General)	LMC	N/A	N/A
6	Salvation Army - Emergency Shelter	\$ 30,984	05S	576.21	01 People (General)	LMC	N/A	N/A
7	Salvation Army - Berberian Transitional Living Center	\$ 14,000	05S	576.21	2 People (General)	LMC	N/A	N/A
8	We Care - Emergency Cold Weather Shelter	\$ 38,000	05S	576.21	3 People (General)	LMC	N/A	N/A
9	We Care - Rapid Re-Housing Program	\$ 8,000	05S	576.21	4 People (General)	LMC	N/A	N/A
<b>2012-2013 ESG Project Allocation Total</b>		<b>\$ 198,932</b>						

<b>Application for Federal Assistance SF-424</b>		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify) <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="B-02-UC-06-0100"/>	
5a. Federal Entity Identifier: <input type="text"/>	* 5b. Federal Award Identifier: <input type="text" value="N/A"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text" value="N/A"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="STANISLAUS COUNTY PLANNING AND COMMUNITY DEVELOPMENT"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="XXXXXXXXXX"/>	* c. Organizational DUNS: <input type="text" value="073100772"/>	
<b>d. Address:</b>		
* Street1:	<input type="text" value="1010 10TH STREET, SUITE 3400"/>	
Street2:	<input type="text"/>	
* City:	<input type="text" value="MODESTO"/>	
County:	<input type="text" value="STANISLAUS"/>	
* State:	<input type="text" value="CALIFORNIA"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="UNITED STATES OF AMERICA"/>	
* Zip / Postal Code:	<input type="text" value="95354"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="PLANNING AND COMMUNITY DEVELOPMENT"/>	Division Name: <input type="text" value="CDBG / ESG"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="AARON"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="FARNON"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="COMMUNITY DEVELOPMENT MANAGER"/>		
Organizational Affiliation: <input type="text" value="STAFF"/>		
* Telephone Number: <input type="text" value="(209) 525-5923"/>	Fax Number: <input type="text" value="(209) 525-5911"/>	
* Email: <input type="text" value="farnona@stancounty.com"/>		

**Application for Federal Assistance SF-424**

**9. Type of Applicant 1: Select Applicant Type:**

C. County

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:**

XXXXXXXXXX

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, Hughson, Newman, Oakdale, Patterson, and Waterford

**\* 15. Descriptive Title of Applicant's Project:**

Stanislaus County Annual Action Plan FY 2012-2013 that includes \$1,972,737 in CDBG Funds; and \$198,932 in ESG Funds for a total of \$2,171,669 for eligible Public Service, Fair Housing, Economic Development, Infrastructure, and related Administrative activities

Attach supporting documents as specified in agency instructions.

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* 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

\* b. Applicant

\* c. State

\* d. Local

\* e. Other

\* f. Program Income

\* g. TOTAL

**\* 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:

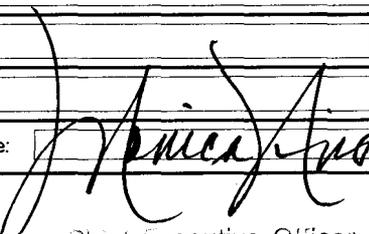
\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

**Application for Federal Assistance SF-424**

**\* Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.



# COMMUNITY DEVELOPMENT BLOCK GRANT



STANISLAUS URBAN COUNTY

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*Prepared by the Stanislaus County  
Planning and Community Development Department  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354  
209.525.6330*

---

## NEIGHBORHOOD REVITALIZATION STRATEGY AREAS Fiscal Years 2012 - 2017

April 2012

Attachment 3

**STANISLAUS COUNTY  
BOARD OF SUPERVISORS**

District 1 William O'Brien, Chairman  
District 2 Vito Chiesa, Vice Chairman  
District 3 Terry Withrow  
District 4 Dick Monteith  
District 5 Jim DeMartini



**CITY OF CERES**

Mayor Chris Vierra  
Vice Mayor Ken Lane  
Councilmember Mike Kline  
Councilmember Bret Durossette  
Councilmember Eric Ingwerson



**CITY OF HUGHSON**

Mayor Ramon Bawan  
Mayor Pro Tem Matthew Beekman  
Councilmember George Carr  
Councilmember Jill Silva  
Councilmember Jeramy Young



**CITY OF NEWMAN**

Mayor Ed Katen  
Mayor Pro Tem Robert Martina  
Councilmember Roberta Davis  
Councilmember Nick Candea  
Councilmember Donald Hutchins



**CITY OF OAKDALE**

Mayor Pat Paul  
Mayor Pro Tem Tom Dunlop  
Councilmember Michael Brennan  
Councilmember Jason Howard  
Councilmember Katherine Morgan



**CITY OF PATTERSON**

Mayor Luis Molina  
Mayor Pro Tem Dominic Farinha  
Councilmember Annette Smith  
Councilmember Deborah Novelli  
Councilmember Larry Buehner



**CITY OF WATERFORD**

Mayor Charlie Goeken  
Councilmember Murray Day  
Councilmember Michael Van Winkle  
Councilmember Ken Krause  
Councilmember Jose Aldaco





# Stanislaus County Urban County

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## **Airport and Parklawn** **Neighborhood Revitalization Strategy Areas** **(NRSA)**

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**Prepared By:**  
Stanislaus County Community Development Division  
Version # 2.0 Updated on 04/17/2012

## Acknowledgments

Gratefully acknowledged:

The Stanislaus County Board of Supervisors

Role	Name	Phone #	E-Mail Address
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<b>Assistant Planner</b>	Javier Camarena	525-6330	camarenaj@stancounty.com
<b>Plan Check Engineer</b>	Miguel Diaz	525-6330	diazm@stancounty.com
<b>Assistant Planner</b>	Kristy Doud	525-6330	doudk@stancounty.com
<b>Document Number</b>	Attachment #3		
<b>Document Name</b>	Neighborhood Revitalization Strategy Areas		
<b>Date Created (Draft)</b>	01/24/2012		
<b>Date Approved</b>	Pending Approval		
<b>Location</b>	Airport and Parklawn Neighborhoods		
<b>Medium of Distribution</b>	<a href="http://www.stancounty.com/planning/index.shtm">www.stancounty.com/planning/index.shtm</a>		
<b>Retention</b>	5 year plan (July 1, 2012 – June 30, 2017)		
<b>Archive Location</b>	1010 10 <sup>th</sup> Street, Suite 3400, Modesto, CA 95354		

### Airport and Parklawn Neighborhood RS Unincorporated Boundaries:

Neighborhood	West Bounding	North Bounding	East Bounding	South Bounding
Airport Neighborhood	Santa Rosa Avenue	Yosemite Boulevard	Mitchell Road	Tenaya/Oregon Roads
Parklawn Neighborhood	Pearson Ave.	Hatch Road	Morgan Road	Parklawn Ave. / Nelson Wy.

The boundaries of both neighborhoods fall outside of both Federally-designated Empowerment Zones (EZ's) and Enterprise Communities (EC's). Both RS's are primarily residential in nature.

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# 1 EXECUTIVE SUMMARY

In recent years, the U.S. Department of Housing and Urban Development's (HUD) Office of Community Planning and Development (CPD) has stressed a coordination of resources to facilitate entitlement communities' ability to engage in comprehensive community revitalization strategies. Comprehensive community revitalization strategies seek to create partnerships among federal, state, and local governments, the private sector, community organizations and neighborhood residents. HUD seeks to create communities of opportunity in neighborhoods by stimulating the reinvestment of human and economic capital and economically empowering low-income residents.

On January 5, 1995 HUD authorized entitlement recipients to develop a comprehensive approach to address economic development needs in a designated neighborhood within their community. Through this effort, entitlement recipients, such as the Stanislaus Urban County, may define a Neighborhood Revitalization Strategy Area (RS) that meets the threshold for low/moderate income (LMI) residents, and is primarily residential. Within these areas, entitlement recipients are then afforded greater flexibility in the use of Community Development Block Grant (CDBG) funds. This flexibility promotes innovative programs designed to revitalize economically disadvantaged areas and promotes enhanced flexibility in undertaking economic development related activities.

Stanislaus County, the "lead entity" of the Stanislaus Urban County, has identified the Airport and Parklawn Neighborhoods as RS target areas based on their economic make-up, incorporation in 1993 Community Development Plans prepared by the Stanislaus County Redevelopment Agency and current infrastructure needs. This RS for the Airport and Parklawn Neighborhoods has a duration of five (5) years, and is integrated into the one-year Annual Action Plans and Consolidated Annual Performance Evaluation Reports as a component of the County's Fiscal Year 2012-2015 Consolidated Plan.

The following table describes the household income demographics of each neighborhood by income category:

Neighborhood	Number of Households – Low Income	Percent of Households – Low Income	Number of Households – Moderate Income	Percent of Households – Moderate Income	Total Number and Percentage of Households
Airport Neighborhood	190 Households	70.63%	62 Households	23.05%	252 Households 93.68%
Parklawn Neighborhood	384 Households	74.13%	95 Households	18.34%	479 Households 92.47%

*Both RS target areas must meet the appropriate percentage of low- and moderate-income residents within the respective communities at the time of HUD's RS approval process. Per the RDA & CRLA 1993 agreement, 51%-70% of those served will be low income.*

## 1.1 Background/Introduction

Both the Airport and Parklawn Neighborhoods are unincorporated pockets of Stanislaus County, surrounded by City of Modesto industrial and residential properties. Like so many "unincorporated islands," the Neighborhoods lack adequate infrastructure, such as storm drain, sidewalks and sewer. Residents are predominantly extremely low-income and Latino; many are undocumented and monolingual Spanish-speaking. Sidewalks and curbs are intermittent, street trees are scarce, and a lack of a storm water system in the unincorporated portion of the Neighborhoods causes muddy walkways and puddles throughout the streets and alleys.

On May 25, 1993, the former Stanislaus County Redevelopment Agency adopted Community Development Plans (CDP's) for various neighborhoods including the Airport and Shackelford neighborhoods (the Parklawn neighborhood is part of the larger Shackelford neighborhood). These CDP's were developed to meet conditions of an agreement between the County and California Rural Legal Assistance. The agreement stipulated that a descriptive list of activities, cost estimates, and potential funding sources would be provided within the CDP's. The CDP's included expenditure priority and timetable for project completion, provided housing needs analysis, and provided an opportunity to comment on the plan.

The focus of the CDP's was related to land use, housing, economic development, site improvement and infrastructure, and financially related goals. These CDP's were driven by the desires of the residents and businesses therein and to help focus the efforts of residents, businesses, governmental agencies, and others on the implementation of restoration and improvement actions. The following are the objectives identified in both of the CDP's:

- To set forth the goals, objectives, and strategic implementation programs for the restoration and improvement of the Shackelford (Parklawn) and Airport Neighborhood as desired by the citizens and businesses therein;
- To focus the efforts of residents, businesses, government agencies and others on the implementation of restoration and improvement actions; and
- To serve as an evaluation and monitoring tool for assessing the restoration and improvement actions undertaken.

The following objective was specific to the Airport Neighborhood CDP:

- To assess the impact of the Airport Clear Zone and its impact on certain activities (i.e. - Housing Acquisition/Rehab, Youth Recreation Facility, Health Clinic, Day Care, and Job Creation related to warehouse, and auto storage/parking jobs would be okay throughout).

## **1.2 Consultation and Partnerships Overview**

Both the Airport and Parklawn Neighborhoods have citizens actively involved in efforts to improve their neighborhoods. Continued community engagement with a Community Development Based Organization (CDBO) will help ensure RS goals are carried out in a coordinated effort with local community groups such as the Municipal Advisory Council's (MAC's) and neighborhood associations within these target areas.

### **Airport Neighborhood**

The Airport Neighborhood has many community improvement efforts underway. In partnership with the City of Modesto's Parks, Recreation and Neighborhoods and Community Development Department, The Tuolumne River Trust, and the Stanislaus County Department of Planning and Community Development applied for funds to create an Airport Neighborhood Urban Greening Master Plan, through the California Strategic Growth Council's Prop 84 Grant funds (funding awards are still pending). The ultimate intent is to coordinate the diverse efforts currently underway or in the planning stages throughout incorporated and unincorporated portions of the Airport Neighborhood. Residents of the neighborhood over the past years have assisted the community in identifying and ranking needed improvements. In November of 2011, the Stanislaus Urban County conducted a survey, as part of the Fiscal Year 2012-2015 Consolidated Plan development process, to help determine the priorities of these neighborhoods throughout. The 2011 Stanislaus Urban County survey conducted for the Stanislaus Urban County Consolidated Plan identified the priorities of this RS; these results were compared to the priorities of the 1993 Airport CDP survey.

The 1993 results (included in ranking order below) that were revalidated by the 2011 Stanislaus Urban County survey are bolded and underlined below:

1. **Sanitary sewer system**, storm drain system, curbs, gutters, and **sidewalks**.
2. Clean-up days including graffiti removal in connection with existing housing rehabilitation programs.
3. **Low/Moderate income housing rehabilitation and construction**.
4. Youth recreation facility (community center currently being developed by the City of Modesto on Empire Avenue) and **employment opportunities**.
5. Day Care/Health Clinic – onsite services in collaboration with City of Modesto’s Community Center.
6. Commercial development/Industrial Park (jobs).

The following are community organizations/stakeholders currently working in the Airport Neighborhood:

#### Charlas Comunitarias

The Charlas Comunitarias, is a resident-driven community group which hold monthly Spanish-language neighborhood meetings or *charlas comunitarias* (“community conversations”) at the homes of residents, every month. With goals to reduce crime, increase safety and to have safe, healthy parks and places for children to play, the community group managed to get a soccer field built this past spring on a Tuolumne River Regional Park-owned vacant field.

#### Airport Neighborhood Collaborative

Created by community organizers and residents, the Airport Neighborhood Collaborative is a monthly forum for local agencies, elected officials, non-governmental organizations, and non-profits to share resources and work towards the common goal of making the Airport Neighborhood a healthier place. The Collaborative allows organizational stakeholders, both public and private, to coordinate and potentially leverage resources to more effectively deliver their respective services to residents.

#### Healthy Start and Orville Wright Elementary School

Orville Wright Elementary (Modesto City Schools) and its Healthy Start Family Resource Center, which connects residents to needed services, serve as the nexus of neighborhood organizing. Its principal and Healthy Start Family Resource Center administrator have developed strong and trusting relationships with residents throughout the Neighborhood, as well as with government stakeholders and other groups committed to revitalizing the Neighborhood.

#### Tuolumne River Trust

A local non-profit that promotes stewardship of the Tuolumne River through education, community outreach and adventures, collaboration with diverse stakeholders, and carrying out on-the-ground restoration projects, advocacy and grassroots organizing. The Trust provides community outreach and education in the Airport Neighborhood due to its proximity to the Tuolumne River.

#### The Tuolumne River Coalition

A collaborative effort to improve habitat and recreational opportunities along the lower Tuolumne River made up of representatives from the Tuolumne River Trust, Stanislaus County, cities along the river, and other local organizations.

#### Parent Resource Center

The Parent Resource Center, the Family Resource Center, is a private, non-profit, child abuse prevention agency. The Center offers support to parents in the Airport Neighborhood, the majority of who speak English as a second language, through in-home volunteer mentoring and on-site parenting education classes to decrease the risk of child abuse, neglect and family violence. The goal of the Center is to provide emotional and educational support for parents in nurturing and guiding their children through the critical first five (5) years of a child’s life.

#### Second Harvest Food 4 Thought Program

The Food 4 Thought Program addresses the nutritional needs of hungry school children at Orville Wright Elementary School by providing children participating in after-school tutoring programs with a 15-18 pound bag of nutritious supplemental groceries twice a month. Each bag contains staples like cereals, breads, fresh fruits and vegetables, canned fruits and vegetables, and dry supplemental groceries for the children. The Food 4 Thought Program assists families in maintaining a healthy diet while stretching their limited funds.

#### Habitat for Humanity, Stanislaus

Habitat for Humanity, Stanislaus partners with the Housing Authority of the County of Stanislaus (HACS) and the Stanislaus Urban County Neighborhood Stabilization Program to renovate or rebuild homes in the Airport Neighborhood and to educate first-time homebuyers on the home buying process with the ultimate goal of assisting families in purchasing homes in the Airport Neighborhood.

#### Housing Authority of the County of Stanislaus (HACS)

The HACS is the local public housing authority and is the largest public housing provider in Stanislaus County. The HACS partners with Stanislaus County to deliver housing programs throughout county unincorporated areas including the Airport community.

#### Inter-Faith Ministries

Interfaith Ministries, located at the entrance to the Airport Neighborhood, operates a food pantry and clothes closet where low-income clients may receive services from the Clothes Closet and Choice Pantry every 30 days.

#### Modesto Gospel Mission

The Modesto Gospel Mission provides nutritious meals, warm beds, and a place of safety for homeless men, women, boys and girls. This provider is located within the Airport Neighborhood and their activities assist in reducing the impact of homelessness on the surrounding community.

#### E. & J. Gallo Winery and Gallo Glass Company

Adjacent to the Airport Neighborhood, Gallo participates in the Airport Neighborhood Collaborative and has been a supporter of past Airport Neighborhood revitalization efforts.

### Parklawn Neighborhood

As mentioned above, the residents of the neighborhood over the past years have assisted the community in identifying and ranking needed improvements. The 2011 Stanislaus Urban County survey for the Consolidated Plan priorities were compared to the results of the survey conducted in 1993 that helped develop the CDP. The 1993 results (included in ranking order below) were compared to the 2011 results, and those revalidated from the 1993 survey are highlighted and underlined below:

1. **Sewer system**, storm drain system, curbs, gutters, **sidewalks, and street lighting.**
2. **Commercial development/Jobs**
3. **Industrial Park/Jobs**
4. **Housing Rehabilitation and Construction**

The following are community organizations/stakeholders currently working in the Parklawn Neighborhood:

#### South Modesto Municipal Advisory Committee (MAC)

The South Modesto MAC advises the Board of Supervisors on matters of public health, welfare, safety, planning, public works, and other such matters which affect the territory and residents of south Modesto. The MAC serves as the liaison between the Parklawn community and the service

providers within the community as a whole. With a MAC in place, the community more effectively and efficiently relays their needs to the agencies providing services to the residents and vice versa.

#### Ceres Partnership for Healthy Children

The Ceres Partnership for Healthy Children's (CPHC) Family Resource Center provides case management services to families referred from Ceres Unified School District, Ceres Public Safety, Community Services Agency, local businesses, or who are self-referred. Case managers at CPHC conduct strength based assessments for families within the Ceres School District and then provide those families with assistance in goal planning and in accessing needed resources. This includes but is not limited to providing utility assistance, budget and financial planning training, housing assistance, food stamps, Temporary Assistance for Needy Families, The Special Supplemental Nutrition Program for Women, Infants and Children (WIC) and other community programs.

#### Housing Authority of the County of Stanislaus (HACS)

The HACS is the local public housing authority and is the largest public housing provider in Stanislaus County. The HACS partners with Stanislaus County to deliver housing programs throughout county unincorporated areas including the Parklawn community.

#### The Crows Landing Business Association

This Business Association, which is made up of merchants from the surrounding commercial area on Crows Landing, provides an opportunity to connect and coordinate with local business leaders in the community.

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## **2 GOALS AND OBJECTIVES**

With an organized local contingent of merchants, business owners and residents, it is possible to plan with the community the actions which will fulfill what is outlined in this RS. This effort will be coordinated through County staff engagement with a local non-profit that currently has expertise in developing individual housing plans as defined within the Stanislaus Urban County's Emergency Solutions Grant homeless prevention activities. Ultimately, efforts will be coordinated through the non-profit's development of a board that meets the minimum standards necessary to become a Community Development Based Organization (CDBO).

The proposed RS covers a five (5) year period (Fiscal Years 2012-2017) during which staff plans to engage a local non-profit that currently has expertise in RS related activities. These activities will include the need to develop a board that meets the minimum standards necessary to become a HUD recognized CDBO. A successful RS needs to be undertaken in collaboration with a local CDBO. The Stanislaus Urban County's Fiscal Year 2012-2013 Annual Action Plan identifies \$35,000 in funding, allocated to Stanislaus County, for the CDBO to fund a coordinator position, placed within the Airport/Parklawn RS area. This non-profit employee will be a liaison between residents within the target communities, businesses, government agencies, and other RS participants. The coordinator will help ensure the RS target goals are carried out in a coordinated effort with local community groups such as the MAC's and neighborhood associations within these target areas. Goals and objectives in support of this plan were validated by the 2011 survey conducted for the Stanislaus Urban County Consolidated Plan which identifies the priorities of this RS as set forth below:

The ultimate objective of the RS is to create communities of opportunity by stimulating the reinvestment of human and economic capital and economically empowering low-income residents through a targeted approach aimed at revitalizing the neighborhoods by investing resources that will improve/add housing stock, provide economic development opportunities through job creation, install needed infrastructure, and the provision of public services.

This RS will serve as an evaluation tool for assessing the restoration and improvement of the Airport and Parklawn neighborhoods throughout. The goals outlined in the RS will assist Stanislaus County in evaluating the successful outcomes within the following four (4) categories defined in the following sections:

**Housing**

- 16 - 20 Units – Between 30%-80% AMI

**Job Creation**

- 16 - 20 Jobs – Between 30%-80% AMI

**Infrastructure**

- Complete Sewer Infrastructure Projects within the Neighborhoods of Airport and Parklawn (contingent upon available match/leveraged funding sources).

**Public Services**

- Release a Request for Qualifications/Proposals to secure non-profit (s) to become Community Based Development Organization (CBDO) to provide public services within the target communities to include, but not limited to providing:
  - Job education training (workforce development)
  - Rapid rehousing services
  - Senior services
  - At risk youth services/programs

**2.1 Objective A - Housing**

Increase home ownership and rehabilitation of homes through a loan program within the RS target areas. This program will help conserve, rehabilitate, and develop these neighborhoods, in accordance with the local plans, codes and ordinances. Part of this process will require the development of cooperative agreements with other stakeholders and service providers to undertake and complete mutually beneficial projects for the neighborhoods.

Housing activities will be broken down as follows:

- No less than 75% of the program funded housing units to be occupied by Low and Very Low Income
- No less than 10% of the housing funds will be utilized to address Health and Safety code related concerns.

A component of this program will include identifying residential sites, with willing property owners, and competent developers to form a partnership to develop and/or rehabilitate affordable housing for both owners and renters.

**2.2 Objective B – Job Creation**

The Stanislaus Urban County's Fiscal Year 2012-2013 Annual Action Plan identifies \$105,000 to be leveraged in a partnership with a local "one-stop" job provider, such as the Alliance to expand the Stanislaus County CDBG Economic Development Program to provide three (3) livable wage jobs for eligible individuals within the target communities.

The CDBO coordinator will focus on engaging public service providers to increase their presence within the Strategies targeted neighborhoods. These coordinated activities may include, but are not limited to childcare, transportation, basic job skills development, educational, or literacy services. The CDBO board will also assist in job placement of interns within the target communities and/or ensure interns from the communities will receive permanent livable wage job placement upon successful program completion.

The County's program will utilize up to \$560,000 in available CDBG funds to provide 16 jobs (\$35,000 per job) during the five (5) year RS period (approximately \$112,000 per annum). The basic components of the program are as follow:

- (a) Funding will be used to leverage a gap with an Alliance partnership to convert internships into full-time employment at the conclusion of their programmatic match limitations. The internship will begin with a placement within one of the Stanislaus Urban County members (i.e. Stanislaus County Planning and Community Development Department, Housing Authority of the County of Stanislaus, or a CDBG/ESG funded non-profit).

Following this screening process, the intern will be transitioned to a non-profit or for-profit entity that will then agree to hire workers from this designated pool of pre-screened applicants. The CDBG funds are disbursed on a pro rata basis with other finances provided to the project (i.e. - 33% of funding from the Alliance, 67% of funding from CDBG = \$11,550 from the Alliance, and \$23,450 from CDBG – Total = \$35,000).

- (b) Entity will agree to employ a minimum of one employee per \$35,000 contribution within an agreed upon timeline.

The job creation program proposed above is in compliance with Federal HUD standards for economic development activities. The following is an overview of the HUD standards applicable to the County's Economic Development program:

#### **Eligibility Threshold - Outputs**

Prior to undergoing any economic development activity, the activity must provide the following minimum level of "public benefit":

##### **RESIDENTS STANDARD**

- Provide goods or services to residents of an area, such that the number of low- and moderate-income persons residing in the areas served by the assisted businesses amounts to at least **one** low- and moderate-income person per **\$350** of CDBG funds used (i.e.- **100 persons** for every \$35,000).

##### **JOBS STANDARD**

- (1) Create or retain at least one **full-time** equivalent, permanent job per **\$35,000** (approx. **\$16.83** per/hr. weighted labor rate) of CDBG funds used; **or**

The primary focus of the County's program will be the utilization of the public benefits "jobs standard". Assisted business partners will contractually agree via cooperation agreements to hire workers from this designated pool of pre-screened applicants. The "residential standard" is limited to **job training** and **placement** and/or other employment support services. The jobs assisted with CDBG funds shall be considered to be created or retained in partnership with the Stanislaus Urban County and the Alliance Worknet. The program will be carried out in collaboration with the Alliance Worknet to pre-screen applicants over a three to six month timeframe via internship placement as outlined above, ultimately resulting in a job placement with a local non-profit or for-profit entity.

### **Result of Funding – Outcomes**

Project costs, financial requirements, and standards for evaluating “public benefit” will be as follows:

- Must be **financially viable** and will make the most effective use of the CDBG funds by meeting the following standards:
  - (1) That project **costs are reasonable**;
  - (2) That all sources of **project financing** are committed;
  - (3) The CDBG funds are **not substituted** for non-Federal financial support;
  - (4) The return on the owner's equity investment will not be unreasonably high (Will they hire after the conclusion of the CDBG funding runs out); and
  - (5) The CDBG funds are disbursed on a pro rata basis with other finances provided to the project (*i.e.* - 33% of funding from the Alliance, 67% of funding from CDBG = \$11,550 from the Alliance, and \$23,450 from CDBG – Total = \$35,000).

### **Eligible ECONOMIC DEVELOPMENT Activities**

The County must ensure that the appropriate level of “public benefit” will be derived pursuant to eligible economic development activities in conjunction with job placements. Examples of eligible activities are outlined as follows:

- (a) The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, including railroad spurs or similar extensions. Such activities may be carried out by the recipient or public or private nonprofit sub recipients.
- (b) The provision of assistance to a private for-profit business and non-profits, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any activity where the assistance is appropriate to carry out an economic development project, excluding those described as ineligible in 24 CFR §570.207(a). In selecting businesses to assist under this authority, the recipient shall minimize, to the extent practicable, displacement of existing businesses and jobs in neighborhoods.
- (c) Economic development services in connection with activities eligible under this section, including, but not limited to, outreach efforts to market available forms of assistance; screening of applicants; reviewing and underwriting applications for assistance; preparation of all necessary agreements; management of assisted activities; and the screening, referral, and placement of applicants for employment opportunities generated by CDBG-eligible economic development activities, including the costs of providing necessary training for persons filling those positions.

## **2.3 Objective C - Infrastructure**

The RS will address health and safety issues through the installation of public sewer system infrastructure. This objective will support the expansion and improvement of existing very low, low and moderate income housing in both the Airport and Parklawn Neighborhoods.

The County will seek to pursue State of California Water Board grants and loans to allow for the completion of the sewer system for the neighborhoods. These sewer projects will consist of the installation, construction, and/or reconstruction of surface improvements, including street repairs associated with the sewer improvement work.

## 2.4 Objective D – Public Services

The RS will help enhance existing, and introduce new, public services that will allow the Airport and Parklawn Neighborhoods to realize the dream of a stable environment. Surveys recently conducted for the development of the 2012-2015 Consolidated Plan within the Strategies targeted areas revealed the following results:

**Highest Priority** – senior services, at-risk children/youth programs, job education/training, and homeless prevention and rapid rehousing services.

**Medium Priority** – Homeless prevention and emergency food assistance.

As discussed in the Consultation and Partnerships Overview section (beginning page # 2) of this document, there are multiple existing public service providers in both the Airport and Parklawn Neighborhoods. With implementation of the RS, these non-profits and service providers will be able to ensure services continue as well as be able to provide targeted services that the community called out as high priorities. The following is a list of existing non-profits/community groups currently providing services within each community:

### Airport Neighborhood

- Healthy Start (Orville Wright Elementary School)
- Parent Resource Center
- Second Harvest Food for Thought Program
- Habitat for Humanity
- Tuolumne River Trust
- Inter-Faith Ministries
- Modesto Gospel Mission

### Parklawn Neighborhood

- Ceres Partnership for Healthy Children
- California Rural Legal Assistance CRLA
- South Modesto Municipal Advisory Council (MAC)
- Housing Authority of the County of Stanislaus (HACS)

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## 3 ACTIVITIES

### 3.1 Activities To Be Carried Out Within the Strategy Targeted Areas

Job creation efforts undertaken pursuant to the approved RS and focusing on the selected neighborhoods is deemed to meet the LMI area benefit national objective requirements.

Businesses that receive such assistance are not required to track the specific income of applicants they hire or interview. This provides a significant reduction of administrative burden to the businesses that it is intended to provide an incentive to businesses to participate in the community's job creation/retention programs.

Recipients are permitted to track scattered-site housing units developed in accordance with the strategy as a single structure. A minimum of 51% of the total number of units must be low/moderate income (this does not apply activities undertaken under the direct homeownership eligibility category as outlined in the 1993 CRLA agreement).

All public services offered within the subject neighborhood strategy area and carried out as part of qualified projects by a qualified CBDO are exempt from the public services cap. This permits recipients to offer a more intensive level of services within the community, to stimulate revitalization. This flexibility includes job training and other employment-related services and, as such, it can provide an important foundation for economic opportunity for neighborhood residents.

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## 4 ANNUAL BENCHMARKS

The following annual benchmarks will serve as an evaluation tool for assessing the restoration and improvement of the Airport and Parklawn neighborhoods throughout. The goals outlined below will assist in evaluating successful outcomes within the four (4) distinct objectives. Circumstances may arise that are beyond the control of the provider; such as infrastructure project rain delays (postponing initial benchmark success), while other objectives may be completed sooner than reflected below (accelerating benchmark success). Ultimately, evaluation of benchmarks will be resolved at the conclusion of the 5-year RS period (June 30, 2017). The following serves as a guide reflecting goals from an annual monitoring perspective:

### 4.1 Fiscal Year 2012-2013

#### 4.1.1 Affordable Housing Production/Retention

- 4 Units – Below 50% AMI (Major Rehabilitation and/or Unit Replacement)

#### 4.1.2 Job Creation

- 4 Jobs – 51% Below 80% AMI (One position will serve as the CBDO liaison between the community and County government)

#### 4.1.3 Infrastructure

- Complete Planning, Engineering, and Design for the Sewer Infrastructure Projects

#### 4.1.4 Public Services

- Secure a non-profit to provide for the development of a Community Based Development Organization (CBDO)
- These activities will include the need to develop a CBDO board that meets the minimum standards necessary to become a HUD recognized CDBO. Board development standards include but are not limited to the following: Is an association or corporation organized under state and federal law to engage in community development activities primarily within the jurisdiction of the county; and
- Has as its primary purpose the improvement of the physical, economic or social environment of its geographic area of operation by addressing one or more critical problems of the area, with particular attention to the needs of persons of low and moderate income; and
- May be either non-profit or for-profit, provided any monetary profits to its shareholders or members must be only incidental to its operations; and
- Maintains at least 51 % of its governing body's membership for low- and moderate-income residents of its geographic area of operation, owners or senior officers of private establishments and other institutions located in and serving its geographic area of operation, or representatives of low- and moderate-income neighborhood organizations located in its geographic area of operation; and

- Is not an agency or instrumentality of the recipient and does not permit more than one-third of the membership of its governing body to be appointed by, or to consist of, elected or other public officials or employees or officials of an ineligible entity; and
- Except as otherwise authorized, the members of its governing body need to be nominated and approved by the general membership of the organization, or by its permanent governing body; and
- Is not subject to requirements under which its assets revert to the recipient upon dissolution; and
- Is free to contract for goods and services from vendors of its own choosing.

A CBDO that does not meet this criteria may also qualify as an eligible entity if it meets the following requirement:

A CBDO may be determined to qualify as an eligible entity if the recipient demonstrates to the satisfaction of HUD, through the provision of information regarding the organization's charter and by-laws, that the organization is sufficiently similar in purpose, function, and scope to those of a CBDO.

## **4.2 Fiscal Year 2013-2014**

### **4.2.1 Affordable Housing Production/Retention**

- 4 Units – Below 80% AMI

### **4.2.2 Job Creation**

- 4 Jobs

### **4.2.3 Infrastructure**

- Complete the construction of sewer main line infrastructure project for the Parklawn Neighborhood.
- Airport Neighborhood Measure M vote on ballot.  
The City of Modesto's Citizens Advisory Growth Management Act of 1995 (commonly known as "Measure M") requires an advisory election as provided by California Elections Code section 9603, before the city council approves, authorizes, or appropriates funds for extension of sewer services.

### **4.2.4 Public Services**

- Job education training (workforce development).
- Provide rapid rehousing services.
- Secure a non-profit to provide senior services.
- Secure a non-profit to provide at risk youth services/programs.

### **4.3 Fiscal Year 2014-2015**

#### **4.3.1 Affordable Housing Production**

- 4 Units – Below 80% AMI

#### **4.3.2 Job Creation**

- 4 Jobs (Full-Time Equivalent)

#### **4.3.3 Infrastructure**

- Begin the lateral sewer connection program for the Parklawn Neighborhood (30% connection goal).

#### **4.3.4 Public Services**

- Initiate an Emergency Food Assistance Program

### **4.4 Fiscal Year 2015-2016**

#### **4.4.1 Affordable Housing Production**

- 4 Units – Below 80% AMI

#### **4.4.2 Job Creation**

- 4 Jobs (Full-Time Equivalent)

#### **4.4.3 Infrastructure**

- The construction phase of the Airport Neighborhood sewer main project will be completed this fiscal year, contingent on the Advisory vote to extend sewer service outside of City of Modesto boundaries.
- Continue the lateral sewer connection program for the Parklawn Neighborhood (60% hook-up).

#### **4.4.4 Public Services**

- Continue satellite services to provide housing prevention and rapid rehousing efforts.

### **4.5 Fiscal Year 2016-2017**

#### **4.5.1 Affordable Housing Production**

- 4 Units – Below 80% AMI

#### **4.5.2 Job Creation**

- 4 Jobs (Full-Time Equivalent)



## **5 CIVIL RIGHTS-RELATED PROGRAM REQUIREMENTS**

In order for a County to undertake this RS it must ensure Civil Rights-related requirements are complied with, as follows: Analysis of Impediments to Fair Housing Choice (24 CFR 91.22(a)(1)), Area and Direct Benefit Activities, Employment, Displacement and Relocation, Minority Business/Women Business Enterprises, and Affirmative Action to Overcome Prior Discrimination (24 CFR 570.506(g)(1)).

### **5.1 Analysis of Impediments to Fair Housing Choice and Area and Direct Benefit Activities**

A housing inventory analysis will be conducted prior to RS implementation and will be compared to housing data at the conclusion of the RS. During the RS period, demographic data must be collected and maintained including but not limited to racial and ethnic groups and single-headed households (by gender of household head) that applied for, participated in, or benefited from, any RS program.

### **5.2 Employment Data**

An employment analysis will be conducted in partnership with the County and an organization/stakeholder of the neighborhood prior to RS implementation and will be compared to employment data at the conclusion of RS. Employment demographic data must be collected during the RS period and must include two categories (race and national origin). This information also includes the assurance that equal employment opportunities are provided to all persons regardless of race, color, national origin, sex or disability (24 CFR 570.506(g)(3)).

The following outlines the information to be collected by any "job" recipient:

#### RACE/ETHNIC IDENTIFICATION

- White (not of Hispanic Origin)
- Black (not of Hispanic Origin)
- Hispanic
- Asian or Pacific Islander
- American Indian or Alaskan Native

#### DESCRIPTION of JOB CATEGORIES

- Officials and Administrators
- Professionals
- Technicians
- Protective Service Workers
- Paraprofessionals
- Administrative Support (Including Clerical and Sales)
- Skilled Craft Workers
- Service-Maintenance

### **5.3 Displacement and Relocation**

RS housing programs will be undertaken with no intent to result in displacement, but per funding guidelines, records will be maintained on household displacement if it does occur. This information must include race and ethnicity, gender of single heads of household; and addresses and census tracts of the housing units to which each displaced household was relocated.

## 5.4 Minority Business Enterprises/Women's Business Enterprises

RS programs need to maintain records on race and ethnicity of each business entity receiving a contract or subcontract of \$25,000 or more paid, or to be paid. Data indicating which of these entities as defined by Executive Order 12138; and the amount of the contracts or subcontracts. The programs take steps to assure that minority businesses and women's business enterprises have an equal opportunity to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction and services. (24 CFR 570.506(g)(6).

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## 6 STRATEGY PRIORITIES

(The CBDO and their partners will be monitored on a quarterly basis by County staff. Success will be measured in terms of the meeting minimum goal thresholds set out in the following categories):

### 6.1 Decent Housing

**DH-1 – Availability/Accessibility:** Develop additional single family residential (SFR) units for underserved groups

- Increase the number of affordable units, especially those accommodating larger families (5+ members).
- Support programs and projects that modify units to accommodate the needs of the disabled and allow seniors to age in place.
- Convert abandoned and foreclosed properties into new affordable units

**DH-2 – Affordability:** Support and expand programs and projects that maintain and increase affordable units

- Provide loans and grants that support new homeownership for low- to moderate-income households
- Encourage rehabilitation projects, especially those that increase energy efficiency and utilize other green principles
- Expand existing and explore new rent-to-own assistance programs for low-income households

**DH-3 – Sustainability:** Ensure long-term housing market stabilization

- Maintain property standards and enforce building codes
- Stabilize the rental to homeowner housing ratios within the RS target areas
- Reduce the number of vacant properties within the RS target areas

### 6.2 Suitable Living Environment

**SL-1 – Availability/Accessibility:** Address unmet needs that enhance living conditions for underserved groups

- Support and expand affordable childcare services, including home daycare, that provide needed options, including non-traditional hours and infant care.
- Improve accessibility within the target areas in accordance with the American with Disabilities Act (ADA).
- Support programs that enable independent living for seniors and persons with disabilities.

**SL-2 – Affordability:** Upgrade/Install infrastructure

- Assist in the establishment of community service areas/districts (CSA/D's).
- Encourage rehabilitation that incorporates green principles.
- Replace existing septic systems within the neighborhoods with a public sewer system.
- Partner with potential program funded sidewalk incentive program (i.e. Keyes sidewalk incentive program).

**SL-3 – Sustainability:** Improve community appearance and livability

- Support graffiti removal efforts.
- Engage neighborhood groups and support their initiatives to improve their communities as program perimeters allow.
- Improve safety through targeted strategies that implement Crime Prevention through Environmental Design (CPTED) principles, including increased lighting.
- Improve streets, alleys, and parks.
- Establish temporary uses for vacant residential and commercial parcels, such as community gardens, that are beneficial to the public.
- Reinforce and support collaborative prevention/proactive programs between residents and the police/sheriff.
- Address blight via rehabilitation/demolition/reconstruction of abandoned residential buildings to provide housing opportunities for neighborhood residents.

## **6.3 Economic Opportunity**

**EO-1 – Availability/Accessibility:** Support workforce development and asset building opportunities

- Develop employment training and employment opportunities in childcare, green building and health care sectors.
- Expand adult educational opportunities, such as English as a second language (ESL), computer literacy and general education.
- Support and expand programs that provide technical assistance to businesses and provide entrepreneurial training.
- Provide access to capital for businesses, especially through grant and loan programs.
- Promote higher education via partnerships with local schools and community colleges.

**EO-2 – Affordability:** Support projects that effectively leverage federal resources with private funds

- Provide funding and technical assistance to improve energy efficiency of retail and commercial buildings

**EO-3 – Sustainability:** Improve area business opportunities.

- Improve the appearance of area businesses
- Decrease the percentage of vacant storefronts and other retail space
- Improve parking and pedestrian access in businesses
- Provide funding for rehabilitation projects, such as the Neighborhood Façade Improvement Program, that enhance existing businesses or encourage location of new businesses



## 7 PROGRAM PROGRESS

County staff will notify and provide quarterly monitoring for all RS programs. There is timeliness deadlines associated with program success. If the respective program(s) do not meet these timeliness deadlines they must be aware the forfeiture of funding to another RS performing program will be considered. This may include the necessity to amend the RS to realize the greatest impact possible.

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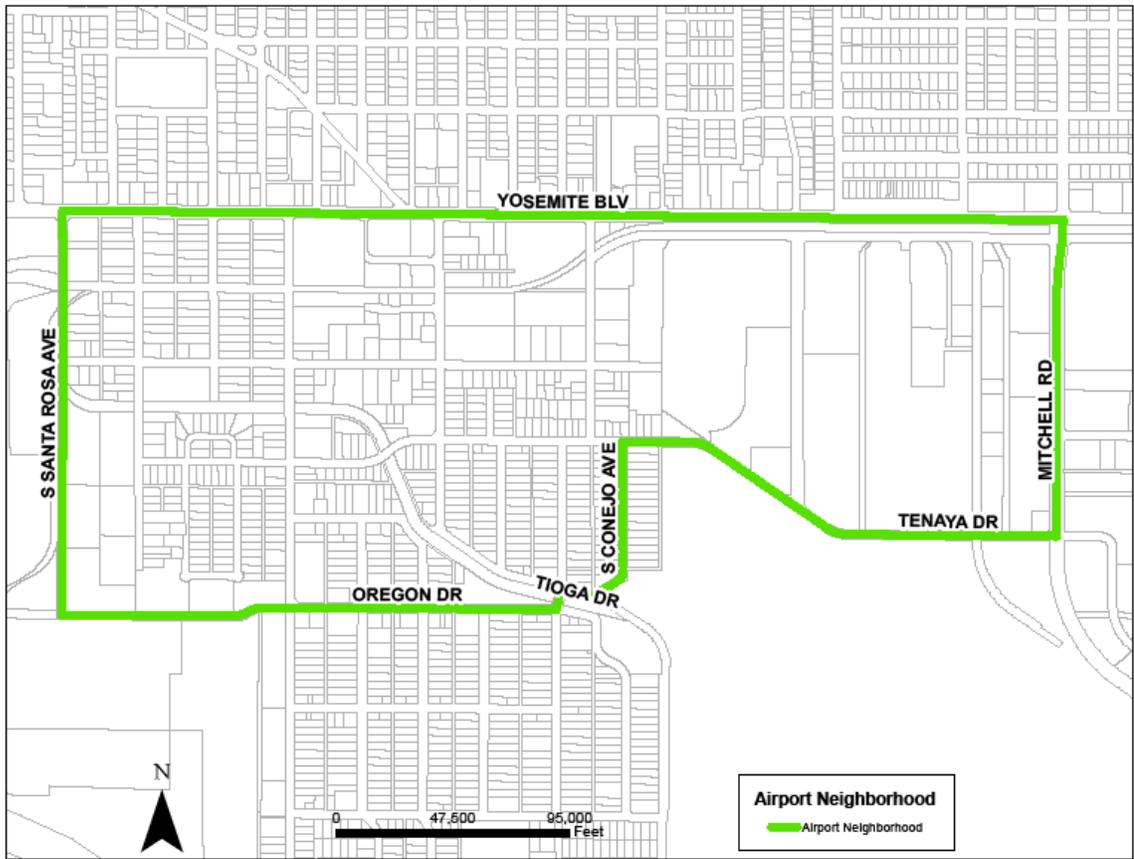
## 8 APPENDICES

### 8.1 Maps

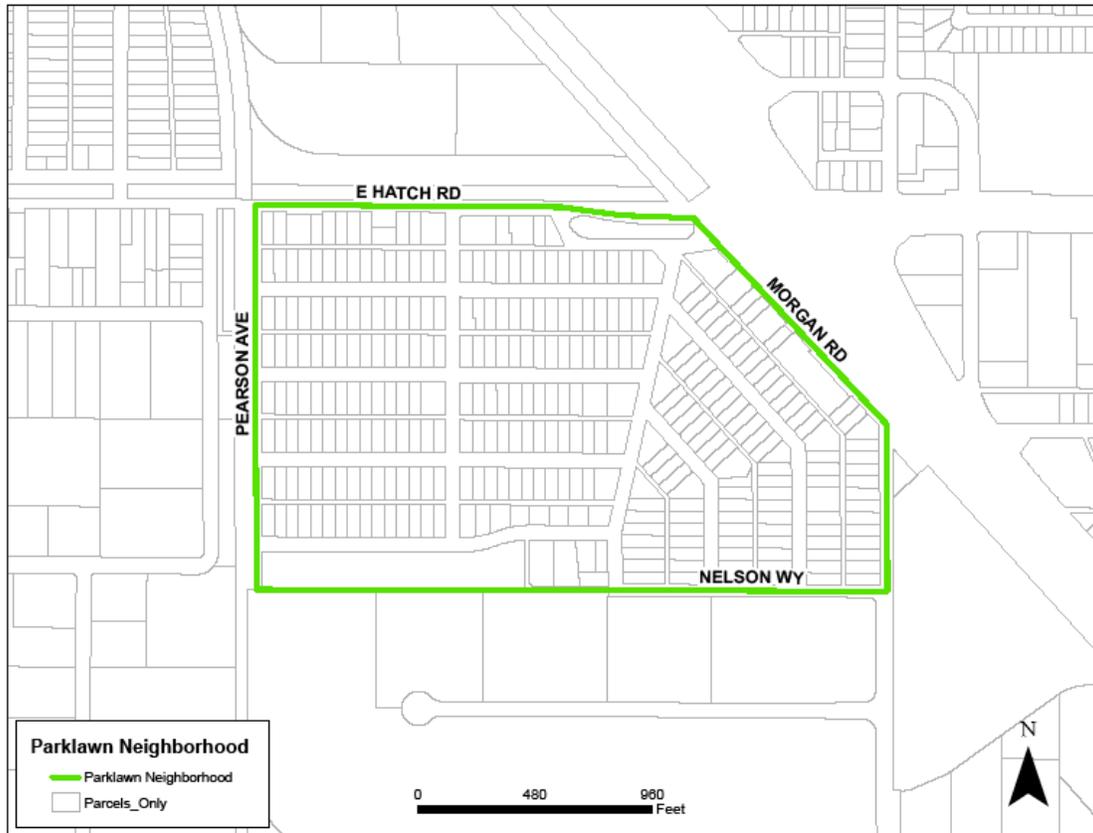
Boundary	Maps	Pg. 17-18
Zoning	Maps	Pg. 19-20
Population	Maps	Pg. 21-22
Diversity	Maps	Pg. 23-24
Poverty	Maps	Pg. 25-26
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The Airport Neighborhood is bounded by: Yosemite Blvd, (Highway 132) to the north, Mitchell Rd. to the east, Tenaya Dr. and Oregon Dr. to the South and S. Santa Rosa Ave. to the West.

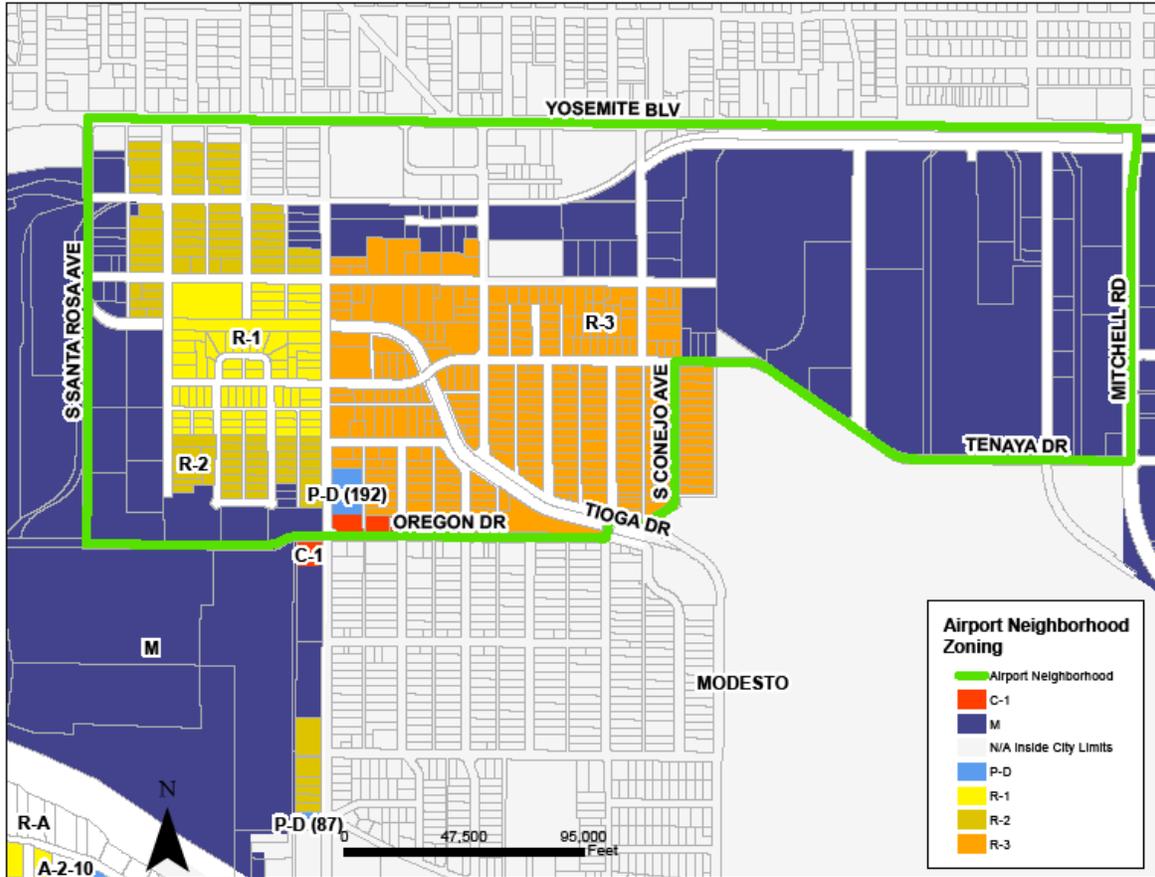
The Parklawn Neighborhood is bounded by: Hatch Rd. to the north, Morgan Rd. to the east, Nelson Way and Parklawn Avenue to the south and Pearson Avenue to the west.



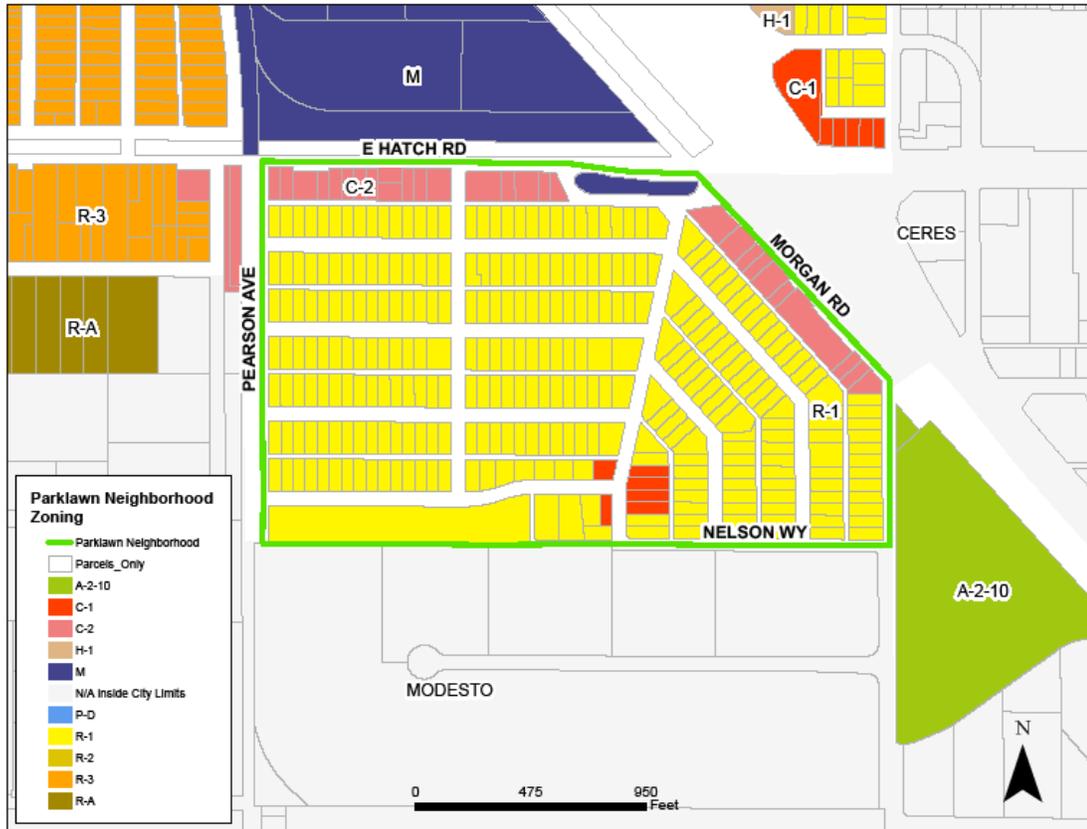
Airport Neighborhood Boundary Map



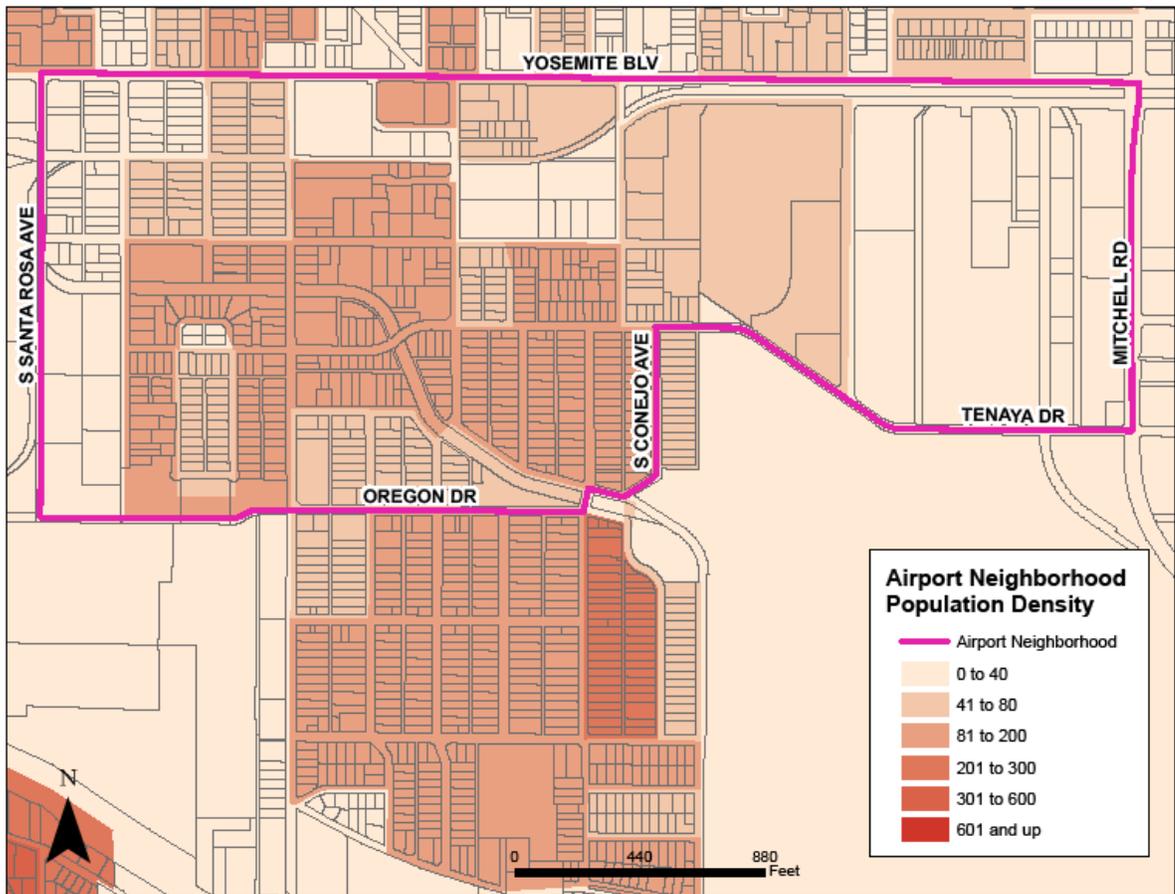
Parklawn Neighborhood Boundary Map



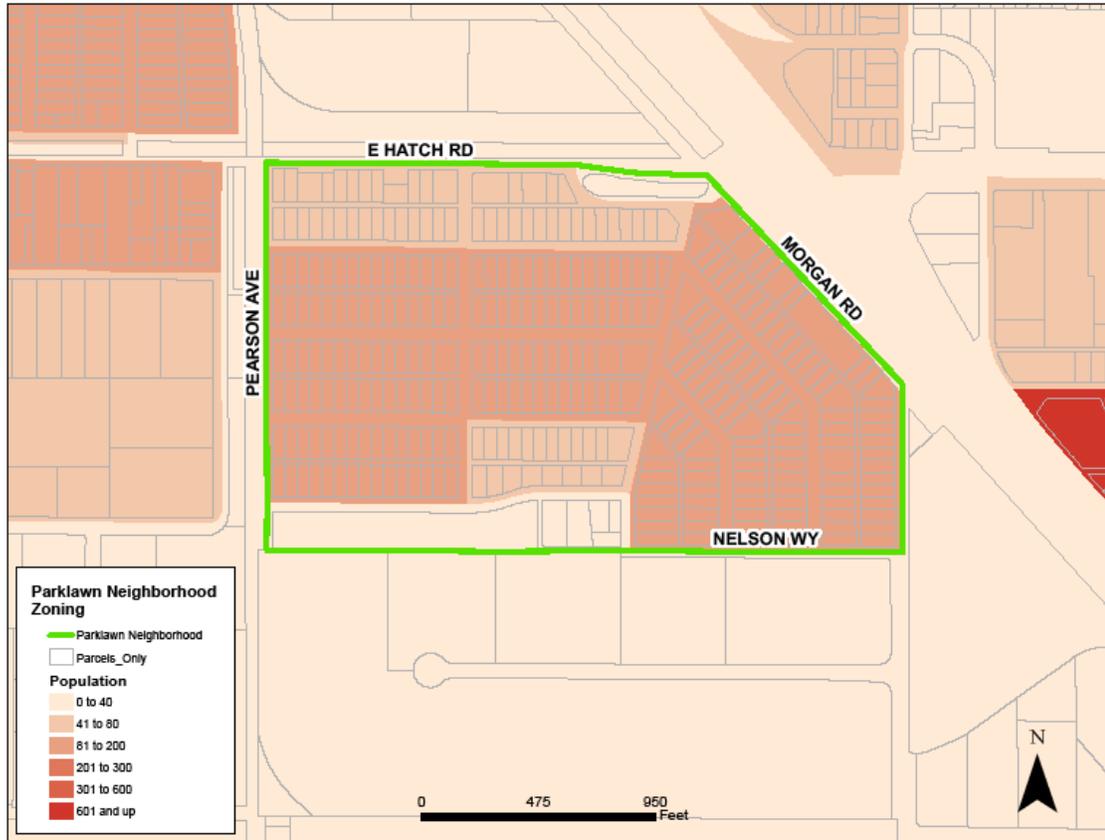
Airport Neighborhood Zoning Map



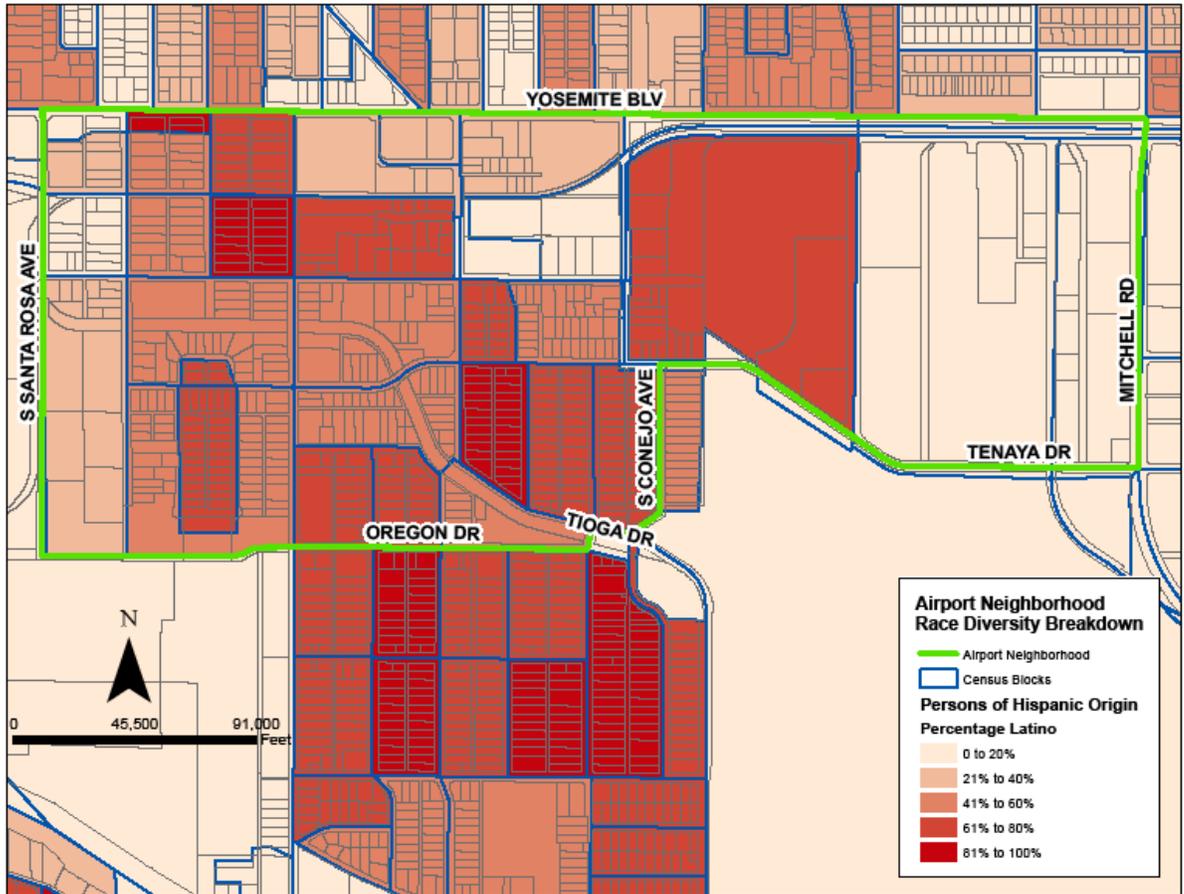
Parklawn Neighborhood Zoning Map



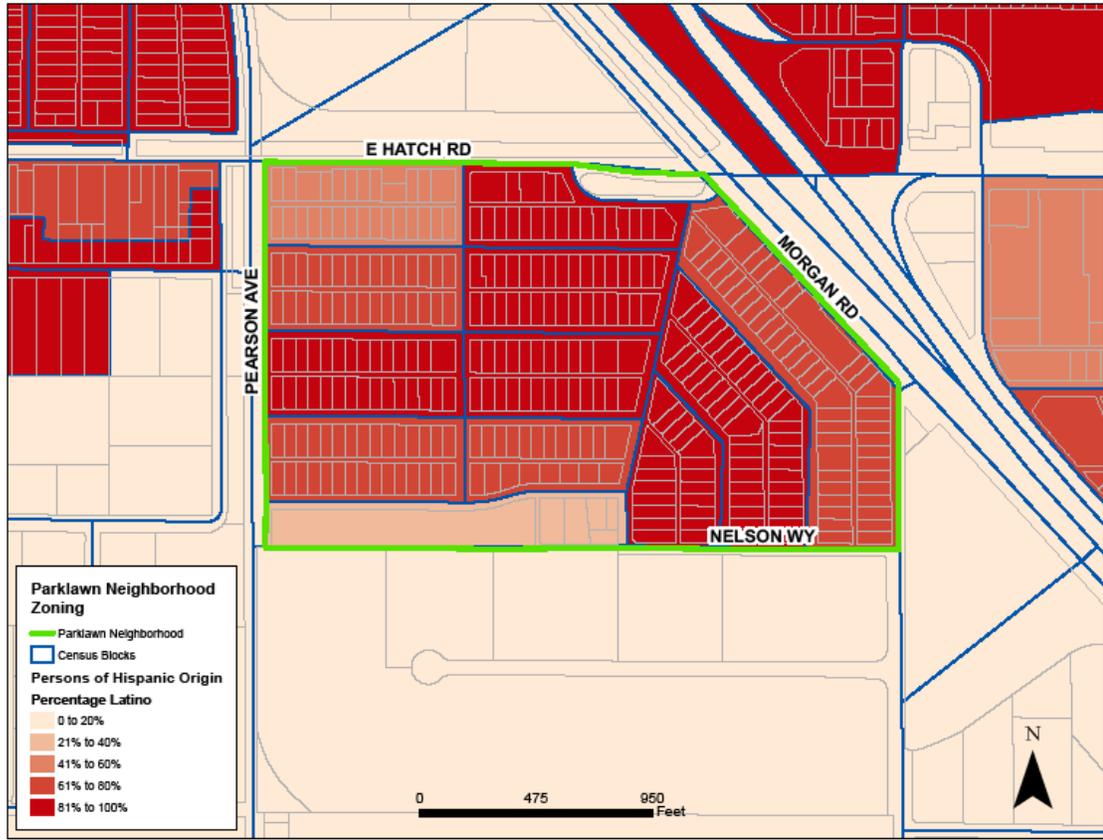
Airport Neighborhood Population Density Map



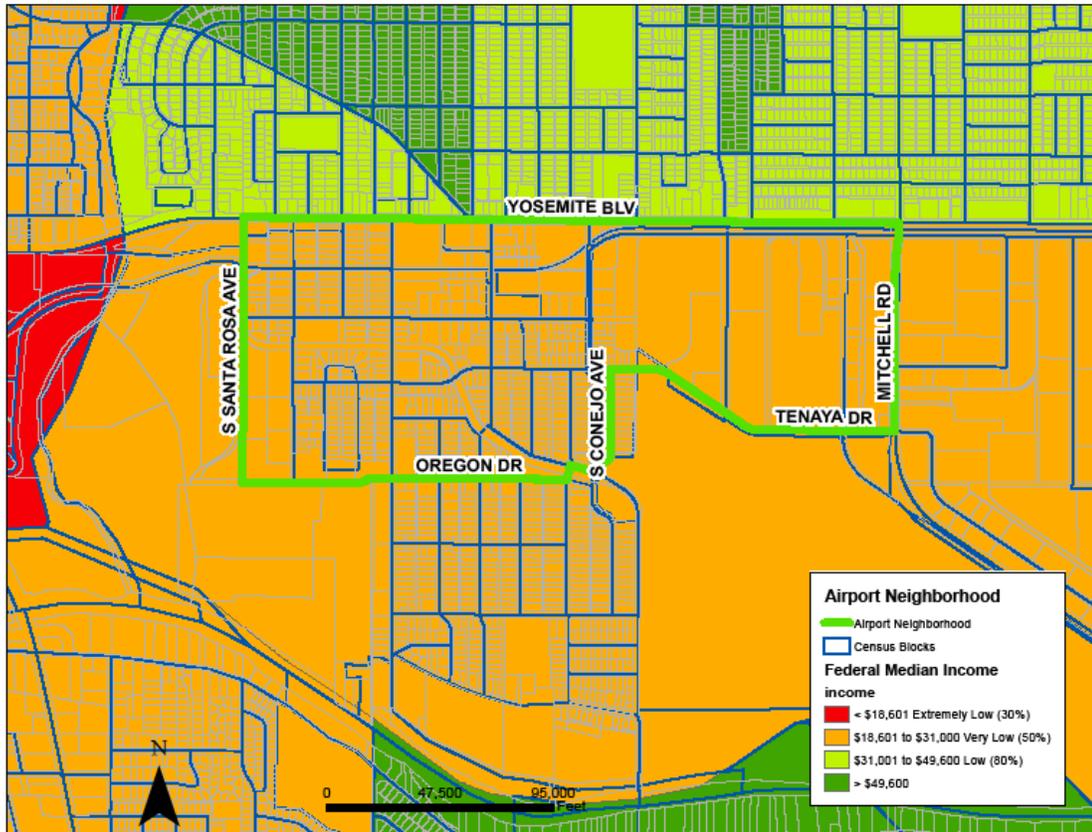
Parklawn Neighborhood Population Density Map



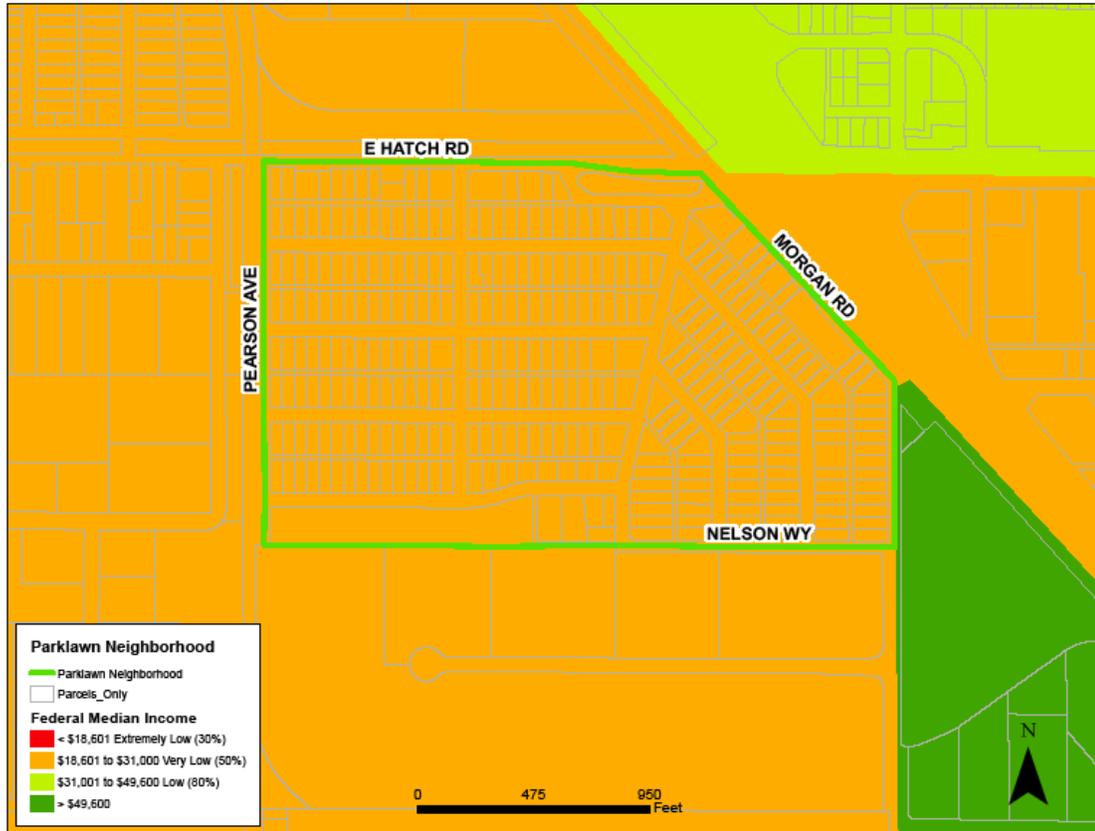
Airport Neighborhood Percentage of Residents of Hispanic Origin



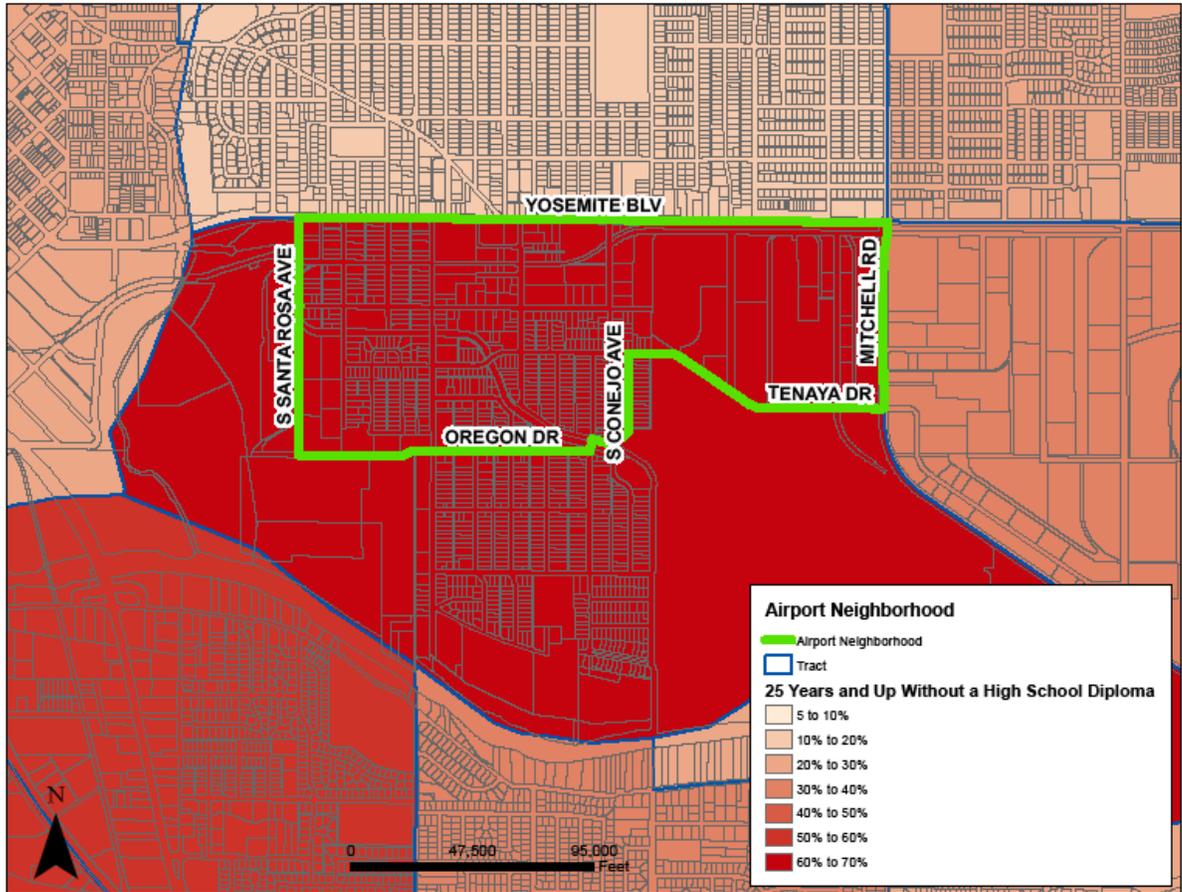
Parklawn Neighborhood Percentage of Residents of Hispanic Origin



Airport Neighborhood Median Income Map



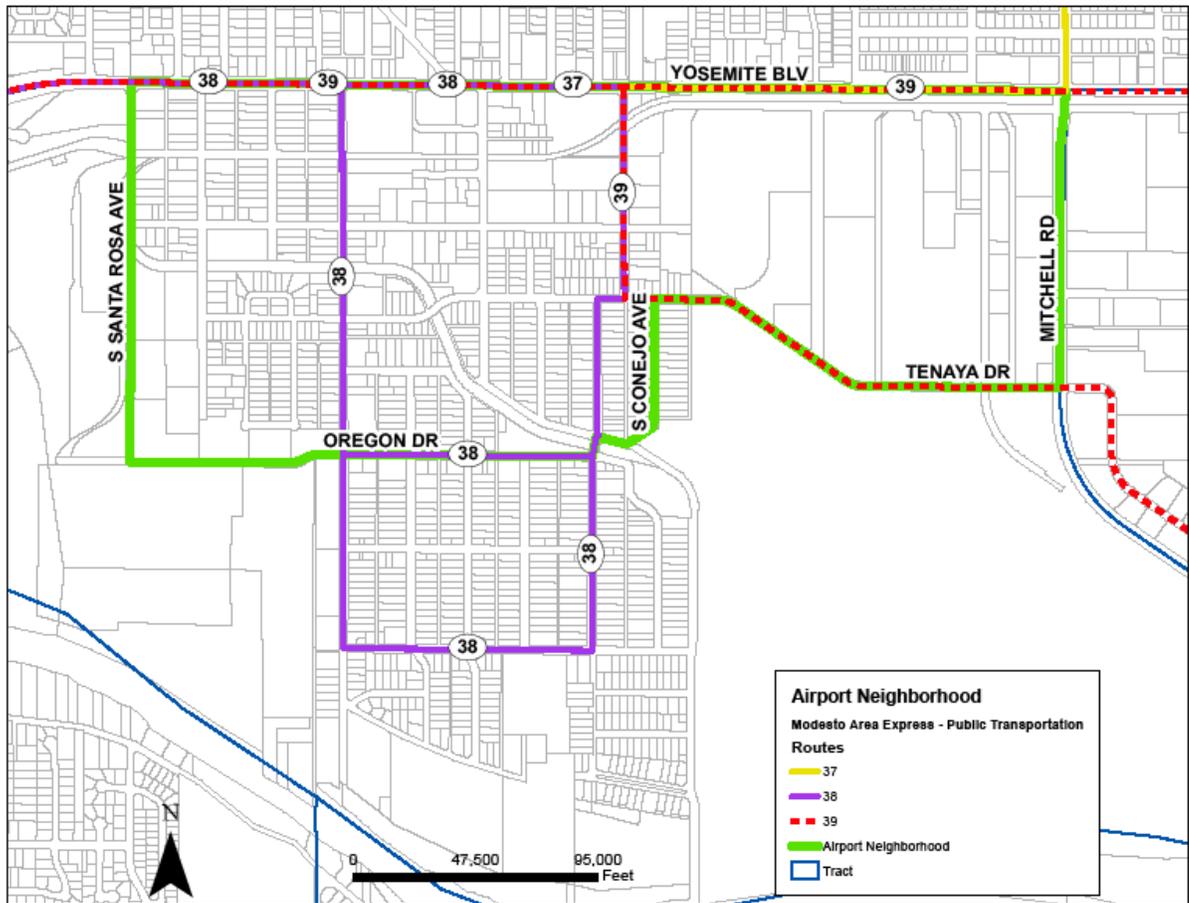
Parklawn Neighborhood Median Income Map



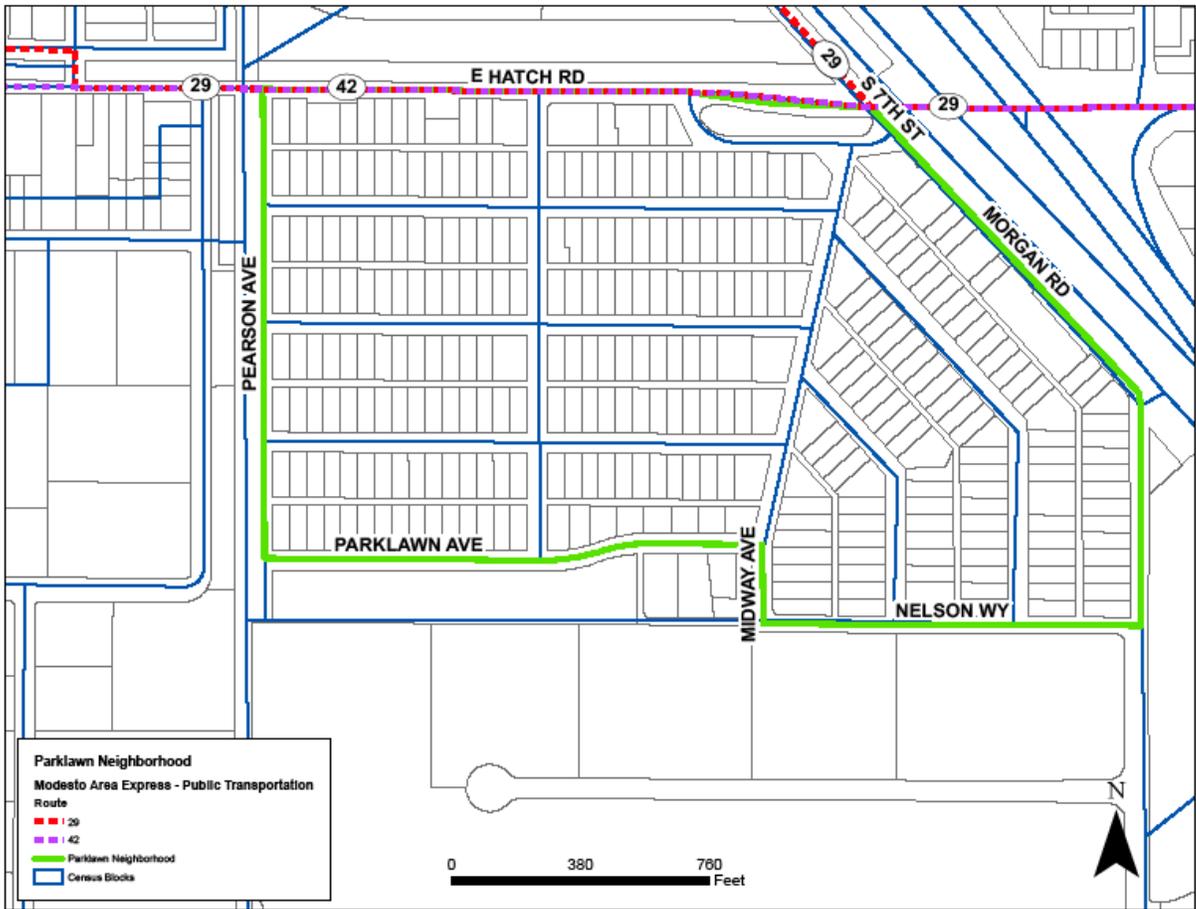
Airport Neighborhood % of Residents 25 yrs. And Older Without a High School Diploma



Parklawn Neighborhood % of Residents 25 yrs. and Older Without a High School Diploma



Airport Neighborhood Public Transportation Map

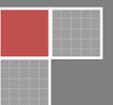


Parklawn Neighborhood Public Transportation Map

2012

# Analysis of Impediments to Fair Housing Choice

Stanislaus County



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## I. EXECUTIVE SUMMARY

*A. What is an Analysis of Impediments?*

Stanislaus County's diverse population lives in a wide variety of housing and neighborhoods. The AI examines policies and practices that may limit residents' ability to choose their housing in an environment free from discrimination.

This AI 2012 is an update of previous AI Reports. The purpose of the Ai is to provide documentation of any fair housing problems that exist in the Stanislaus Urban County communities of Stanislaus County and the strategies designed to mitigate and/or eliminate identified impediments to fair housing choice. This document examines the affordability, availability and accessibility of housing in Stanislaus County and provides an assessment of how conditions affect fair housing choice. The AI also serves as a basis for fair housing planning, provides essential information to policy makers, housing providers, and fair housing advocates and assists in building public support for fair housing efforts. Impediments to fair housing are any actions, omissions, or decisions that are taken which restrict housing choices for individuals or families.

Entitlement jurisdictions receiving funding through the Consolidated Plan (CP) process should update, where appropriate, its (AI). The CP regulations (24 CFR 91) require each state and local government to submit a certification that it is affirmatively furthering fair housing. This means that it will (1) conduct an analysis of impediments to fair housing choice; (2) take appropriate actions to overcome the effects of impediments identified through that analysis; and (3) maintain records reflecting the analysis and actions.

*B. Overview of the Research*

A broad array of public and private practices and policies were scrutinized for impediments to fair housing. These include land use, zoning, lending, complaint referrals, advertising, and housing affordability. Local fair housing case activity was evaluated for capacity and impact. Demographic information for the Stanislaus Urban County and also the entire County such as income, housing stock and the geographic concentration of ethnic groups was reviewed. Some program information has remained consistent and some demographic information remained the same due to the availability of information.

*C. Introduction*

The AI 2012 was conducted by Project Sentinel, a regional nonprofit fair housing agency with more than 30 years of fair housing enforcement, education and evaluation experience. It was funded by the Stanislaus County Department of Planning and Community Development Community Development Block Grant (CDBG) Entitlement allocation.

The last AI for Stanislaus Urban County, was completed in 2009 (AI 2009). At that time the Stanislaus Urban County included the jurisdictions of Ceres, Newman, Oakdale, Patterson, Waterford and the Stanislaus County Unincorporated area. Since then the City of Hughson has joined the Stanislaus Urban County. Today the Stanislaus Urban County includes all areas of Stanislaus County except the three incorporated cities of Modesto, Riverbank and Turlock.

The AI 2012 identified primary impediments to fair housing choice. The first impediment identifies was the shortage of affordable rental housing in general, and particularly for larger families. The AI 2012 notes that very few large multi-family rental units had been constructed in recent years and specifically recommended that the Stanislaus Urban County focus on incentives for the multi-family housing containing three and four bedroom units. The impediments not only remains extant, but has become more pronounced in the last 10 years. According to research by the National Low Income Housing Coalition, the very low and low income populations, elderly and individuals with disabilities are the demographic groups that have experienced the most difficulty accessing multi-family housing. Affordable housing does not mean available housing and that is demonstrated in the data analyzed from the 2010 American Community Survey (ACS). Some critics would argue that affordable rental housing in Stanislaus County has improved with the “economic downturn”, but in reality it has become scarcer for those with fixed and reduced incomes. Due to the economy, there is an abundance of multi-family and single-family housing that does not meet habitability standards therefore reducing the availability of affordable housing. At first, foreclosures increased the number of houses in the rental market. People who had lost their homes to foreclosure or short sales, or who walked away from their mortgages, found they could rent similar-size houses, often in the same neighborhood for less than their mortgage payment. Over the past year as more of those former homeowners became renters, demand for those three-to four bedroom rental homes climbed. As lenders foreclose on more homes but are slow to resell them, the number of available houses has dropped.

The second impediment cited was the lack of comprehensive fair housing and housing counseling/education services and the potential for housing discrimination and predatory housing practices, combined with a general lack of knowledge of fair housing services within the Stanislaus Urban County’s area. This impediment has been largely addressed and satisfactorily resolved in the past by virtue of the Stanislaus Urban County’s annual funding of comprehensive fair housing services. Specific recommendations that can be undertaken to continue to overcome this impediment are discussed in full in the final draft of this AI 2012.

In addition to the issues addressed in the AI 2009 and the addition of the City of Hughson to the Stanislaus Urban County, new areas of analysis include impacts of the Foreclosure Crisis on Affordable Housing Choice, a review of the Neighborhood Stabilization Program, a review of the Housing Authority of Stanislaus County of Stanislaus (“HACS”) housing projects/programs, examination of zoning ordinances and reasonable accommodations policies and the utilization of community development resources.

#### *D. Summary*

The AI 2012 focuses significant attention on the continuing shortfall in affordable rental housing throughout the Stanislaus Urban County, particularly for larger families. This remains the most serious unresolved impediment to fair housing choice facing the Stanislaus Urban County six jurisdictions.

Affordability has several aspects. For families fleeing the prohibitively high cost of housing in the Bay Area, Stanislaus County is viewed as one of the most affordable areas in the state. According to HUD, in 2012 a 3 bedroom housing unit average rent in Stanislaus County is \$1,365 and in Santa Clara a 3 bedroom unit is averaged at \$2,334 a difference of 41.5%. (See

Figure V-2) Stanislaus County's agricultural roots and closeness to the San Francisco Bay Area, the State Capitol, and Sierra Nevada mountains make Stanislaus County and Stanislaus Urban County particularly attractive to families.

Conversely, new immigrants, who have accounted for much of Stanislaus Urban County's population growth, face a different set of challenges. Many of these residents have lower paying jobs, larger families with young children, limited English proficiency, and limited education. For them, Stanislaus County offers great promise, but lack of housing affordable to low and very low income households' results in stifling housing cost burdens. The same is true of persons with disabilities, veterans, female-headed households, and elderly residents with fixed incomes.

The changed economic circumstances confronting Stanislaus County, especially those affecting homeownership and rental housing markets must be viewed as potential threats to fair housing choice. Vacancy rates in single-family dwellings have been rising rapidly throughout Stanislaus County as more and more homes have gone into foreclosure or have been abandoned. The number of properties teetering on the verge of delinquency and default remains high and continues to grow. Home Mortgage Disclosure Act ("HMDA") and other data sources from ForeclosureRadar and California Reinvestment Act (CRA) strongly suggest that a high proportion of high cost (sub-prime) loans were directed toward African-American, Hispanic and other minority households; and it is likely that these minority groups are now bearing a larger share in the loss of homeownership. It is vital that these households, that do not have the means to support reasonable mortgage payments, receive the necessary assistance to refinance out of predatory sub-prime loans.

The ability of the Stanislaus Urban County to respond to the challenges posed by the current housing crisis combined with Stanislaus County's dramatic rise in minority population since 2000 will depend, upon many factors, some within Stanislaus Urban County's control and other of a more global nature such as the level nature of federal assistance. It will be important for Stanislaus Urban County and the five incorporated members to coordinate with other outside entities such as HACS, private developers, nonprofit organizations, mortgage lenders and the state. It will also depend on how well the jurisdictions are able to coordinate, integrate and fairly distribute all available federal, state and local housing and community development resources. For these reasons, the AI 2012 devotes substantial attention to the resources, programs and activities of the HACS, and to the ways in which the Stanislaus Urban County has utilized available federal, state and local resources in recent years.

Some of the Stanislaus Urban County jurisdictions offer more incentives for the development of affordable housing than others. Regardless of whether the codes provide inclusionary zoning or additional density bonuses, since 2009 there has been three (3) constructed housing development projects (Newman- Multi-family housing, Oakdale- Senior housing and Patterson- Senior housing) and one purchased housing development to add to affordable multi-family housing. With or without the current economic climate of tight credit it appears that the only way for housing to be constructed that is affordable to low and very low income households is with significant subsidies such as donated land fee waivers and cash.

The review of zoning codes that address the needs of people with disabilities showed no clear impediments. A review of each jurisdiction's definition of family, which speaks to the

impediments of group homes for those with disabilities, found no discriminatory wording. Likewise, a prohibition or overly burdensome approach to secondary units would discriminate against those with disabilities in that many who benefit from secondary units have disabilities and are very low income. The review of these codes shows overall compliance, with recommendations for some minor adjustments for two jurisdictions.

### *E. Recommendations*

The recommendations listed below are further explained in Section IX.

1. Stanislaus Urban County should continue to provide and support reasonable accommodations.
2. Preservation of existing Affordable Housing and development of additional multi-family units.
3. Improve public education of fair housing through regional approaches to public outreach to publicize fair housing services.
4. Implementation of Stanislaus Urban County Housing Elements policies and programs.

## II. PURPOSE AND SCOPE OF THE AI

An AI is a broad spectrum review of private and public practices and policies which may impact people's ability to choose housing in an environment free from discrimination. Fair housing choice is the ability of persons of similar income levels to have available to them the same housing choices regardless of race, color, religion, sex, handicap, familial status, or national origin.

The development of this AI is part of the consolidated planning process required for all localities receiving funding from the Department of Housing and Urban Development (HUD).

Provisions to affirmatively further fair housing (AFFH) are principal and long-standing components of HUD's housing and community development programs. These provisions flow from the mandate of Section 808(e)(5) of the Fair Housing Act which requires the Secretary of HUD to administer the Department's Housing and Urban Development programs in a manner to affirmatively further fair housing.

1. Sections 104(b)(2) and 106(d)(5) of the Housing and Community Development Act of 1974, as amended, specifically require CDBG Program grantees to certify they will affirmatively further fair housing. Congress reiterated this affirmative obligation in Section 105(b)(13) of the National Affordable Housing Act of 1990 ( NAHA ). Also in NAHA, Congress makes clear that one of the Act's principal objective is "to improve housing opportunities for all residents of the United States, particularly members of disadvantaged minorities, on a non-discriminatory basis."

In 1992, as part of the regulations for the CHAS required by Congress in the National Affordable Housing Act of 1990 ( NAHA ), HUD referenced the Fair Housing Review Criteria as a means for Entitlement jurisdictions to take a more coordinated approach to their fair housing

efforts (24 CFR 91.21(e)). Similarly, in 1992, HUD further defined the AFFH role of State CDBG grantees and State-funded jurisdictions in the Department's State CDBG regulations (24 CFR 570.487(b)).

The AI is an assessment of laws, governmental policies, real estate practices and local conditions that affect the location, availability and accessibility of housing. The analysis of the impediments impact on housing choice can highlight areas and assist with developing and implementing corrective actions and broadening fair housing laws.

The stated purpose of the AI is to increase housing choice, identify problems and assemble fair housing information. The AI:

- Serves as the substantive, logical basis for Fair Housing Planning.
- Provides essential and detailed information to policy makers, administrative staff, housing providers, lenders and fair housing advocates.
- Assists in building public support for fair housing efforts both within entitlement jurisdictions' boundaries and beyond.

HUD requires entitlement jurisdictions to develop action plans to overcome the effects of identified impediments to fair housing choice. Therefore, the AI is the necessary first step in the fair housing planning process.

HUD wants entitlement jurisdictions to become fully aware of the existence, nature, extent and causes of all fair housing problems and the resources available to solve them. Without this information, an entitlement jurisdiction's Fair Housing Plan ("FHP") could fall short of measurable results. HUD's goal in requiring the production of an AI is to conserve valuable energy and resources while producing efficient and effective fair housing services.

#### *A. Information Gathering and Analysis*

To assist policy makers, the AI consolidates fair housing information otherwise located in a variety of sources. It also brings together information not otherwise perceived as fair housing related. This 2012 AI is a review of and search for impediments to fair housing choice in the Stanislaus Urban County. HUD defines fair housing impediments as:

- Any actions, omissions or decisions taken because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choices, or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familiar status or national origin.

The information sought for conducting an AI includes the following:

- Practices and procedures involving housing and housing related activities.
- Zoning and land use policies.
- The nature and extent of fair housing complaints, lawsuits, or other data that may evidence achievement of fair housing choice.
- Demographic patterns.

- Home Mortgage Disclosure Act (HMDA) data
- Allegations of discrimination
- Fair Housing Initiative Program (“FHIP”) grant results.
- Patterns of occupancy in Section 8, public and assisted housing, and private rental housing.

The AI 2012 AI evaluates policies and practices of the Stanislaus Urban County, nonprofit agencies and private entities for the existence of impediments. In analyzing possible impediments, HUD also requests that entitlement jurisdictions review the number and types of complaints filed with Department of Justice or private plaintiffs, HUD and California Department of Fair Employment and Housing (DFEH).

### *B. Assembling Fair Housing Information*

The production of the AI 2012 involved extensive data collection. HUD does not intend AI's to be the product of original research. Therefore, Project Sentinel relied primarily in existing data such as the US Census, CA Department of Finance, Housing Elements for Stanislaus Urban County, the Stanislaus Urban County's Annual Action Plans (AAP) and the Consolidated Plan (CP) throughout the report. Since local governments do not collect data in the same way, different data sources are sometimes used for similar information.

To produce this AI 2012, Project Sentinel reviewed relevant demographic data to identify housing patterns and assess efforts to avoid segregation and isolation. We also analyzed land use and zoning for legality of terminology and fair housing practice. Land use and zoning were also reviewed to identify practices used to promote or inhibit development of affordable housing. We have also reviewed fair housing complaints received by Project Sentinel over the past year throughout the Stanislaus s and Stanislaus Urban County area.

Preparing this AI 2012 is the first step in a fair housing planning process. The next step is the identification, with broad citizen participation, of a list of actions to eliminate or reduce the negative impacts of the specific impediments. Actions identified to address the barriers to fair housing will be included in the approved AI and will provide the fair housing strategy for Stanislaus Urban County's new three-year Consolidated Plan. That plan will be developed during Fiscal Year 2012 and will cover Fiscal Year 2012-2015.

## III. DEMOGRAPHIC OVERVIEW

### *A. Stanislaus County as a Whole*

The Stanislaus Urban County is comprised of the unincorporated portions of Stanislaus County and the six incorporated cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford. In addition, there are 14 unincorporated communities within Stanislaus County and substantial areas of state and federally controlled lands such as parks, wildlife areas and other public lands. Stanislaus County is located just east of San Francisco/Oakland metropolitan region and northeast of the San Jose/Silicon Valley area. It is bordered by San Joaquin, Calaveras, and Tuolumne counties to the north; Mariposa County to the east; Merced County to the south; and Santa Clara and Alameda counties to the west. Positioned at the heart of California's rapidly urbanizing Central 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 over the next decade.

Stanislaus County as a whole has been one of the fastest growing counties in California. During the 1980s Stanislaus County's population climbed from 265,000 to 370,522 for a total increase of 39%, compared to 26% statewide (see Figure III-1). Rapid growth continued during the 1990s as the population climbed to 446,997 by the year 2000. Growth is expected to continue over the next 10 years with County population projected to increase to 559,708 by 2010 and 1,191,344 by 2050.

### Population Projections 2010-2050

Figure III-1

Jurisdiction	2010	2020	2030	2040	2050	Percentage
<i>Stanislaus</i>	559,708	699,144	857,893	1,014,365	1,191,344	50.3%
<i>San Joaquin</i>	741,417	965,094	1,205,198	1,477,473	1,783,973	41.5%
<i>Merced</i>	273,935	348,690	439,905	541,161	652,355	41.9%
<i>California</i>	39,135,67	44,135,923	49,240,891	54,266,115	59,507,876	65.7%

Source: CA Dept. of Finance

The percentage of population living in the incorporated areas increased from 74% in 1990 to 82% in 2000 and 87% in 2010, continuing the shift from rural to urban lifestyles demonstrated in past decades. The Patterson- Salida portions of the planning area captured a significant amount of this growth.

Stanislaus County's population has continued to grow rapidly throughout the decade. The 2010 Census placed Stanislaus County's total population at 559,708. The California Department of Finance estimated a population of 525,900 as of January 1, 2008. This constitutes a growth rate of 6.07% in less than a decade.

### Population Growth by Race 2010

Figure III-2

	Stanislaus County	California	United States
White	51.5%	57.6%	72.4%
Black	5.5%	6.2%	12.6%
Asian	4.6%	13.0%	4.8%
Hispanic	58.7%	37.6%	16.3%
Children	36.2%	28.1%	26.9%
Household Size	3.54 pph	2.90 pph	2.58 pph

Source: 2010 US Census

Even more so than the case from 2000 to 2010, this growth has been primarily attributable to a dramatic increase in Stanislaus County's minority population (see Figure III-3). From 2000 to 2010 the White non-Hispanic ("White only") population went from 256,000 to 337,342 an increase 24%. At the same time the Hispanic population rose from 141,200 to 215,658 an increase of 35%; the Asian population rose from 18,800 to 26,090, an increase of 28%; and the African American count went from 11,500 to 14,721 a 22% jump. In 2008 the

white only population comprised 50.8% of Stanislaus County's population, while Hispanics made up 38.2%, Asians 5.2% and African Americans 2.8%. By 2010 the White only population had increased to 60.2% of the total population, while Hispanics rose to 38.5%, Asians decreased to 4.6%, and African Americans decreased to 2.6%.

### Stanislaus County Population Growth Rate

Figure III-3

Race/ Ethnicity	Stanislaus County		% of Total Population	% of Total Population in 2008
	2000	2010		
White	256,000	337,342	60.2%	50.8%
Black	11,500	14,721	2.6%	2.8%
Asian	18,800	26,090	4.6%	5.2%
Hispanic	141,200	215,658	38.5%	38.2%

Source: 2010 US Census

#### B. Stanislaus Urban County Cities

The cities of Ceres, Newman, Oakdale, Patterson and Waterford have been part of Stanislaus Urban County since 2005 (the City of Hughson joined Stanislaus Urban County in Fiscal Year 2011-2012). During that period the cities have experienced substantial growth in population, despite the foreclosure crisis. According to the 2010 Census, the cities with the smallest population are Hughson and Waterford (6,640 and 8,456) and the city with the largest population is Ceres with 45,417 (See Figure IV-1). However, there are noticeable differences between the two cities. While Patterson's racial and ethnic composition closely resembles that of other Stanislaus Urban County communities, Oakdale's population has been and remains predominantly White non-Hispanic.

##### 1. Oakdale

The City of Oakdale is located in the northeast portion of Stanislaus County, at the intersection of State Highway 108 and 120 on the south bank of the Stanislaus River, 20 miles from Stanislaus County seat of Modesto. In 2010, the city of Oakdale had a total area of 6.1 square miles of which 6.0 square miles is land and 0.05 square miles is water. Residential growth has occurred on the east and west sides of the city, industrial on the south side, and commercial along highways 108 and 120. (See Figure III-4.) Oakdale has a much lower percentage of Hispanics (26.1%) than other Stanislaus Urban County cities or Stanislaus County as a whole (38.5%), and no other single racial group accounts for more than 1.2% of the population. Oakdale's average household size of 2.81 persons per household ("pph"), proportion of children, and foreign born population are much closer to US averages than other parts of Stanislaus County.

The 2010 Census demographic profile for the city reported a population of 20,488 people. There were 7,288 households, 41.4% had children under the age of 18 living in them, 52.9% were opposite-sex married couples living together 13.8% had a female head of household with no husband present while 6.0% had a male head of household with no wife present. 7.1% of the household's consisted of unmarried opposite sex partnerships, and 0.5% were same sex partnerships. 21.6% were made up of individuals and 9.5% had someone living alone who was 65 years of age or older. The average household size was 2.81 and the average family size was 3.28.

The population was spread out with 5,766 people: (27.9%) under the age of 18; 1,837 people (8.9%) aged 18 to 24; 5,436 people (26.3%) aged 25 to 44; 5,083 people (24.6%) aged 45 to 64; and 2,553 people (12.3%) who were 65 years of age or older. The median age was 34.9 years.

**City of Oakdale Population Growth Rate**

Figure III-4

	Oakdale		United States	
	2000	2010	2000	2010
White	83.8%	80.1%	75.1%	72.4%
Black	0.5%	0.8%	12.3%	12.6%
Asian	1.2%	1.0%	3.6%	4.8%
Hispanic	20.1%	26.1%	12.5%	16.3%
Children	28.9%	30.6%	25.7%	26.8%
Disabled	24.3%	30.8%	19.3%	19.3%
HH Size	2.73 pph	2.81 pph	2.6 pph	2.58 pph
Total Population	15,503	20,675	281,421,906	308,745,53

Figure III-4: City of Oakdale

Oakdale Household Demographics 2010			
Total Households: 7,288			
With Children under 18 3,016 (41.4%)	Unmarried Opposite-Sex 517 (7.1%)		
Opposite- Sex married 3,853 (59.2%)	Same-Sex Households 36 (0.5%)		
Female householder with no husband 1,009 (13.8%)	Individuals 1,573 (21.6%)		
Male householder with no wife 436 (6%)	65 years and above 694 (9.5%)		
Average Household Size 2.81	Average Family Size 3.28		

Figure III-5: Source US Census 2010 American Community Survey

**2. Patterson**

The City of Patterson is in western Stanislaus County on State Route 33 midway between the San Joaquin River and Interstate 5. In 1990, Patterson contained 736 acres, 77% residential, 8% commercial, 14% industrial, and the remaining 1% planned development. New growth has occurred on the west side of the city. In 2000, the population of Patterson was 11,606; by 2008 the population nearly doubled to 21,229 and by 2010 the population had decreased to 20,410. The 2010 Census indicated that 58.6% of Patterson residents are Hispanic. Racially, the city is comprised of 49.6%, White, 5.2%, Asian, and 6.3% African American. More than one-third (37.3% are children; 25.3% are foreign born; and the average household size is 3.63 pph. All of

these figures are much higher than U.S. Averages. The US Census reported that 20,410 people (100% of the population) lived in households, 3 (0%) lived in non-institutionalized group quarters, and 0 (0%) were institutionalized.

According to the US Census there were 5,630 households, out of which 56.2% had children under the age of 18 living in them, 60.4% were opposite sex married couples living together, 13.5% had a female householder with no husband present, 8.7% had a male householder with no wife present. There were 8.0% of the households were made up of unmarried opposite sex partnerships, and 0.8% same sex married couples or partnerships. 12.7% were made up of individuals and 4.8% had someone living alone who was 65 years of age or older. The average household size was 3.63 and the average family size was 3.95.

The population was spread out with 6,890 people: 33.8% under the age of 18; 10.5% aged 18 to 24; 28.5% aged 25 to 44; 21.0% aged 45 to 64; and 6.3% who were 65 years of age or older. The median age was 29.1 years.

### City of Patterson Population Growth Rate

Figure III-6

	Patterson		United States	
	2000	2010	2000	2010
White	55.7%	49.6%	75.1%	72.4%
Black	1.9%	6.3%	12.3%	12.6%
Asian	2.1%	5.2%	3.6%	4.8%
Hispanic	57.0%	58.6%	12.5%	16.3%
Children	36.4%	37.3%	25.7%	26.8%
Disabled	17.5%	17.4%	19.3%	19.3%
HH Size	3.62 pph	3.63 pph	2.6 pph	2.58 pph
Total Population	11,606	20,413	281,421,906	308,745,538

Figure III-6: City of Patterson

Patterson Household Demographics 2010			
Total Households: 5,630			
With Children under 18 3,162	(56.2%)	Unmarried Opposite-Sex 453	(8.0%)
Opposite- Sex married 3,398	(60.4%)	Same-Sex Households 47	(0.8%)
Female householder with no husband 758	(13.5%)	Individuals 716	(12.7%)
Male householder with no wife 491	(8.7%)	65 years and above 273	(4.8%)
Average Household Size	3.63	Average Family Size	3.95

Figure III-7: Source US Census 2010 American Community Survey

### 3. Ceres

The City of Ceres is located in along State Route 99, southwest of Modesto. The two cities are separated by the Tuolumne River. In 2000, the total population was 45,417 but, like many other communities in Stanislaus County and the Central Valley, Ceres has grown considerably (see Figure III-6). By 2008, the population had grown to 42,813. A slight majority of Ceres residents identify themselves as Hispanic (56%.) Racially the population is 57.7% White, 2.6% African American, and 0.8% Asian (the remainder identify with more than one race or another racial group). The American Community Survey (“ACS”) also indicates that, compared to U.S. Averages, Ceres has a higher proportion (35.8%). of children, and persons with disabilities (23.2%). The average household size (3.6 pph) is also substantially higher (38.5%) than the U.S. Average (2.6 pph) and 16% higher than the rest of Stanislaus County.

The US Census reported that there were 12,692 households, out of which 54.2% had children under the age of 18 living in them, 57.6% were opposite-sex married couples living together. 17.4% had a female householder with no husband present, 8.3% had a male householder with no wife present. 7.7% of the households were unmarried opposite-sex partnerships, and 0.6% same-sex married couples or partnerships. 12.5% of the households were made up of individuals and 4.9% had someone living alone who was 65 years of age or older. The average household size was 3.55 pph and the average family size was 3.84.

The population was spread out with 14, 623 people: 32.2% under the age of 18; 11.2% aged 18 to 24; 27.5% aged 25 to 44; 21.3% aged 45 to 64, and 7.7% who were 65 years of age or older. The median age was 29.4 years.

#### City of Ceres Population Growth Rate

Figure III-8

	Ceres		United States	
	2000	2010	2000	2010
White	64.5%	57.7%	75.1%	72.4%
Black	2.7%	2.6%	12.3%	12.6%
Asian	5.0%	1.3%	3.6%	4.8%
Hispanic	37.9%	56.0%	12.5%	16.3%
Children	34.4%	35.8%	24.7%	26.8%
Disabled	17.9%	23.2%	19.3%	19.3%
HH Size	3.3 pph	3.55 pph	2.6 pph	2.58 pph
Total Population	34,609	45,417	281,421,906	308,745,538

Figure III-8: City of Ceres

<b>Ceres Household Demographics 2010</b>			
Total Households: 12,692			
With Children under 18 6,876	(54.2%)	Unmarried Opposite-Sex 976	(7.7%)
Opposite- Sex married 7,311	(57.6%)	Same-Sex Households 76	(0.7%)
Female householder with no husband 2,211	(17.4%)	Individuals 1,586	(12.5%)
Male householder with no wife 1,053	(8.3%)	65 years and above 628	(4.9%)
Average Household Size	3.55	Average Family Size	3.84

Figure III-9: Source US Census 2010 American Community Survey

#### 4. Newman

The City of Newman is located in the southeast portion of Stanislaus County on State Route 33, approximately 25 miles south of Modesto, Stanislaus County seat. The City has a total area of 2.1 square miles, all of it land. In 2000, Newman occupied 1.4 square miles and had a population of 7,093. Newman's population growth rate (3.2% in 2007-2008) has exceeded that of the state and County (see Figure III-7). As of July 1, 2008, Newman's population was estimated at 10,586 and in 2010 10,224 people are reported to reside in the city.

According to US Census, Hispanics comprise 61.6% of the population. Racially, the population is 66.6% White; no other racial category accounts for more than 2% of the total population, although more than a third of residents identify with some other race or more than one race. 2010 Census data reveal that the 32.5% of Newman's population are children, compared to the U.S. average of 24.7%.

The Census reported that there were 3,006 households, out of which 52.6% had children under the age of 18 living in them, 60.5% were opposite-sex married couples living together, 13.3% had a female householder with no husband present, 7.1% had a male householder with no wife present. There were 7.7% unmarried opposite sex partnerships, 15.5% were made up of individuals and 5.8% had someone living alone who was 65 years of age or older. The average household size was 3.38. There were 2,432 families (80.9% of all households); the average family size was 3.75.

The population was spread out with 3,317 people: 32.4% under the age of 18; 9.9% aged 18 to 24; 27.1% aged 25 to 44; 22.0% aged 45 to 64; and 8.5% who were 65 years of age or older. The median age was 30.7 years.

**City of Newman Population Growth Rate**

Figure III-10

	Newman		United States	
	2000	2010	2000	2010
White	60.8%	66.6%	75.1%	72.4%
Black	1.3%	2.3%	12.3%	12.6%
Asian	1.8%	1.0%	3.6%	4.8%
Hispanic	51.4%	61.6%	12.5%	16.3%
Children	35.3%	32.4%	25.7%	26.8%
Disabled	18.2%	18.2%	19.3%	19.3%
HH Size	3.4 pph	3.38 pph	2.6 pph	2.58 pph
Total Population	7,093	10,224	281,421,906	308,745,538

Figure III-10: City of Newman

<b>Newman Household Demographics 2010</b>			
Total Households: 3,006			
With Children under 18 1,581	(52.6%)	Unmarried Opposite-Sex 869	(8.5%)
Opposite- Sex married 1,818	(60.5%)	Same-Sex Households 0	
Female householder with no husband 400	(13.3%)	Individuals 466	(15.5%)
Male householder with no wife 214	(7.1%)	65 years and above 174	(5.8%)
Average Household Size	3.38	Average Family Size	3.75

Figure III-11: Source US Census 2010 American Community Survey

**5. Waterford**

The City of Waterford is located on State Route 132 on the banks of the Tuolumne River, approximately 13 miles east of Modesto, Stanislaus County seat. Waterford is the smallest of the Stanislaus Urban County cities, with a 2010 population of 8,456 (see Figure III-8). Racially, the city is comprised of 71% White, with no other single race accounting for the 35.4% of the city's population. Children make up 36.6% of the population, and the average household size is 3.43 pph. In 2010, 16.1% were foreign born, and 21.2% were disabled.

The US Census reported 2,458 households, out of which 53.5% had children under the age of 18 living in them, 61.0% were opposite sex married couples living together, 14.5% had a female head of household with no husband present, and 7.8% had a male head of household with no wife present. There were 7.0% unmarried opposite sex partnerships, and 0.6% same sex married couples or partnerships. 12.4% were made up of individuals and 4.3% had someone living alone who was 65 years of age or older. The average household size was 3.43 and the average family size was 3.71.

The population was spread out with 2,786 people: 32.9% under the age of 18; 10.7% aged 18 to 24; 27.1% aged 25 to 44; 22.0% aged 45 to 64; and 7.2% who were 65 years of age or older. The median age was 29.6 years.

### City of Waterford Population Growth Rate

Figure III-12

	Waterford		United States	
	2000	2010	2000	2010
White	72.2%	71.0%	75.1%	72.4%
Black	0.5%	0.9%	12.3%	12.6%
Asian	0.8%	1.5%	3.6%	4.8%
Hispanic	35.4%	42.3%	12.5%	16.3%
Children	36.4%	36.6%	25.7%	26.8%
Disabled	21.2%	21.2%	19.3%	19.3%
HH Size	3.5 pph	3.43 pph	2.6 pph	2.58 pph
Total Population	6,924	8,456	281,421,906	308,745,538

Figure III-12: City of Waterford

Waterford Household Demographics 2010			
Total Households: 2,458			
With Children under 18 1,314	(53.5%)	Unmarried Opposite-Sex 172	(7.0%)
Opposite- Sex married 1,499	(61.0%)	Same-Sex Households 15	(0.6%)
Female householder with no husband 357	(14.5%)	Individuals 305	(12.4%)
Male householder with no wife 191	(7.8%)	65 years and above 106	(4.3%)
Average Household Size	3.43	Average Family Size	3.71

Figure III-13: Source US Census 2010 American Community Survey

## 6. Hughson

The City of Hughson is the smallest incorporated city in Stanislaus County, but has grown from a population of 3,259 in 1990 to 6,640 in 2010. Hughson is situated to the East of Ceres, to the North of Turlock, and to the Southeast of Modesto. According to the US Census, the city has a total area of 1.8 square miles of land. The City is comprised of 77.2% White, 0.8% African-American, 1.1% Native American, 1.5% Asian, 0.2% Pacific Islander, 14.8% from other races and 43.2% Hispanic. The Census reported that 6,621 people (99.7% of the population) lived in households, 17 (0.3%) lived in non-institutionalized group quarters, and 2 (0%) were institutionalized.

There were 2,069 households reported by the US Census in which 48.0% had children under the age of 18 living in them, 60.8% were opposite-sex married couples living together, 12.6% had a female householder with no husband present, 5.3% had a male householder with no wife present. There are 5.0% unmarried opposite-sex partnerships, and 1.0% same-sex married couples or partnerships, 17.7% were made up of individuals and 10.6% had someone living alone who was 65 years of age or older. The average household size was 3.28 and the average family size was 3.64.

The population was spread out with 2,024 people: 30.5% under the age of 18; 10.2% aged 18 to 24; 26.9% aged 25 to 44; 21.7% aged 45 to 64; and 10.8% who were 65 years of age or older. The median age was 32.8 years.

### City of Hughson Population Growth Rate

Figure III-14

	Hughson		United States	
	2000	2010	2000	2010
White	68.7%	77.2%	75.1%	72.4%
Black	0.6%	0.8%	12.3%	12.6%
Asian	1.1%	1.5%	3.6%	4.8%
Hispanic	38.8%	43.2%	12.5%	16.3%
Children	46.0%	34.1%	25.7%	26.8%
Disabled	20.4%	20.4%	19.3%	19.3%
HH Size	3.25 pph	3.28 pph	2.6 pph	2.58 pph
Total Population	3,980	6,640	281,421,906	308,745,538

Figure III-14: City of Hughson

Hughson Household Demographics 2010	
Total Households: 7,288	
With Children under 18 3,016 (41.4%)	Unmarried Opposite-Sex 517 (7.1%)
Opposite- Sex married 3,853 (59.2%)	Same-Sex Households 0
Female householder with no husband 1,009 (13.8%)	Individuals 1,573 (21.6%)
Male householder with no wife 436 (6%)	65 years and above 694 (9.5%)
Average Household Size 2.81	Average Family Size 3.28

Figure III-15: Source US Census 2010 American Community Survey

### C. Stanislaus Urban County as a Whole

Demographics for the geographic area comprising the current Urban County are revealing. While the Stanislaus Urban County, in its present form, due to its recent addition of the City of

Hughson. Some useful comparative analysis is possible by subtracting the 2000 and 2010 data for Modesto, Turlock, and Riverbank from Stanislaus Countywide data. Using this approach, the current Stanislaus Urban County area had a total population of 182,500 in 2008 and increased to 222,061 in 2010. Of this total, 143,694 were White only (64.7%), 107,498 were Hispanic (48.4%), 23,083 were Asian (10.3%), and 1,979 were African-American (0.8%). In 2000 the White only population was a somewhat smaller percentage of the current Stanislaus Urban County area than it was of Stanislaus County as a whole (as were Asians and African-Americans), while Hispanics were a considerably larger percentage of the current Stanislaus Urban County area than they were of Stanislaus County as a whole.

During the periods between 2005-2010 the population of the Stanislaus Urban County area had grown from 182,500 to 222,061. This amounts to an increase of 39,561 (17.8%), exceeding the growth rate for Stanislaus County as a whole in the same period. The Asian and African American populations declined, while the Hispanic and White populations increased. Hispanics rose from 90,700 to 107,498, a growth rate of 15.6%, to comprise 48.4% of total Stanislaus Urban County area population. While the three largest minority groups accounted for 46.2% of Stanislaus County's total population, they constituted 49.5% of the Stanislaus Urban County's population.

It is also interesting to note the distribution of population within the Stanislaus Urban County area itself. Based on the January 1, 2008, California Department of Finance estimate, the six participating cities of Ceres, Hughson Newman, Oakdale, Patterson, and Waterford have a combined population of 102,700 (47.2%), while the unincorporated area of the Stanislaus Urban County had a population of 115,100 (52.8%). By comparison, in 2010, the six cities had a combined population of 75,600 (41.4%), while the unincorporated area of Stanislaus County had a population of 106,900 (58.6%). (see Figure III-9).

These population trends will be used to analyze the allocation of CDBG, public and assisted housing, and other resources within the Stanislaus Urban County.

#### IV. HOUSING PROFILE

##### *A. Housing Inventory*

Housing in Stanislaus County is similar to other Central Valley counties whose towns were established around farming centers that are since outgrown. The oldest houses were built over 100 years ago, and many houses have been enlarged upon. Stanislaus County's oldest neighborhoods correspond to the lowest income areas and have the greatest concentration of minority populations. Figure IV-1 lists housing units in the Stanislaus Urban County area, with many needing rehabilitation to correct hazardous conditions and to extend their useful life.

**Housing Units**

Figure IV-1

<b>Jurisdiction</b>	<b>Total Population 2010</b>	<b>Total Housing Units</b>	<b>Occupied Housing Units</b>	<b>Percent Vacant 2010</b>
<i>Ceres</i>	45,417	13,673	12,692	7.2%
<i>Hughson</i>	6,640	2,234	2,069	7.4%
<i>Newman</i>	10,224	3,357	3,006	10.5%
<i>Oakdale</i>	20,675	7,822	7,288	6.8%
<i>Patterson</i>	20,413	6,328	5,630	11.0%
<i>Waterford</i>	8,456	2,665	2,458	7.8%
<i>Unincorporated</i>	106,741	43,535	32,751	5.03%
<i>Total Served</i>	182,356	79,614	65,894	6.9%
<i>Total County</i>	514,453	179,503	165,180	8.0%

Source: 2010 US Census

For Stanislaus County as a whole, the US Census Bureau reported an estimated 179,503 dwelling units as of January 1, 2010 (see Figure IV-2). Of these 143,141 (79.7%) were single-family dwellings (including detached, attached, and mobile homes), while 36,157 units were in multi-family structures of two or more dwellings (20.2%). In 2008, the total number of housing units in Stanislaus County was estimated at 176,622 of which 149,043 were single-family dwellings (84.4%) and 27,579 (15.6%) were dwellings in structures of two or more units. Stanislaus County's total supply of units in multi-family structures increased by 8,578 dwellings, or 4.6% while single-family units decreased by 36,362 or -4.4%.

*B. Multi-Family vs. Single-Family Housing***Housing Inventory for Stanislaus County (Entire County)**

Figure IV-2

	Housing Inventory		% of Total		Housing Inventory 2010	% of Total 2010
	2001	2008	2001	2008		
Single- Family	137,322	149,043	89.5%	84.5%	143,141	79.8%
Multi- Family	25,940	27,579	16.9%	15.6%	36,157	20.1%
Total	153,262	176,262	100.0%	100.0%	179,298	100.0%

Source: 2010 US Census

As problematic as those county-wide figures appear to be from the standpoint of affordable multi-family rental housing, the data from within the Stanislaus Urban County area are reflect similar data (see Figure IV-3). When the housing stock data from the three cities of Modesto, Turlock, and Riverbank, are removed from Stanislaus County figures, the numbers are as follows. In 2001 there were 59,148 housing units in the Stanislaus Urban County area. Of these, 54,260 (91.7%) were single-family dwellings, and 4,888 (8.2%) were dwellings located in multi-family structures of two or more units. By 2008 these figures were, respectively, 69,545 total units, 64,207 single-family dwellings (92.3%), and 5,338 dwellings in multi-family structures (7.6%).

**Housing Inventory for Stanislaus County (Stanislaus Urban County)**

Figure IV-3

	Housing Inventory		% of Total		Housing Inventory 2010	% of Total 2010
	2001	2008	2001	2008		
Single- Family	54,260	64,207	91.7%	92.3%	63,779	86.4%
Multi- Family	4,888	5,338	8.2%	7.6%	10,023	13.5%
Total	59,148	69,545	100.0%	100.0%	73,802	100.0%

Source: 2010 US Census

Stanislaus Urban County housing inventory figures are not uniform, as reflected in the following discussion. In the six incorporated cities of Ceres, Hughson, Newman, Oakdale, Patterson and Waterford, dwellings in multi-family structures accounted for 8.2% of all housing units in 2001, and 7.6% in 2008. However, in the unincorporated area of the Stanislaus Urban County, still the majority of the total population within the Stanislaus Urban County, the figure was 3.8% (1,334 units) in 2001, 3.9% (1,389 units) in 2008 and (1,402 units) in 2010.

*C. Housing Condition*

Many lower income families are forced, due to cost and market conditions, to live in housing units that are substandard or too small for their families. There are few alternatives that these families can afford. Overcrowding of housing units and the long waiting lists for assisted and below-market rate units indicate that there is a lack of affordable housing units within Stanislaus County. Moderate income persons are not moving up into more costly units, which would allow lower income persons to move into their former dwellings.

The age of housing in the Stanislaus Urban County area is an important characteristic because it frequently indicates the relative condition of housing. Many state and federal programs use age of housing to determine housing needs and the availability of funds for housing and community development. The design life for major components of an average quality house structure ranges from 20 to 30 years for components like roofing, plumbing and electrical. The replacement or major refurbishing of such components within that time frame normally should be undertaken in order to maintain a decent and safe place to live. In contrast, housing units less than 20 years of age are not likely to require major rehabilitation or improvements. Census data indicate that nearly 60,000 units in Stanislaus County were built prior to 1970 (see Figure IV-4). The cost of private housing rehabilitation often exceeds the selling price of the rehabilitated unit, particularly in lower income neighborhoods, further discouraging homeowners from maintain or upgrading their homes.

**Year Structures Built**

Figure IV-4

<b>No. of Structures</b>			
<b>Jurisdiction</b>	<b>Before 1980</b>	<b>After 1980</b>	<b>% Pre- 1980</b>
<i>Ceres</i>	4,939	7,643	36.1%
<i>Hughson</i>	641	1,156	28.7%
<i>Newman</i>	974	1,829	29.0%
<i>Oakdale</i>	3,431	3,903	43.8%
<i>Patterson</i>	1,347	4,148	21.2%
<i>Waterford</i>	912	1,440	34.2%
<i>Unincorporated</i>	24,308	10,072	55.8%
<i>Stanislaus Urban County</i>	35,911	20,119	45.1%
<i>County (All)</i>	91,119	80,353	50.7%

Source: 2010 US Census

According to the Stanislaus County Housing Element 2014 (HE14), a 2009 survey assessing the condition of 11,000 single-family and multi-family dwellings in the unincorporated areas 5,000 (45.5%) were in need of rehabilitation. Less than 1% (0.5%) was determined to be dilapidated. As in previous surveys Bret Harte, Shackelford, and North Ceres had the highest number of homes in need of rehabilitation. The number of renters living in substandard housing is a source of concern, particularly with respect to very low and low income renter households. There appears to be a direct link between overcrowding and housing afford ability. Homeowners or renters with large families are unable to afford larger dwellings. Consequently, children typically comprise the largest percentage of people living in substandard conditions.

In 2010-2011 Stanislaus County has provided major and minor rehabilitation for 16 homes. Oakdale reported providing such assistance to all 26 of its public housing units and 4 private homes in 2010-2011. The cities of Newman, Patterson and Waterford provided rehabilitation funds for 2, 4, and 2 homes respectively.

*Substandard Housing and Related Housing Authority Programs*

The Housing Authority of the County of Stanislaus (“HACS”) is a nonprofit, public corporation, committed to addressing the unmet housing needs of residents and communities in Stanislaus County, except for the City of Riverbank, through the provision of housing, economic development and community development. The primary objective of the HACS is to provide decent safe and sanitary housing for very low income and low income families at an affordable price. HACS has the responsibility of planning, financing, constructing, purchasing, and managing properties using a variety of housing program. A citizen's commission appointed by the Stanislaus County Board of Supervisors governs the HACS.

1. Subsidized Housing Stock

The HACS currently administers 1,612 properties (see Figure IV-5), of which 67 are “conventional” public housing units, 371 are “private stock,” 20 are mobile homes, and 574 are housing units for permanent and migrant farm laborers.

**HACS Administered Housing Units**

Figure IV-5

<b>Housing Authority Properties</b>	
Type of Housing	Units
Conventional Public Housing	647
Private Stock	371
Mobile Homes	20
Migrant/Farm Labor	574
<b>Total</b>	<b>1,612</b>

Source: Stanislaus County Housing Element

Although HACS did not specify their locations, it seems reasonable to assume that most if not all of the farm labor units are in Stanislaus County's unincorporated area. Of the 647 units categorized as conventional public housing, HACS indicated that 48 are locate in Ceres, 30 in Patterson, 26 in Oakdale, and 16 in Newman (see Figure IV-6). There are no conventional units in Waterford. Twenty conventional units are located in the unincorporated part of Stanislaus County in an area known as Westley. Thus, with respect to the 647 units that the HACS defines as conventional, 120 are located within the Stanislaus Urban County area (18.5%). HACS did not identify the location of either the 371 units in its private stock or its 20 mobile homes.

**HACS Administered Units in Stanislaus Urban County**

Figure IV-6

<b>Conventional Units In Stanislaus Urban County Areas</b>	
Ceres	48
Hughson	0
Newman	16
Oakdale	26
Patterson	30
Waterford	0
<b>Total</b>	<b>120</b>

Source: Stanislaus County Housing Element

### 1. Housing Choice Program

The Housing Choice Voucher (HCV) Program, previously and still commonly known as the Section 8 Program, provides financial assistance to low-income households by paying a portion of the monthly rent directly to property owners. The HCV program is the largest assistance program administered by the HACS. The voucher program permits families to select their own units from available private housing stock. There is no limit on the rent for the unit a family selects. However, the rent charged by the owner must be reasonable in relation to the rent charged for comparable unassisted units. Assistance is equal to the difference between the tenant contribution (30 percent of adjusted income) and the payment standard. If the family selects a unit renting for more than the payment standard, the family pays the excess. Its rent to income ratio would then exceed 30 percent of adjusted income. If the family selects a unit renting for less than the payment standard, it, in effect, keeps the difference by paying a lower percentage of its income for rent.

HACS states that it administers a total of 3,990 Housing Choice vouchers and certificates, of which 3,928 are currently in use (see Figure IV-7). Of this total, 3,295 are presently being used within the city limits of Modesto, Turlock, and Riverbank, the three cities not part of the Stanislaus Urban County. This leaves a total of 633 vouchers and certificates in use within the Stanislaus Urban County (16.1%), of which 563 (14.3%) are in use in the six incorporated cities and 70 (1.8%) in the Stanislaus Urban County's unincorporated area.

<b>Distribution of In-Use Housing Choice Vouchers (HCV)</b>		
Non-Stanislaus Urban County Cities	3,295	83.9%
Stanislaus Urban County Cities	563	14.3%
Stanislaus Urban County	633	13.8%
Unincorporated Areas	70	1.8%
Total	4,561	100.0%

Figure IV- 7 Source: Stanislaus Housing Element

#### *Senior Housing*

Las Palmas Senior Housing in Patterson consists of 24 newly constructed one bedroom apartments for seniors and disabled. The complex is centrally located in Patterson near shopping. The I- 5 highway and the future Patterson Senior Center.

### 2. HACS Support Programs

HACS maintains six community centers located at HACS sites scattered throughout Stanislaus County Modesto, Turlock, Westley, Oakdale, Patterson and Empire. Operations for these community centers are supported by federally funded grants for public housing programs. Each site offers a variety of services specifically for public housing residents. The benefits of these community centers are also extended to voucher holders and local community residents who do not reside in public or assisted housing. Programs, activities and supportive services vary from location to location. All sites offer services to youth, adults, and families. All services provided are free of charge. Below is a summary of the excellent programs, activities, and supportive services currently offered through HACS.

3. Family Self Sufficiency Program

The Family Self-Sufficiency Program (FSS) is a voluntary program offered only to public housing residents and voucher participants willing to become economically self-sufficient and free of government assistance and ultimately to become first time home buyers. Participants enrolled in the FSS program work with a case manager to create a five year contract plan with goals and objectives that lead to the successful completion of the program and the purchase of a home. These participants receive one to one mentoring to develop their plan and to resolve any problems they might have regarding credit or other barriers to purchasing a home.

Successful participants are ones that establish an escrow account to be used as down payment on a home. Escrow accounts are established when residents have public housing rent increases due to an increase in income. The escrow account is a savings account set up by HACS in the public housing resident's name. Monthly deposits are made by HACS in amounts relative to the increased rent amount. FSS participants who are employed and free from cash welfare assistance for 132 months will receive the balance in the escrow account upon completion of the FSS program.

Successful FSS graduates may be eligible for HUD approved funds. HACS will match the final escrow at a ratio of three dollars to one, up to \$15,000 if one of the graduate's goals is successful homeownership. Twenty- three families, of which one was in Denair (i.e., within the Stanislaus Urban County), have successfully graduated from this program and have purchased homes since 1997.

4. Supportive Services

Supportive services provide one-on-one paperwork and application assistance. Clients are assisted with applications for housing assistance or other programs and services offered by HACS. Staff also assists clients with paperwork and applications they need for other services they are seeking in Stanislaus County, such as utility programs that offer discounts to low income families, health insurance applications, applications for disability or social security benefits, requests for child care services, student financial aid applications, and applications to local vocational-technical, community colleges and universities.

5. Copy and fax services.

Free copy and fax services to clients as needed for housing eligibility, community supportive services, medical, DMV, employers, and potential employers. Staff assists clients in English, Spanish and Cambodian.

6. Adult Educational Services

GED and ESL classes are offered on-site to public housing residents, voucher holders, and local unsubsidized residents.

7. Employment Training Opportunities

In partnership with the Alliance Worknet, clients are referred to various job training opportunities. In addition, these community centers serve as training sites for many individuals participating in community service activities, work experience, and on the job training assignments.

#### 8. Computer & Technology Services

Computer training classes and individualized computer training modules are offered to public housing, Housing Choice Voucher holders and local unsubsidized residents. Class topics include: Basic Computer Skills; Basic & Intermediate Word; Basic & Intermediate Excel; Internet Basics; PowerPoint; Basic & Intermediate Access; and Windows. These classes are instructor led. HACS staff is available on site to assist clients in a technology lab. Staff assists clients with on line applications; resume writing, Internet research and troubleshooting basic user issues.

#### 9. Youth Services

After school recreation programs are offered in conjunction with local police departments in Modesto, Oakdale, Patterson and Westley. Recreational and educational enrichment activities are offered on a daily basis to all youth who wish to attend and are between the ages of 5 and 17. Youth do not have to be HACS residents to participate in activities provided free of charge at housing recreation centers. Typically centers operate to provide a safe haven for youth during the hours of 3:00- 6:00 PM. Some of these sites participate in the "Free Lunch" Program, in which youth from 0-18 are eligible to participate. Youth activities vary by site. Activities include homework assistance, reading programs, technology classes, arts and crafts, sports, safety awareness education, and field trips.

#### 10. Working with Law Enforcement

HACS currently contracts with the Stanislaus County Sheriff's Department and the Modesto Police Department to deploy law enforcement officers at scattered sites located throughout Stanislaus County. In addition to law enforcement, HACS officers provide youth and adult residents with valuable safety education programs. Areas of education include parenting, gang prevention, drug awareness, identity theft, bicycle safety, etc.

HACS and the agencies, departments and organizations working with it in each of these support programs must be commended for promoting this broad range of actions which, collectively, assist very low and low income households in improving their quality of life.

### V. AFFORDABILITY

A critical housing need is the maintenance and expansion of affordable housing for all economic groups in Stanislaus Urban County communities. A shortage of affordable housing can impact fair housing choice. Families with children, especially those of color, immigrants, single-parent households, elderly and persons of with disabilities bear a disproportionate burden from a shortage of affordable housing. This is due to the constraints on housing opportunities because of income limitations.

#### *A. Cost Burden & Severe Cost Burden*

A household paying more than 30% of its income on all housing costs (including utilities) is considered to be cost burdened. A household paying more than 50% of its income for housing is considered to be severely cost burdened. In 1990, the median gross rent in Stanislaus County was \$482. By 2000, this figure had doubled, and in 2005, the average rent was estimated to be \$1,200 and in 2012 the average has decreased to \$808. This rise in rent relative to income most severely impacts the elderly, large families and the poor. The decrease is due to the abundance of rental units available although there is an increasing trend of unwillingness or inability of

landlords to provide housing units that are habitable due to the economy. Maintenance and repairs are low priority to many landlords who prefer to find another tenant than to make changes to accommodate current tenant(s).

### Fair Market Rent for Stanislaus County 2009-2012

Figure V-1

	2009	2010	2011	2012
<b>Studio</b>	\$664	\$715	\$696	\$732
<b>1 Bedroom</b>	\$734	\$790	\$768	\$808
<b>2 Bedroom</b>	\$864	\$930	\$905	\$952
<b>3 Bedroom</b>	\$1,239	\$1,334	\$1,298	\$1,365
<b>4 Bedroom</b>	\$1,431	\$1,540	\$1,499	\$1,577

Source: US. Department of HUD

As noted above, the cost of rental housing has risen slightly in Stanislaus County over the past 4 years, as the population has increased without a corresponding increase in rentals housing supply. Within the Stanislaus Urban County area this cost burden is exacerbated by the very limited supply of conventional public housing units, especially those that accommodate large families and the small number of Housing Choice vouchers and certificates within Stanislaus County's unincorporated area.

### Fair Market Rent Comparison 2009 and 2012

Figure V-2

	Stanislaus		Alameda		Santa Clara	
	2009	2012	2009	2012	2009	2012
<b>Studio</b>	\$664	\$732	\$905	\$980	\$961	\$1,165
<b>1 Bedroom</b>	\$734	\$808	\$1,093	\$1,183	\$1,113	\$1,350
<b>2 Bedroom</b>	\$864	\$952	\$1,295	\$1,402	\$1,338	\$1,623
<b>3 Bedroom</b>	\$1,239	\$1,365	\$1,756	\$1,901	\$1,924	\$2,334
<b>4 Bedroom</b>	\$1,431	\$1,577	\$2,174	\$2,354	\$2,118	\$2,569

Source: US Department of HUD

Data from the 2010 Census and ACS reflect the increasing housing cost burden throughout Stanislaus County, both in general, and with respect to rental housing in particular. According to the 2010 Census reported that as of 2009, 30.3% of owners spent 30% or more their income on housing costs, whereas 44.3% of renters devoted 30% of their income to rent. By 2010, the percentage of owners expending more than 30% of their income on housing costs had risen to 47.5%. For renters, this figure had jumped to an alarming 55.3%.

<b>Cost Burdened Owners &amp; Renters in Stanislaus County</b>		
	Census 2000	Census 2010
Owners	30.3%	47.5%
Renters	44.3%	55.3%

Figure V-3 Source: 2010 US Census

In 2010, 42.5% of the Stanislaus Urban County's residents had a cost burden of more than 30%, and 18.2% of residents had a cost burden of 50% or more. The Comprehensive Housing Affordability Strategy (“CHAS”) Data Report, a total of 34.2% of renters were found to be overpaying, while 29.9% of owner households were overpaying. Every city had a cost burden percentage higher than 30%, for both renters and owners. The city with the highest percentage of cost burden households was Ceres at 41.9% and of severely cost burdened households at 21%. At 33%, Patterson had the highest percentage of cost burdened owners.

Data from the 2010 Census also shows that, out of 163,841 occupied housing units in Stanislaus County, owners occupied 101,826 (62.1%), while renters occupied 62,015 (37.9%). ACS data shows that in 2005-2007 there were 158,800 occupied housing units in Stanislaus County. Of these, 101,500 (64%) were owner occupied and 57,300 (36%) were renter occupied (see Figure V-1). In short, during a period when Stanislaus County's population was undergoing a dramatic increase, almost all of it comprised of minorities more likely to be low and very low income renter households, the supply of rental housing units of all types, single-family as well as multi-family, increased by only about 2,000 units, or barely 3.6%. The implications of this data on rental housing cost are obvious. As demand increases and supply remains relatively unchanged, housing costs rise.

While data is unavailable on the exact percentage of income renters are paying within the Stanislaus Urban County, it is reasonable to argue, given the limited availability of affordable private rental housing and of public housing units and Housing Choice certificates and vouchers in use in the Stanislaus Urban County, that the cost burden is even greater there.

### *B. Household Size*

Within the Stanislaus Urban County, the pressure placed on the available affordable rental housing stock is further exacerbated by the average household size (see Figure V-2). The Stanislaus Urban County has acknowledged this in numerous places, including its 2005 Consolidated Plan (“CP5”). That document states that the average household size within the Stanislaus Urban County is considerably larger than in Stanislaus County as a whole, and goes on to note that “large related households” comprise 43% of the population in the entire Stanislaus Urban County area, 49% of the population in Patterson and more than 50% of the population in Newman and Waterford. While a substantial portion of these households resides in owner-occupied single-family dwellings, many are lower income renters and Hispanic or other minorities. For them, the lack of larger (3 and 4 bedroom) affordable rental units constitutes both a cause of overcrowding and a significant cost burden. And previously noted, average rent increased from \$485 in 1990 to over \$1,200 in 2005 and \$1,000 in 2010, average rent on the limited supply of larger (i.e., 3 and 4 bedroom) rental units would, presumably, be higher still.

The impact of household size appears even greater in the unincorporated area of the Stanislaus Urban County. For example, CP7 identified both the average household size and Hispanic population percentage in three neighborhoods outside Modesto. West Modesto had an average household size of 3.89 pph and 35% Hispanic population; and Shackelford had an average household size of 4.49 pph and a 45% Hispanic population; and Shackelford had an average household size of 4.25 pph with a 42% Hispanic population. By comparison, the average household size for Stanislaus County as a whole was 3.54 pph in 2010.

### *C. A Changing Housing Climate*

The dramatic downturn in the housing market in this country in the past two to three years, which has accelerated with the more recent severe economic recession and financial and credit crisis, appears to be having a significant impact on housing in Stanislaus County. While vacancy rates in Stanislaus County have historically been at or below State and national levels, it appears that more recently they have been rising rapidly, as have the number of abandoned and foreclosed homes. Limited data and information provided from Stanislaus County and the participating cities would appear to confirm this trend. For example, the city of Patterson reported 639 vacant single family units as of January 1, 2009. This represents more than 10% of the city's entire stock of housing units. The City of Newman stated that it had 553 vacant single-family units out of a total of 3,357, an astounding 16.5% vacancy rate. While not reporting precise figures, the City of Waterford stated "we have a lot of vacant houses at this time." If, as it is reasonable to assume, the same or similar vacancy levels are occurring throughout the Stanislaus Urban County, then Stanislaus County is faced with both a housing crisis and a potential opportunity.

The downside, of course, is that when homeowners are either abandoning their properties or losing them to foreclosure, the prospect of additional households in need of affordable rental housing, or even facing possible homelessness will increase. To the extent this occurs and the former homeowners remain in Stanislaus County, the strain on Stanislaus County's limited housing resources will be heightened. The current downtown may also result in an increase in a particular type of predatory housing practice, in which renters in single family homes, uninformed by their owner or landlord of an impending default, unexpectedly find themselves facing eviction when the property goes into foreclosure. Project Sentinel has received or heard about an increasing number of complainants of this type throughout the state in the past year.

Through the Neighborhood Stabilization Program (NSP), Stanislaus County has taken an opportunity, in the depressed value of many off the single-family properties now vacant within Stanislaus County. Eighty-one (81) Properties have been purchased by Stanislaus County, working in conjunction with the HACS and then utilized for occupancy, as owners by moderate, low and very low income households. Stanislaus County and the HACS are actively planning and working to take advantage of the current Neighborhood Stabilization Program and other federal and state funds, support from the Federal Home Loan Bank's WISH Program, and existing housing related resources have contributed to the success of Stanislaus County with the NSP program.

### *D. Insufficient Affordable Rental Housing As a Fair Housing Impediments*

As the preceding sections make clear, the Stanislaus Urban County continues to confront an impediment to fair housing choice in the gap between the need for very low income affordable rental housing and its availability. However, housing market circumstances have

clearly changed. The likelihood of significant new affordable multi-family housing development in the near future appears small. The present glut abundance of vacant single-family properties throughout Stanislaus County, the absence of private developer interest in new housing construction of any kind, the continuing tight credit market and the constraints imposed on county planners by “Measure E” all weigh heavily against new construction in the short term. In light of these facts, maximum creativity, coordination of all available resources, and inter-jurisdictional planning will be essential if this impediment is to be addressed.

Low and very low income families could benefit from the current availability of single-family homes by increasing the acceptance of HCV's in the Stanislaus Urban County area. As foreclosed homes are purchased by real estate investors, increased participation in Housing Choice Programs could make many of these homes available to very low income families. One way in which other communities have addressed shortages in landlord acceptance of HCVs has been to adopt ordinances requiring landlords to accept them. Such ordinances make it unlawful for any owner or manager of rental housing to discriminate against an existing tenant on the basis on that tenant's use of a HCV. It would also be a violation for a property owner or manager to refuse to accept a HCV for which an existing tenant qualifies, or to terminate the tenancy of an existing tenant based on the property owner's or manager's refusal to participate in a HCV rent subsidy program for which an existent tenant has qualified.

Provisions of an ordinance include: (1) purpose and findings; (2) right to protection against discrimination in rental housing on the basis of source of income; (3) exceptions; (4) redress; and (5) liability protection for the jurisdiction.

## Public Policies & Barriers to Affordable Housing

### *E. Overview of Available Federal, State and Local Resources*

A meaningful assessment of how well the Stanislaus Urban County is doing in eliminating impediments to fair housing choice and affirmatively furthering fair housing must include a review of all the financial resources which are available, and how those resources have been integrated and distributed, particularly with regard to meeting the needs of low and very low income persons and under-served populations. Stanislaus County is not only a recipient of CDBG funds; it also participates in the Home Investments Partnership Program (HOME) in partnership with the City of Turlock (Turlock is not part of the Stanislaus Urban County).

On average, the Stanislaus Urban County has received approximately \$2.5 million in CDBG entitlement funds and \$109,000 in Emergency Shelter Grant funds in each of the past three years. In 2008, the Stanislaus Urban County also received Neighborhood Stabilization Program (NSP) funds and has reported as of September 30, 2011 expending \$12,663,830 (130% of their grant). In addition to these funds, Stanislaus County and five of the six cities participating in the Stanislaus Urban County also each received a portion of the HOME program funds. In 2010-2011 the share of HOME funds available to Stanislaus County and the five cities (Ceres, Hughson, Newman, Oakdale and Patterson) was \$1.5 million. Further detail about the allocations and expenditures are available in the Turlock HOME Consortium Annual Action Plans and CAPER's.

In addition to these federal resources, Stanislaus County stated that it has made approximate expenditures from Stanislaus County former Redevelopment Agency (“RDA”) of \$3.287 million, \$7.596 million and \$4.981 million in each of the past three years. Stanislaus County further stated that inasmuch as most incorporated cities have their own redevelopment agencies, Stanislaus County expenditures were utilized exclusively within Stanislaus County's “redevelopment sub-areas,” and none within the five incorporated cities in the Stanislaus Urban County.

#### *F. Distribution of CDBG & HOME Funds within Stanislaus Urban County*

As was noted earlier, the unincorporated area of Stanislaus County has constituted the majority of the population within the Stanislaus Urban County since 2005 (although the six incorporated cities have represented an ever increasing percentage of the total).

This 2012 AI draws no conclusions with respect to the allocation of CDBG and HOME resources. Any number of factors could explain the distribution, including greater immediate need for infrastructure, housing rehabilitation and repair and community services within the six incorporated cities; or more opportunities to partner with other programs or providers in the incorporated cities. Moreover, as noted earlier, it appears that most if not all, of Stanislaus County HUD and in the past RDA resources are going to the Stanislaus Urban County's unincorporated area. In light of the Stanislaus Urban County's acknowledgment that the barriers to more affordable housing in the unincorporated area include a lack of sufficient infrastructure (particularly sewer and water line) along with the high cost of land and an insufficient interest among private for profit and nonprofit development Stanislaus County may want to re-examine ways in which it could increase CDBG and HOME funds in the unincorporated area to address each of these barriers, especially the lack of sufficient infrastructure to support additional rental housing.

#### *G. Use of CDBG in Conjunction with Other Funds within the Stanislaus Urban County*

The Urban County's two most recent Consolidated Plans, recent Annual Action Plans, and the responses that Stanislaus County, HACS, and the Urban County's six incorporated cities provided to the questions posed by Project Sentinel were all analyzed in an effort to construct an overview of how CDBG and other resources have been used within the Urban County in the past four years. In broad terms, it is clear that at both Stanislaus County and city levels, most of the available resources have gone toward infrastructure repairs and improvements, enhancements and improvements to parks and recreational facilities, economic and workforce development programs, and community services. Since 2008 with the NSP funds Stanislaus County received, there has been a significant increase of funding directed at housing repair and rehabilitation in order to preserve existing housing stock, and to home purchases and down payment loan programs designed to make it possible for the first time purchasers to become homeowners.

##### 1. Annual Action Plan Fiscal Year 2009-2010

In its Annual Action Plan Fiscal Year 2009-2010, Stanislaus Urban County indicated that it would continue to expend approximately \$600,000 on a single infrastructure (storm drainage) project in the Empire area. In addition, Stanislaus Urban County planned to fund major and minor home repairs using a combination of CDBG, HOME, and RDA funds (no amount was stated), and to purchase, in conjunction with HACS, single-family homes for use in HACS's lease to own (Family Self Sufficiency) program. Again, no amount was specified. An additional

\$20,000 was earmarked for a workforce development program in conjunction with the cities of Newman and Oakdale.

Ceres devoted its entire CDBG allocation to infrastructure improvements; Newman allocated its CDBG funds to park upgrades, infrastructure, workforce development; Oakdale indicated it would expend most of its allocation on infrastructure improvements related to streets and curbs, with some set aside for workforce development; Patterson stated it would expend its entire allocation on infrastructure divided its allocation between infrastructures improvements and infrastructure. (gutters) cities indicated the amounts to be spent.

## 2. Annual Action Plans - Fiscal Year 2010-2011 & 2011-2012

The AAP Fiscal Year 2010-2011 stated that Stanislaus County would expend \$699,759 of its CDBG allocation on a single infrastructure project, \$20,000 to assist with technology training, \$20,000 dedicated to economic development support and 376,815 for administration. Ceres planned to devote \$275,003 of its allocation to infrastructure, and \$21,532 for administration of the CDBG program. Newman planned to spend \$194,694 on park(s) rehabilitation, \$10,000 on technology training, and \$21,532 on administration. Oakdale set aside \$231,916 for infrastructure, \$5,000 for technology training and \$21,532 for administration Patterson allocated \$239,395 to infrastructure \$10,000 to technology training and \$21,532 to administration. Waterford planned on spending \$187,151 on infrastructure and \$10,000 on technology training and \$21,532 on administration. The City of Hughson was not part of the Stanislaus Urban County during this fiscal year; therefore it did not receive funding from this HUD allocation.

The AAP Fiscal Year 2011-2012, Stanislaus County indicated that it would expend \$571,908 on a single infrastructure project. Stanislaus County also stated its intention to purchase 20 single family homes, one in concert with HACS, and five more in partnership with Habitat for Humanity (using matching set-asides from HOME, RDA and NSP), to be used for first time home buyer assistance programs. Stanislaus County also planned to provide funding for 20 major and minor home repairs and rehabilitations (again using matches from HOME and RDA). Unfortunately, AAP Fiscal Year 2011-2012 provided no dollars amounts for any of these housing related activities. Oakdale indicated that it would provide loans of up to \$50,000 for as many as six first time home buyers (with no mention of whether other sources such as HOME or RDA would contributed, Provide funding to assist with up to six home repairs of rehabilitation (in concert with HOME and RDA), and spend \$197,000 on infrastructure. Ceres, Hughson, Newman, and Waterford each allocated their entire CDBG allocations to infrastructure, workforce development/economic development and administration.

### *H. Homeless Population and Point in Time Survey for Stanislaus County*

A Point In Time Homeless Survey is conducted by the Stanislaus Housing and Supportive Services Collaborative (CoC) every 2 years. Volunteers and staff scheduled one day in the early part of the year to canvass selected areas in Stanislaus County that the homeless population gather or seek services/shelter. The results for the 2011 PIT survey demonstrate a decrease in the overall number of homeless individuals surveyed. Despite the decrease in the number of individuals there was a higher number of unsheltered individuals than sheltered within each category of the survey, except for persons with HIV/AIDS, Veterans and Youth.. The need for additional shelter beds is still a priority for the CoC. See Figure V-4.

## Homeless Subpopulations 2011

Figure V-4

	Sheltered	Unsheltered	Total
Chronically Homeless Individuals	96	122	218
Persons in Chronically Homeless Families *	0	18	18
Severely Mentally Ill	34	65	99
Chronic Substance Abuse	60	81	141
Veterans	43	30	73
Persons with HIV/AIDS	5	3	8
Victims of Domestic Violence	21	30	51
Unaccompanied Youth (Under 18)	28	0	28

Source: Stanislaus Urban County Consolidated Plan

## Homeless Subpopulations 2009

Figure V-5

	Sheltered	Unsheltered	Total
Chronically Homeless Individuals	68	113	181
Severely Mentally Ill	39	68	107
Chronic Substance Abuse	45	108	153
Veterans	25	37	62
Persons with HIV/AIDS	22	6	28
Victims of Domestic Violence	7	15	22
Unaccompanied Youth (Under 18)	34	0	34

## VI. LAND USE AND ZONING

### A. ZONING CODES AND PRACTICES

Land use and zoning policies can determine the availability of affordable housing in a jurisdiction. In addition to examining such ordinances for potential discriminatory impacts or impediments to fair housing, jurisdictions need to remain aware and plan of ways in which such ordinances can be utilized pro-actively and provide incentives for needed types of housing.

The zoning codes of Stanislaus County and the six incorporated cities comprising the Urban County were reviewed with respect to five primary factors: the definition of "family;" provisions regarding "secondary" or "accessory" dwelling units; parking restrictions; inclusionary zoning; and density bonuses. The first three factors are areas in which discriminatory impacts or impediments to fair housing choice are frequently identified. The latter two factors are particularly effective means by which jurisdictions can mandate development of affordable housing in conjunction with development of market rate housing, and provide an incentive for private development of affordable housing.

In most respects, existing zoning ordinances in Stanislaus County and Stanislaus Urban County cities are consistent with fair housing principles in that they are facially neutral and do not appear to have the effect of limiting housing choice to any resident or prospective resident on the basis of a status protected under federal or state law. An AI survey was conducted and the only jurisdictions to respond to the AI survey were the City of Oakdale and Stanislaus County. Information is based on the survey and other existing planning documents for the jurisdictions. A

brief summary of findings and recommendations is included in the table below.

<b>Review of Zoning Practices in Stanislaus Urban County Jurisdictions</b>		
<b>Reviewed</b>	<b>Findings</b>	<b>Recommendations</b>
Definition of “Family”	All jurisdictions provide a definition of “family” that are consistent with fair housing principles	None
Secondary Units	All jurisdictions except Ceres explicitly provide for the development of secondary units. Waterford requires that an existing unit be “brought to code” prior to occupancy of the second unit. (17.21.120 (H)(4)). This requirement may discourage rather than encourage the development of secondary units.	Ceres. As recommended in its 2007 Housing Element (p. 1-79) adopted an ordinance to encourage the development of secondary units including in R-1 areas. Waterford. Review secondary unit ordinance requirements; amend if necessary to further legislative intent of encouraging secondary units.
<i>Parking Restrictions</i>	Parking restrictions are consistent with fair housing principles	None
<i>Inclusionary Zoning</i>	Patterson is the only jurisdiction with an inclusionary zoning ordinance.	Jurisdictions should adopt inclusionary zoning ordinances to encourage the development of affordable single- and multi-family housing.
<i>Density Bonuses</i>	Density Bonuses are referenced in all jurisdictions except in Waterford	Waterford. Adopt density bonus provision.

Figure VI-1

Nonetheless, as mentioned elsewhere in this 2012 AI the limited availability of low-income housing remains, an impediment, and Stanislaus Urban County jurisdictions are encouraged to review existing ordinances (i.e., Waterford 's secondary unit ordinance) or consider the adoption of new ordinances and priorities that maximize the availability and development of affordable single-family and multi-family housing.

#### 1. Secondary Units

After declaring what it calls "second units" a valuable form of housing in California, the state legislature revised the state's zoning statutes to encourage the development of these accessory dwellings. The 2003 law allows local governments to enact zoning ordinances that mirror state law, but if the locality fails to act, then local governments must use state-established criteria to approve or deny secondary unit applications. The statute exempts secondary units from local growth controls and state environmental reviews.

While the state wishes to encourage second dwelling units, it recognizes that certain limits should apply, so the statute does place some restrictions on these units. The law also allows localities to establish certain restrictions, so long as they are not "so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create second units. The statute also allows local governments to prohibit secondary unit development in certain zones, but only if they adopt formal written findings that such development will have an adverse impact on the health, safety, and welfare of the community. The local body should also try to mitigate any adverse impacts prior to the adoption of the findings.

Decisions regarding second units are to be undertaken "ministerially." While the statute gives local governments latitude in developing quantifiable standards against which the community is to consider these proposals, such review is not subject to discretionary decision-making. The statute compares the decision-making process for secondary units to the process for issuing automobile, dog, or marriage licenses.

All the Stanislaus Urban County jurisdictions except Ceres allow for secondary housing units. Waterford, however, requires: "if there is an existing unit on the property, that unit must be brought into conformance with the Housing Code prior to occupancy of the second unit." This is so whether the unit is attached or detached, and the code further limits the construction of detached secondary units to "large or deep lots." If this requirement is more restrictive than state law, it would appear to constitute an impermissible burden.

According to the 2009-2014 Housing Element ("HE14") the County considers secondary units an affordable housing resource for their residents' family members, senior citizens and persons with disabilities. The HE14 cites "Program 2-8" that is described as Stanislaus County continuing to support the development of secondary units and no further description of the process or method behind their continued support. A section of the HE14 gives some details about Stanislaus County considering the reduction of development fees for second units and describes all their staff as knowledgeable in the process. The knowledge needed for a resident to proceed with such an incentive for affordable housing is not described. The City of Oakdale responded to an AI Survey and stated there were no changes to their policies, no other responses were received from the Stanislaus Urban County cities. ( See Figure VI-1)

## 2. Measure "E"

Measure "E" was placed on Stanislaus County ballot as an initiative in 2008 and passed with overwhelming voter support. The ordinance essentially restricts county planning and zoning officials from rezoning any unincorporated areas of Stanislaus County presently zoned "agricultural" or "open space" for residential use, without a majority vote of County residents in a general or special election. The measure was promoted as a means of directing future residential development into Stanislaus County's incorporated cities on the premise that those jurisdictions already have the infrastructure and social services (fire, police, etc.) to accommodate new residential development, and as a means of preserving Stanislaus County's diminishing agricultural and open space character.

The measure does provide limited exceptions to the voter approval requirement: (1) Stanislaus County may rezone up to 10 acres per year for residential use in order to comply with state mandated "fair share" (fair housing) requirements, but only after notice and hearing

requirements are complied with and a showing is made that no alternative residentially zoned sites are available; and (2) an unspecified amount of land may be rezoned without voter approval to meet Stanislaus County's affordable housing requirements under state law, but only insofar as any such units are designated as "permanently" preserved as affordable, as certified in writing by Stanislaus County.

It remains difficult to assess the full extent to which Measure "E" decreased new affordable housing opportunities within the Stanislaus Urban County area. The exceptions in the law do appear to leave some room for County-sponsored projects designated as, and designed for, very low-, low-, and moderate-income households. Nevertheless, the certification, hearing, and other requirements imposed before these exceptions may be utilized may, in and of themselves, act as a restraint on new affordable housing development in those unincorporated areas of the Stanislaus Urban County that need such housing the most- the heavily minority neighborhoods around Modesto and Stanislaus County's other incorporated cities. Clearly, Measure "E" can be expected to act as a deterrent to new private housing development. In the current economic climate these impacts may not be noticeable, but once a recovery is underway and new housing development again becomes viable, the deterrent effect could be substantial. Measure "E" is effective for a 30-year period. At the very least, the law should serve to focus the attention of the Stanislaus Urban County's participating jurisdictions on ways to increase affordable housing within the six incorporated cities. Stanislaus County could also redirect some affordable housing efforts by preserving their existing affordable housing stock and converting existing units to affordable housing units and direct their resources to expand fair housing choices for under-served populations.

According to the HE14, any concentrated growth in unincorporated Stanislaus County is anticipated to take place in the communities of Denair, Diablo Grande, Keyes and Salida, which are guided by community plans, and are served by special districts that provide sewer and water systems necessary to accommodate development. Population and Housing trends were not updated from the 2000 Census information in the HE14. In the future when this data is updated the AI can further review the impact of Measure "E". Stanislaus County is still in the process of certifying their HE14 with the state, therefore updated information may be brought forth in the final certified HE14. It is appropriate to identify Measure "E" as a possible future impediment, and the effects of the measure should be analyzed in subsequent AIs.

### 3. Reasonable Accommodation Policies

Fair housing laws and subsequent federal and state legislation require all cities and counties to further housing opportunities by identifying and removing constraints to the development of housing for individuals with disabilities, including local land use and zoning barriers, and to also provide reasonable accommodations as one method of advancing equal access to housing. These fair housing laws require that cities and counties provide flexibility or even waive certain requirements when it is necessary to eliminate barriers to housing opportunities for people with disabilities. An example of such a request might be to place a ramp in a front yard to provide access from the street to the front door.

The California Attorney General, in a letter to the City of Los Angeles in May 2001, stated that local governments have an affirmative duty under fair housing laws to provide reasonable accommodations, and "it is becoming increasingly important that a process be made available for handling such requests that operates promptly and efficiently." He advised

jurisdictions not to use existing variance or conditional use permit processes because they do not provide the correct standard for making fair housing determinations and because the public process used in making entitlement determinations fosters opposition to much needed housing for individuals with disabilities. In response to the attorney general's letter, many cities throughout the state are adopting fair housing reasonable accommodations procedures as one way of addressing barriers in land use and zoning regulations and procedures.

## **VII. BANKING AND LENDING POLICIES**

This analysis will look at home lending in Stanislaus County in recent years. Specifically, Home Mortgage Disclosure Act ("HMDA") data are analyzed for 2010, the most recent year for which such data are available, and 2007. It should be noted that 2007 data were impacted by the beginning of the mortgage and foreclosure crisis that swept Stanislaus County and the nation in 2007 and 2008. It is generally thought that 2006 was the last year of high volume lending before the crisis hit. Additionally, this analysis will review delinquency and foreclosure data from McDash, which was provided by the Federal Reserve Bank of San Francisco

Home lending has long held importance as a primary way for Americans to build wealth. Home equity affords families the opportunity to start a business, send a child to college, make needed home repairs that enhance the value of the home, or create inter-generational wealth. Entering into a home loan is often the most expensive transaction most Americans will experience. As such, policy makers have long sought to ensure that the benefits of home ownership flow equally to all members of society.

### **A. HOME LOAN DENIAL RATES**

One measure of fair lending performance is the extent to which certain borrowers are denied home loans as compared to non-Hispanic White home loan applicants. In 2007, non-Hispanic White home loan applicants were least likely to be denied for home loans, with a denial rate of 27.9%. In contrast, American Indian home loan applicants had a denial rate of 49.8%

Similar patterns were present when looking at denial rates in neighborhoods of color as compared to communities in Stanislaus County where more of the residents were non-Hispanic White residents. Applications for home loans from neighborhoods where less than 20% of the residents were people of color were less likely to be denied than loans from neighborhoods where over 50% of the residents were people of color. These patterns were generally true though much less pronounced in 2006 when loan volumes were high and lenders were less likely to deny home loan applications, including where borrowers arguably should not have received a loan.

It is important to note that Home Mortgage Disclosure Act (HMDA) data are subject to certain limitations, including that lenders are not required to report key underwriting criteria, such as debt to income, loan to value, credit score information and file incompleteness that would help to explain any of these disparities. Nevertheless, Congress passed the Home Mortgage Disclosure Act to help identify discriminatory lending patterns.

One factor that would explain why certain borrowers are denied for home loans more often than others is debt to income ratio. Due to the economy low and moderate income borrowers were somewhat more likely to be denied for home loans in Stanislaus County in 2007 and in 2010.

## **B. HIGHER COST LENDING IN STANISLAUS COUNTY**

Another measure of fair lending performance is the extent to which higher cost, or sub-prime, loans were evenly distributed across racial and ethnic lines. This analysis shows that borrowers of color in Stanislaus County were generally more likely to receive higher cost loans than non-Hispanic White borrowers in Stanislaus County. In 2007, Hawaiian and Pacific Islander borrowers in Stanislaus County were more than twice as likely to receive higher cost loans as non-Hispanic White borrowers. In 2006, African Americans were nearly twice as likely as non-Hispanic White borrowers to get high cost home loans.

Similar patterns existed when looking at higher cost lending to neighborhoods of color in Stanislaus County. Neighborhoods where more than half of residents were people of color were nearly twice as likely to get high cost loans as neighborhoods where less than 20% of the residents were people of color.

## **C. DISTRESSED HOMEOWNERS IN STANISLAUS COUNTY**

HMDA data reveal the extent of sub-prime lending in Stanislaus County, as well as lending by high risk lenders who have since gone out of business. A review of the largest higher cost lenders in Stanislaus County is chilling: of the top 10 sub-prime lenders, all but one is essentially out of business.

Looking at this list:

- The #1 sub-prime lender in Stanislaus County in 2007 was World Savings Bank. World was a very large option ARM lender, specializing in loans with a negative amortizing feature that allowed borrowers to pay less than the interest only portion of their loans, thereby increasing the amount of money they owed on a monthly basis. World was bought by Wachovia, and ceased offering option ARM loans in 2008 due to the poor performance of these loans. Wachovia was later purchased by Wells Fargo.
- Washington Mutual also offered a large number of option ARM loans. Washington Mutual was taken over by the FDIC and sold to JPMorgan Chase in 2008.
- IndyMac Bank, FSB, specialized in alt A loans, or loans where limited documentation of income borrowers was permitted. IndyMac failed and was taken over by the FDIC in one of the biggest bank failures in history.
- Option One, a large sub-prime lender owned by H&R Block, stopped lending in 2008.
- Countrywide Bank and Countrywide Home Loans were purchased by Bank of America in 2008. Countrywide was a large sub-prime and option ARM lender that was sued by the California attorney general for alleged predatory lending practices.
- Decision One was a sub-prime lender owned by HSBC which ceased lending in 2008.
- First Franklin Corp was a large sub-prime lender based in San Jose and owned in time by National City Bank, then Merrill Lynch, now Bank of America.
- Greenpoint Mortgage Funding was a sub-prime lender owned by Capital One and which ceased lending in 2008.

From a fair lending perspective, it may also be useful to look at the largest lenders in Stanislaus County, and compare that list to the largest lenders to African American and Hispanic borrowers. Doing so for 2006 and 2007 reveals that sub-prime lenders and option ARM lenders top the list of lenders to these two groups.

The extent of second lien loans may also indicate potential problems for homeowners in Stanislaus County, as these loans may suggest added stress for certain borrowers. Borrowers with second lien loans who are struggling to make payments and attempting to negotiate with loan

services for a loan modification are currently facing greater difficulties negotiating a workout as servicers are reluctant to work out deals where there is a second lien.

In fact, Stanislaus County had a large number of second lien loans in 2007, and many of these loans were high cost loans, disproportionately so for people and neighborhoods of color. The 966 subordinate lien loans originated in Stanislaus County was about 28% of the number of first lien loans. While only 19% of 151 lien loans were high cost, nearly 28% of these subordinate lien loans were high cost.

In 2006-2007, the volume of subordinate lien loans was much greater. A total of 9,057 Subordinate lien loans were made, and a striking 63% of these loans were high cost loans. It has been well documented Stanislaus County has been particularly hard hit by delinquencies and foreclosures. McDash data provided by the Federal Reserve Bank of San Francisco confirms that Stanislaus County fared worse than the state as a whole. In November 2008, Stanislaus County had 3,024 loans that were in default or delinquency. The graphs below show the rise over the last three years of foreclosure filings and foreclosure outcomes for Stanislaus County.

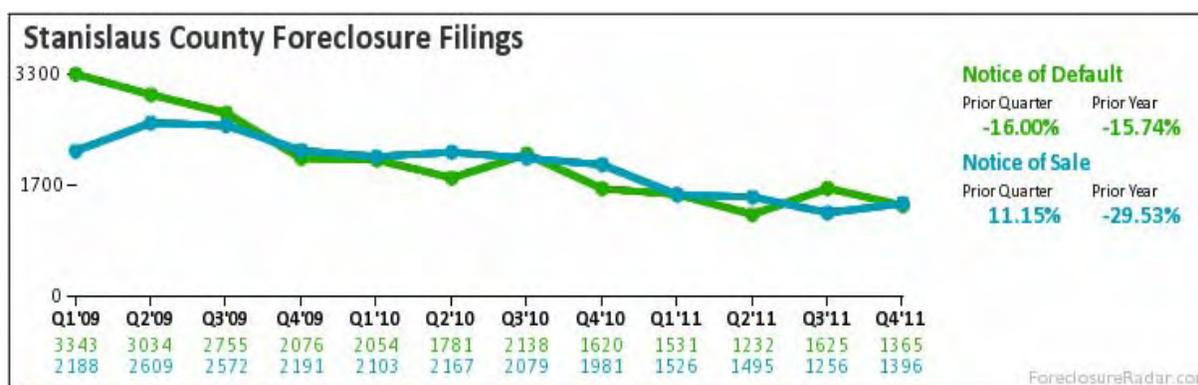


Figure VII-1 Source: ForeclosureRadar

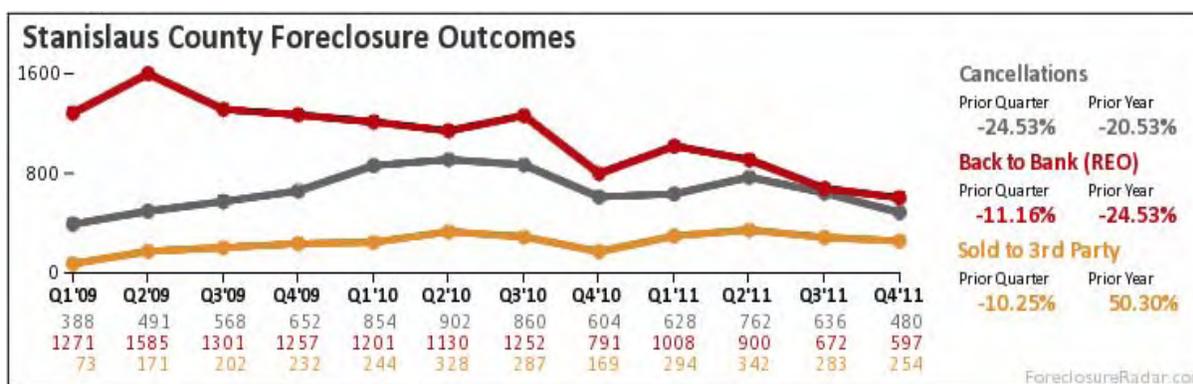


Figure VII-2 Source: ForeclosureRadar

#### D. FAIR HOUSING IMPLICATIONS OF THE DATA

While the foreclosure crisis in Stanislaus County is negative for anyone affected by it, it is a particularly setback for minority households whose hopes of joining in on the American dream of home ownership for the first time have been shattered. Although based on a limited amount of data, it is clear that the minority households and minority neighborhoods have experienced both higher denial rates for prime loans and a significantly larger share of high cost (sub-prime) first and second lien loans. It is thus reasonable to conclude that these groups are

also experiencing a heavier proportion of distress and foreclosure than is commensurate with their percentage of the population. Moreover, particularly where there are language barriers, these groups may find it more difficult to navigate their way through the complexities of loan renegotiation and modification that conceivably might save their homes. This constitutes an impediment to fair housing choice that Stanislaus County and the other Stanislaus Urban County jurisdictions need to address.

Below is a chart that describes the foreclosure process for the State of California. Legally, the lender can record a Notice of Default to the homeowner after 3 complete missed mortgage payments. The information included with the Notice of Default is the amount owed and who to contact about paying the amount due and or requesting hardship assistance. Due to the huge volume of defaults, the lender may take up to 5 or more months to serve a homeowner with a Notice of Default. A Notice of Sale can be scheduled by the lender after 120 days after the Notice of Default is recorded. A homeowner has the opportunity to request hardship assistance up until the day of the sale from a HUD certified counseling agency or on their own. Depending on several factors, after a hardship assistance request has been submitted to the lender the homeowner could be placed on review for hardship assistance with a sale postponement, or the home can be sold back to the bank or a 3<sup>rd</sup> party.



Figure VIII-3

An immediate step that can be taken by the Stanislaus Urban County to respond to the foreclosure crisis is to provide financial and other support for HUD-certified housing counseling programs. All legitimate agencies providing these services, especially in the hard-hit Central Valley, are overwhelmed with requests for assistance. When desperate homeowners are unable to access these and other legitimate, HUD-approved agencies, they may fall prey to real estate and foreclosure scammers.

## VIII. ASSESSMENT OF LOCAL FAIR HOUSING SERVICES

### A. FAIR HOUSING LAW

Both federal and state laws protect persons from unlawful discrimination. At the federal level, Title VIII of the Civil Rights Act of 1968 ("FHA"), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, and disability. Among other federal laws with fair housing applications are Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Title I of the Housing and Community Development Act of 1974 (Section 109 prohibits discrimination on the basis of race, color, national margin, sex, or religion

in programs and activities receiving financial assistance from HUD's Community Development and Block Grant Program).

California law provides fair housing protections in all areas covered by federal law. In addition, state laws prohibit discrimination on the basis of marital status, sexual orientation, age, and arbitrary characteristics. California's fair housing protections are codified primarily in the Fair Employment and Housing Act ("FEHA") and the Unruh Civil Rights Act ("Unruh Act").

Fair housing violations may be enforced by HUD, the U.S. Department of Justice, the California Department of Fair Employment and Housing ("DFEH"), other government agencies, and through private litigation. Fair housing agencies, both government-affiliated and nonprofit, also play an important role in furthering fair housing by assisting in the investigation of housing discrimination complaints, conducting housing audits to verify the existence or nonexistence of discrimination, counseling about fair housing and common homeowner and landlord-tenant matters, and educating housing consumers and housing providers about their respective fair housing rights and responsibilities.

### *B. LOCAL FAIR HOUSING SERVICES*

In the Stanislaus Urban County area, as well as in the cities of Modesto and Turlock, fair housing services are provided by Project Sentinel, Inc., a nonprofit agency with more than 30 years' experience providing fair housing services in Santa Clara, San Francisco, San Mateo, Alameda and Stanislaus counties. Project Sentinel serves all of Stanislaus County except the non-Stanislaus Urban County city of Riverbank.

Project Sentinel's mission is "to develop and promote fairness and equality of housing opportunity for all persons and to advocate peaceful resolution of disputes for community welfare and harmony.

Project Sentinel's funding in Stanislaus County is derived from CDBG funds from the Stanislaus Urban County (Fiscal Year 2011-2012, \$29,496, Fiscal Year 2010-2011 \$34,990 and Fiscal Year 2009-2010 \$40,000) and the cities of Modesto (Fiscal Year 2011-2012, \$40,000) and Turlock (Fiscal Year 2011-2012, \$20,000), FHIP funding from HUD for County jurisdictions (Fiscal Year 2011-2012, \$30,000), and Dispute Resolution Programs Act ("DRPA") funds from the Stanislaus County Superior Court (Fiscal Year 2011-2012, \$160,000 for countywide mediation and small claims advisory services). FHIP funds are used throughout Project Sentinel's service area; DRPA funds are used to provide dispute resolution and small claims advisory services to the entire County.

Activities funded by the Stanislaus Urban County include community education and outreach, complaint investigation and audits, tenant/landlord counseling. Each of these activities directly addresses the Stanislaus Urban County's obligation to affirmatively further fair housing.

## 1. Community Education and Outreach

Community education and outreach are crucial elements of a fair housing program. Although various housing protections have been in place for 50 years, few people have a full understanding of fair housing issues. This is not their fault. Rather, it is a function of general attitudes about the nature of civil rights protections (that they are limited to race or sex); developments in statutory law (for example, the addition of familial status and disability to federal law in 1988, the addition of protections for undocumented immigrants in California in 2008); developments in case law (particularly in relation to family status, disability, sex, and arbitrary characteristics); and demographic changes (interstate and foreign immigrants).

Knowing of the existence of fair housing rights, however, is a far cry from asserting them. Many discrimination victims who are aware of a violation of their civil rights fail to take action. Often, particularly for in-place renters, there is a fear of retaliation. The stigma of victimization or self-blame, cultural impediments to contacting authorities or initiating legal action, barriers of language or accessibility, and the general sense of powerlessness among the poor, minorities, and other under-served populations may also be important factors.

Community outreach and education counteract these barriers. Fair housing agencies like Project Sentinel target the most at-risk groups for such efforts. Because of the large number of Hispanics within the Stanislaus Urban County, Project Sentinel's Modesto office has Spanish-speaking staff members and distributes Spanish-language literature. (Fair housing and landlord-tenant information are also available in several Asian languages.) Public service announcements and advertisements are also run in English- and Spanish-language media outlets within Stanislaus County.

Staff members answer fair housing questions and provide resource materials at community events. Although many of these events take place in Modesto, Turlock, and Ceres, they are attended by residents of other cities and unincorporated areas. In addition to these events, Project Sentinel works closely with other organizations that serve populations at risk for housing discrimination. The agency also provides the HACS assistance with tenant/landlord counseling for their entering and exiting Section 8 clients. When people experience housing discrimination, their first contacts are typically to agencies with which they already have a connection. For example, a victim of disability discrimination might contact the Disability Resource Agency for Independent Living ("DRAIL"); a victim of national origin discrimination might contact El Concilio. Project Sentinel has continued to provide training to "front-line" workers at agencies like these (and others) about how to recognize housing discrimination and make a fair housing referral. Project Sentinel also distributes literature to government and nonprofit agencies throughout Stanislaus County and maintains a website at <http://www.housing.org>.

## 2. Recent Stanislaus County Fair Housing Cases

Project Sentinel conducted 47 fair housing case investigations in the Consortium area during the two-year period from July 1, 2009, to June 30, 2011.

Communities with the most frequent fair housing investigations were, in order of frequency: Ceres (22 cases); Oakdale (10 cases); Salida (5 cases); Waterford (3 cases); Keys (3 cases); Patterson (2 cases); Empire (1 case) and 1 other location in Stanislaus County.

A sizable majority of fair housing complaints in the Consortium area involve disability, followed by national origin, sex, familial status, and race. The remainder were complaints of source of income, age, arbitrary characteristics, and marital status. The vast majority of housing providers are what is termed “small mom and pop operator”. This term refers to non professional housing providers owning no more than a couple of rental units. They are less educated, less sophisticated and more likely to commit an unintentional fair housing violation. These are the housing providers most in need of fair housing education.

<b><u>Breakdown By City</u></b>			
<b><u>2009-2010</u></b>		<b><u>2010-2011</u></b>	
<b>Ceres</b>	<b>9</b>	<b>Ceres</b>	<b>13</b>
<b>Oakdale</b>	<b>6</b>	<b>Oakdale</b>	<b>4</b>
<b>Waterford</b>	<b>0</b>	<b>Waterford</b>	<b>3</b>
<b>Salida</b>	<b>4</b>	<b>Salida</b>	<b>1</b>
<b>Empire</b>	<b>0</b>	<b>Empire</b>	<b>1</b>
<b>Newman</b>	<b>0</b>	<b>Newman</b>	<b>0</b>
<b>Patterson</b>	<b>2</b>	<b>Patterson</b>	<b>0</b>
<b>Keyes</b>	<b>2</b>	<b>Keyes</b>	<b>1</b>
<b>Denair</b>	<b>0</b>	<b>Denair</b>	<b>0</b>
<b>Valley Home</b>	<b>0</b>	<b>Valley Home</b>	<b>0</b>
<b>Knights Ferry</b>	<b>0</b>	<b>Knights Ferry</b>	<b>0</b>
<b>LaGrange</b>	<b>0</b>	<b>LaGrange</b>	<b>0</b>
<b>Hickman</b>	<b>0</b>	<b>Hickman</b>	<b>0</b>
<b>Other</b>	<b>0</b>	<b>Other</b>	<b>1</b>

<b><u>TYPE OF CASE/PROTECTED CATEGORY</u></b>		
	<b><u>2009-2010</u></b>	<b><u>2010-2011</u></b>
<b>Handicap/Disability</b>	<b>14</b>	<b>17</b>
<b>National Origin</b>	<b>2</b>	<b>3</b>
<b>Familial Status</b>	<b>4</b>	<b>2</b>
<b>Race</b>	<b>2</b>	<b>1</b>
<b>Age</b>	<b>1</b>	<b>1</b>

Disability cases account for such a large proportion of cases for several reasons. First, Project Sentinel conducts audits of new multi-family housing to verify that they meet accessibility standards. Second, disability protections are comparatively new, and many housing providers are unaware of the extent of these protections. Third, many cases involve requests by persons with disabilities for reasonable accommodations and modifications. Many persons with disabilities are reluctant to make such requests on their own for fear of retaliation.

Project Sentinel assists persons with disabilities in making these requests by: (1) providing information to complainants or their healthcare providers about what reasonable accommodations are and how "disability" is defined for fair housing purposes; (2) obtaining letters from healthcare providers documenting the disabling condition and explaining the type of accommodation or modification required; (3) forwarding appropriate documentation to the housing provider to make the reasonable accommodation request; and (4) conciliating between the resident and housing provider as needed.

*a.) Examples of Fair Housing Complaints from the Consortium Area*

Below are a few examples of fair housing complaints handled by Project Sentinel from 2004 through June 2011. Each example includes the community, type of complaint, description of activities, and disposition.

**Ceres- Age- Educated**

Project Sentinel was made aware of an advertisement that stated “Prefer 50+.” Project Sentinel tested for discrimination based on age. The testers were asked to e-mail the housing provider to inquire about the vacancy. Through the course of the investigation 4 testers were dispatched, but, none received a response. Because there was a discriminatory preference stated in the advertisement, Project Sentinel wrote the Owner of the property an education letter. The letter informed the Owner that the discriminatory preference stated in Owners advertisement was in violation of Fair Housing Laws of the State of California. Project Sentinel advised the owner to choose language in future ad’s that do not discourage certain classes of people from putting in a rental application.

**Oakdale- Race- Counseled**

Project Sentinel tested a home in the Burchell Hill area of Oakdale for race discrimination. The 1st tester (T1) was a black female who met with the broker’s assistant at the property. T1 was told of all the amenities that the home had and made T1 aware that a rent reduction had occurred down from \$1500 to \$1400 to make the house more competitive. The 2nd tester (T2) was a white female who met with the owner’s granddaughter at the property. Eventually the broker’s assistant arrived and started the tour of the home. The broker’s assistant told T2 about all the amenities. The broker’s assistant then went on to tell T2 that they were going to be lowering the rent from \$1400 to \$1300. The black female tester made a follow up contact and quoted the new rent offer of \$1,300. No discrimination was found.

**Waterford- Disability (Reasonable Accommodation)- Counseled**

Project Sentinel received a complaint about a property management company in Waterford that may have been discriminating against people with Doctor Prescribed Service or Companion Animals (DPSA or DPCA). Project Sentinel found an advertisement for a property by that management company that stated “No Pets.” Tester one (T1) was dispatched to call posing as a married woman who had a young daughter who had a doctor prescribed diabetic alert dog (DPSA). T1 called the property management office and spoke with the property manager who also happened to be the owner. The owner told T1 that the DPSA would not be a problem and quoted the rent and deposit described in the ad to T1 and listed the amenities. When T2 called the owner the next day posing as a married woman with a child that was not disabled, the owner quoted the same rental information.

It should be noted that there are multiple cases every year in which the housing provider will refuse to allow service animals. It is among the most common fair housing violation found by the agency.

**Oakdale- Familial Status (Source of Income)- DFEH Referral**

Project Sentinel received a complaint of familial status discrimination in which a household with children were being refused a rental. The investigation revealed that families with children would be rented to but that people with a rental subsidy would not be allowed, nor someone with a disability and receiving government assistance.

**Ceres- Race- Counseled**

Project Sentinel had a previous complaint of potential Race Discrimination against the property management company. In each instance both testers were given the same information over the phone, and both conducted on-site tests. The analysis of the case results revealed no discrimination based on race, as both testers were given the opportunity to view and apply for the unit and told identical information.

**Oakdale - Disability (Reasonable Accommodation) - Conciliated.**

A family was threatened with eviction when the landlord discovered that they had a dog and cat. The single-family home was rented despite the designation of being a "no pets" property. The property management company had misunderstood the property owner's instructions and allowed the family and animals in. Both animals had been prescribed by mental health providers for family members with emotional disabilities. Project Sentinel obtained documentation of the disabilities and the health care provider's recommendation for companion animals to relieve stress and requested a reasonable accommodation from the property management company. The accommodation was approved after subsequent negotiations with the property management company, and the family was permitted to remain in the unit.

**Denair - Disability (Discrimination) - Conciliated.**

A woman living in a senior (55+) mobile home park was threatened with eviction because she was under the required age for residency. The woman had moved into the park to care for her ailing, elderly mother. When the mother had to be sent to a nursing home, where she subsequently died, the park initiated termination proceedings against the complainant and her adult daughter with Down Syndrome. Project Sentinel investigated the mobile home and senior living residency laws and concluded that the complainant and her daughter were entitled to remain in the mobile home. Project Sentinel contacted the park's attorney and advised him of the special status afforded to caregivers (even after a resident's death). The mobile home park ultimately agreed to permit the complainant and her daughter to remain in the home.

**Ceres - Disability (Accessibility) - HUD Referral.**

Project Sentinel conducted an accessibility audit at a newly-constructed multi-family complex. Auditors viewed two vacant units, laundry and trash facilities, and common areas. After a review of the Fair Housing Design Manual, six types of violations were identified, including "head-banger" hazards for visually impaired, steep sidewalk and ramp slopes without handrails, and interior thresholds that would impede wheelchair access. A complaint was filed with HUD and settled through mediation. The owner agreed to retrofit units and to bring the common areas of the complex into compliance with fair housing laws.

**Ceres - Disability (Reasonable Modification) - Conciliated.**

The evaporative cooler unit in a Ceres rental home aggravated the condition of a woman with severe asthma. Project Sentinel contacted the landlord and requested that the tenant be permitted to purchase and install a window air conditioner at her own expense. The landlord agreed to the request.

**Robertson Road Neighborhood - Sex (Sexual Harassment) - HUD Referral.**

An African American woman was repeatedly propositioned by her landlord after moving into a single-family home. The home was in need of several repairs, and the landlord used gifts and promises of repairs to induce the woman into quid pro quo sexual relationship. When the complainant ended the relationship, the landlord immediately issued a notice to terminate her tenancy. The tenant was subsequently evicted. Project Sentinel interviewed several witnesses who corroborated the complainant's story. The case was referred to HUD for enforcement.

**Crows Landing - Arbitrary Characteristics - Educated.**

A white male living in an RV park complained about harassment from property management about visits from a male friend. The man's friend had not caused any problems at the park. Project Sentinel surveyed the site and found no evidence of discrimination. However, when the landlord learned of the survey, he contacted Project Sentinel to inquire about the survey. Project Sentinel advised the landlord that residents had expressed concerns about the park's treatment of guests, excessive late fees, and drug activity, and advised the landlord that it would be a violation of fair housing laws to charge additional rent for a second person to reside in an RV space. The landlord agreed to make changes and investigate the concerns identified in the survey.

**IX. CONCLUSIONS AND RECOMMENDATIONS**

Fair Housing issues in Stanislaus County are being addressed but due to the economy issues - continue to rise. It is clear that although discrimination in housing cuts across all racial, ethnic and economic lines in the region, it falls most heavily on elderly, persons with disabilities and lower income individuals and families. Under employment and unemployment along with a lack of decent affordable housing negatively affect the ability of persons of low income to obtain housing in Stanislaus County.

The following actions are recommended in addition to maintaining the current ongoing programs and policies:

<b>Identified Impediments and Primary Recommendations</b>		
<b>Category</b>	<b>Impediments to Fair Housing</b>	<b>Recommendations</b>
<b>Affordability</b>	<ol style="list-style-type: none"> <li>1. Lack of new multi-family housing construction for very low income households.</li> <li>2. Disproportionate use of housing vouchers in the Stanislaus Urban County area versus other cities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Develop more incentives for very low income housing development.                             <ol style="list-style-type: none"> <li>a. Waterford should adopt a density bonus code</li> <li>b. All jurisdictions should consider inclusionary zoning</li> <li>c. Set-aside subsidies for development of housing for very low income.</li> </ol> </li> <li>2. Seek answer to why the disproportionate use of vouchers and seek means for more balance.</li> <li>3. Follow through on the Housing Element policies and programs</li> </ol>
<b>Zoning for Disability Rights</b>	<p>Ceres and Waterford codes may discourage secondary unit development. Codes do not inform those with disabilities that they can request exceptions, such as parking requirements for secondary units.</p>	<ol style="list-style-type: none"> <li>1. Seek codes that encourage use of secondary units.</li> <li>2. Adopt Reasonable Accommodations Policy for Planning Departments.</li> <li>3. Monitor compliance with protection for persons with disabilities</li> </ol>
<b>Foreclosure Crisis</b>	<p>High rate of foreclosures on sub-prime loan that are more likely help by minority borrowers.</p>	<ol style="list-style-type: none"> <li>1. Assist in the provision of assistance to distressed borrowers.</li> <li>2. Support investigation and litigation aimed at predatory lenders</li> </ol>
<b>Fair Housing Services</b>	<ol style="list-style-type: none"> <li>1. High number of minority and new immigrant households with limited English</li> <li>2. Lack of fair housing awareness.</li> </ol>	<ol style="list-style-type: none"> <li>1. Provide educational literature in Spanish and other appropriate languages.</li> <li>2. Conduct more outreach to the Stanislaus Urban County communities.</li> <li>3. Improve Public education of fair housing through regional approaches to public outreach to publicize the services of fair housing services.</li> </ol>



# COMMUNITY DEVELOPMENT BLOCK GRANT



STANISLAUS URBAN COUNTY

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*Prepared by the Stanislaus County  
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## SUBSTANTIAL AMENDMENT Fiscal Year 2011-2012 Annual Action Plan April 2012

Attachment 5

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## **SUBSTANTIAL AMENDMENT TO THE FISCAL YEAR 2011-2012 ANNUAL ACTION PLAN FOR IMPLEMENTATION OF THE EMERGENCY SOLUTIONS GRANT PROGRAM**

*The substantial amendment must be prepared and submitted in accordance with the recipient's citizen participation plan and the requirements of 24 CFR part 91, as amended by the Interim Rule. The following outline is provided as a checklist to ensure an accurate and complete submission in accordance with the details of this Notice.*

### **EXECUTIVE SUMMARY**

#### **Overview of Program**

The Emergency Solutions Grant (ESG) program, formally the Emergency Shelter Grant program, is intended to supplement state, local and private efforts to improve the quality and number of emergency shelters and transitional facilities for homeless people as well as to provide case management and financial assistance to prevent homelessness and to permanently re-house homeless persons. The U.S. Department of Housing and Urban Development (HUD) issued an interim rule for the Emergency Solutions Grants Program on December 5, 2011. This rule amended the McKinney-Vento Homeless Assistance Act in accordance with the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009. The interim rule established a list of eligible activities, and allows the local grantee, Stanislaus Urban County, to select activities in accordance with its own community development objectives. HUD then allocated a secondary allocation of Fiscal Year 2011-2012 funds, to be utilized in accordance with the ESG Interim Rule. To be eligible for use of these funds, a Substantial Amendment (SA) to the Fiscal Year 2011-2012 Annual Action Plan (AAP) must be prepared.

Designed as a first step in a Continuum of Care (CoC) 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. While flexible in terms of serving all homeless subpopulations and preventing persons from becoming homeless, 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 categories of eligible activities and applicable limitations are discussed in the Program Requirements section of these Guidelines:

- STREET OUTREACH ACTIVITIES (*funding capped*)
- EMERGENCY SHELTER ACTIVITIES (*funding capped*)
- HOMELESS PREVENTION ACTIVITIES
- RAPID RE-HOUSING ACTIVITIES
- HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS) ACTIVITIES

To be eligible for ESG assistance, a public service project must serve very low income households (at or below 30% of the area median income), homeless persons or those at-risk of homelessness.

The first allocation of Fiscal Year 2011-2012 funds was in the amount of \$109,464 and the second allocation is in the amount of \$61,338.

The interim rule eliminated the current program caps and replaced them with a 60% maximum (or Hold Harmless Need "HHN" maximum) of grant funds to be spent on shelter and street outreach activities. The remaining grant funds will be set aside for Homeless Prevention and Rapid Re-Housing and Administration activities. In addition, the Administration cap was increased from 5% to 7.5% of the total grant allocation. Based on the 60% maximum which must be applied based on the total cumulative amount of Fiscal Year 2011-2012 allocations, the following calculation identifies \$31,349 of the second allocation as eligible for Shelter Service activities:

**SHELTER SERVICE CAP CALCULATION**

<i>First Fiscal Year 2011-2012 ESG Award:</i>	<i>\$109,046</i>
<i>Second Fiscal Year 2011-2012 ESG Award:</i>	<i><u>\$ 61,338</u></i>
<i>Total Fiscal Year 2011-2012 ESG Award:</i>	<i>\$170,384</i>
<i>60% Shelter Services Cap for Total Fiscal Year 2011-2012 ESG Award:</i>	<i>\$102,230</i>
<i>First Fiscal Year 2011-2012 Shelter Services Allocation:</i>	<i><u>\$ 70,881</u></i>
<b><i>Second Fiscal Year 2011-2012 Shelter Services Allocation:</i></b>	<b><i><u>\$31,349</u></i></b>

The following is a breakdown of the Stanislaus Urban County ESG allocations for the second allocation of Fiscal Year 2011-2012 funds, subject to the interim ESG Rule:

**FISCAL YEAR 2011-2012 ESG SECOND ALLOCATION**

<b><i>ESG Program Administration</i></b>	<b><i>\$7,326</i></b>
Stanislaus County	<i>\$7,326</i>
<b><i>Shelter Services</i></b>	<b><i>\$31,349</i></b>
Children’s Crisis Center Marsha’s Protective Infant/Toddler Project	<i>\$8,000</i>
Family Promise Shelter Services for Homeless Families	<i>\$1,349</i>
The Salvation Army Emergency Shelter	<i>\$9,000</i>
The Salvation Army Berberian Transitional Living Center	<i>\$6,000</i>
We Care Cold Weather Emergency Shelter	<i>\$7,000</i>
<b><i>Homeless Prevention and Rapid Re-Housing Activities</i></b>	<b><i>\$22,663</i></b>
Children’s Crisis Center Homeless Prevention and Rapid-Rehousing Project	<i>\$9,058</i>
Community Housing and Shelter Services Homeless Prevention Program	<i>\$5,605</i>
We Care Rapid Re-Housing Program	<i>\$8,000</i>
<b><i>Total Fiscal Year 2011-2012 Second Allocation</i></b>	<b><i>\$61,338</i></b>

**SUMMARY OF CONSULTATION PROCESS**

*Describe how the recipient consulted with the Continuum(s) of Care on: determining how to allocate ESG funds for eligible activities; developing the performance standards for activities funded under ESG; and developing funding, policies, and procedures for the operation and administration of the HMIS.*

**CONTINUUM OF CARE (CoC)**

The CoC is made up of representatives from the City of Modesto, the City of Turlock, the Housing Authority of the County of Stanislaus (HACS), Stanislaus County Behavioral Health and Recovery Services (BHRS), Stanislaus County Child Support Services, housing service providers, social service providers, fair housing service providers, health service providers

and homeless service providers. Draft Emergency Solutions Grant funding recommendations were presented to the CoC during their February 16, 2012 Housing Collaborative meeting.

### **ESG SUB-COMMITTEE**

A more detailed consultation occurred at the ESG Sub-committee, on February 16, 2012, following the general CoC meeting, to get input on the funding recommendations and policies and procedures for the ESG Fiscal Year 2011-2012 and Fiscal Year 2012-2013 awards (as amended by the HEARTH Act). Comments received centered around defining the new ESG regulations in line with lessons learned from implementing the HPRP Program. One main topic included the importance of requiring program participants to pay a portion of their rent incrementally to promote sustainable permanent housing, while still maintaining the flexibility of being able to waive this requirement if barriers exist that would make the decrease in rental assistance impede housing stability. Another topic was the difficulty of serving only 30% and under the AMI and how this population will most likely require more months of assistance than the 50% and below population. In general, the ESG Sub-committee agreed that the goal is to create clear and manageable policies and procedures that still maintain flexibility to allow housing plans that are based on each individual or family's unique needs. The ESG Sub-committee will continue to work on refining a list of barriers that impede housing stability, on a unified intake process and on the ESG Policies and Procedures.

### **HMIS SUB-COMMITTEE**

The Homeless Management Information System (HMIS), Sub-committee met on January 31, 2012 and began to evaluate the current HMIS Policies and Procedures. The Sub-committee is waiting for Housing and Urban Development (HUD) to release the revised HMIS standards however, before implementing any changes. The HACS, the CoC lead agency, was also consulted on February 7, 2012 regarding the use of ESG funds for the purpose of improving the CoC's HMIS system.

### **INSTITUTIONS THAT MAY DISCHARGE PERSONS INTO HOMELESSNESS**

Representatives from BHRS and the Stanislaus County Community Services Agency (CSA) regularly attend the monthly CoC Housing Collaborative meetings and are active participants in program planning for homeless fund utilization throughout Stanislaus County. The Health Services Agency (HSA) has been contacted in regard to recent and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care reform measures they will be implementing. On October 1, 2011, California passed a corrections realignment plan, which shifts responsibility from the state to counties for the custody, treatment, and supervision of individuals convicted of specified non-violent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness the CoC is pursuing collaborating with Stanislaus County Sheriff's and Probation Departments to develop a coordinated discharge policy.

### **SERVICE PROVIDERS**

Consultation with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless was addressed via coordination with the local CoC.

## **MEETING THE REQUIREMENTS OF 24 CFR §91.220**

The Stanislaus Urban County met the requirement of §91.100 through Stanislaus County Municipal Advisory Council public meetings and through consultation with the CoC. Meeting participants included homeless service providers, public service providers, Stanislaus Urban County members, community groups, business and civic leaders, and adjacent governmental entities throughout Stanislaus County.

## **SUMMARY OF CITIZEN PARTICIPATION PROCESS**

### **OVERVIEW**

Stanislaus Urban County's Citizen Participation Plan (CPP), as laid out within the Consolidated Plan (CP), was followed for the creation of this SA, including scheduling, publicizing and conducting community meetings and public hearings; providing technical assistance to applicants and other interested persons/groups; and maintaining accurate and current information regarding the ESG program which is available to citizens upon request.

In order to elicit public participation in the preparation of this SA, public notices were published and letters were mailed to homeless and support service organizations, CoC members and to HSA, BHRS and CSA to notify them of the development process and how they can participate. A Draft was submitted to various agencies and non-profits that serve Stanislaus County residents throughout the month of February 2012 requesting input and comments for consideration. In order to develop the SA, contributions were requested of residents of the participating jurisdictions at public meetings, at community centers, and were also made available on the Stanislaus County Department of Planning and Community Development website. This year, Stanislaus County was able to post announcements regarding the CDBG, and ESG programs on the Planning and Community Development homepage at the beginning of the 30-day public review period.

In order to foster citizen participation in the development of the amended Emergency Solutions Grant program, the Stanislaus County staff 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 six Stanislaus Urban County city members have conducted similar meetings and presentations with groups that provide services to their jurisdictions and to citizens that may benefit from program-funded activities. Notices were published defining the process and how persons, agencies and interested groups could participate. Stanislaus County staff posted announcements regarding the CDBG program on Stanislaus County's Department of Planning and Community Development internet homepage, which facilitated the receipt of citizen input online. A series of public meetings and hearings were scheduled (listed below) to be held in January and February 2012 to discuss the preparation and development of the SA.

<u>JURISDICTION</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>ADDRESS</u>
Stanislaus	1/11/12	<u>10:00am</u> <u>6:00pm</u>	County Admin. Building Tenth Street Place	Room 3001, 3 <sup>rd</sup> Floor 1010 10 <sup>th</sup> St., Modesto
Ceres	1/19/12	<u>4:00pm</u>	Ceres Community Center Upstairs Classroom	2701 Fourth St., Ceres
Hughson	1/12/12	<u>5:30pm</u>	Hughson City Council Chambers	7018 Pine St., Hughson
Newman	1/23/12	<u>5:00pm</u>	Newman Council Chambers	1200 Main St., Newman
Oakdale	1/12/12	<u>4:00pm</u>	Community Development Dept. Sierra Conference Room	120 S. Sierra Ave., Oakdale
Patterson	1/11/12	<u>5:00pm</u>	Patterson Council Chambers	1 Plaza, Patterson
Waterford	1/19/12	<u>6:00pm</u>	Beard Community Center	1540 C St., Waterford
<b>MUNICIPAL ADVISORY COUNCILS</b>				
Hickman	2/2/12	<u>7:00pm</u>	Hickman Charter School Office	13306 4 <sup>th</sup> Street, Hickman
Denair	2/7/12	<u>7:00pm</u>	Denair Unified School District Leadership Center	3460 Lester Road, Denair
South Modesto	2/9/12	<u>6:00pm</u>	Stanislaus County Ag Center Harvest Hall	3800 Cornucopia Way, Modesto
Empire	2/13/12	<u>7:00pm</u>	Empire Community Center	18 S. Abbie, Empire
Keyes	2/16/12	<u>7:00pm</u>	Keyes Community Center Keyes CSD Office	5601 7 <sup>th</sup> St., Keyes
Salida	2/28/12	<u>7:00pm</u>	Salida Library Community Room	4835 Sisk Rd., Salida

## Summary of Citizen Comments

Throughout the months of January and February, 2012, Stanislaus County staff conducted several public meetings throughout the unincorporated areas and at least one general meeting in each of the Stanislaus Urban County participating jurisdictions.

General meetings were held to discuss the needs within the Stanislaus Urban County areas to inform the public about the Citizen Participation Process in the development of the SA. The following includes a list of meetings and any comments received at each of these meetings:

### **Stanislaus County**

Two community meetings were held on January 11, 2012 at 10 am and 6 pm. No ESG comments were received.

### **City of Hughson**

A community meeting was held on January 12, 2012. No ESG comments were received.

### **City of Ceres**

A community meeting was held on January 19, 2012. No ESG comments were received.

### **City of Newman**

A community meeting was held on January 23, 2012. No ESG comments were received.

***City of Oakdale***

A community meeting was held on January 12, 2012.

One representative from the Family Support Network attended the meeting and inquired about the timing and competitive application process for CDBG/ESG public services grants. Stanislaus County staff followed up with the participant providing details regarding the public service application process via e-mail.

***City of Patterson***

A community meeting was held on January 11, 2012.

No ESG comments were received.

***City of Waterford***

A community meeting was held on January 19, 2012.

No ESG comments were received.

***Town of Hickman***

A community meeting was held on February 2, 2012.

No ESG comments were received.

***Town of Denair***

A community meeting was held on February 7, 2012.

No ESG comments were received.

***South Modesto***

A community meeting was held on February 9, 2012.

No ESG comments were received.

***Town of Empire***

A community meeting was held on February 13, 2012. Representatives from two non-profits, Friends of the Empire Library and Friends of the Empire Pool, attended and inquired about the competitive application process for CDBG/ESG public services grants. Stanislaus County staff followed up with information via e-mail.

***Town of Keyes***

A community meeting was held on February 2, 2012.

No ESG comments were received.

***Town of Salida***

A community meeting was scheduled for February 28, 2012.

Community meeting was cancelled.

***Stanislaus County Public Hearing***

A Public Hearing will be held on April 17, 2012.

***Services to Older Adults Advisory Council (STOAAC)***

A monthly meeting was held on February 1, 2012.

No ESG comments were received.

***Continuum of Care (CoC)***

A monthly meeting was held on February 16, 2012.

No ESG comments were received. The CoC was notified by e-mail on March 6, 2012 when the complete draft document was available.

### **ESG Sub-committee**

The ESG Sub-committee met on February 16, 2012. This sub-committee meets every other month, following the CoC Meeting. ESG comments, summarized within the Consultation section of this document, were received regarding developing ESG policies and procedures, the unified intake process and on implementing the new regulations. These comments were incorporated into the draft ESG written standards.

## **MATCH FUNDING**

*Describe: types of cash and/or non-cash resources used as match; specific amounts of resources used as match; proposed uses of match resources*

### **Match Funding Requirement Overview**

ESG awards must be matched dollar for dollar. Eligible matching sources include, any Federal source (other than the ESG program), as well as state, local, and private sources. Matching funds (both cash and non-cash) must be utilized during the grant period at an amount equal to or greater than 100% of the ESG amounts paid out. If Federal funds are to be used as match then the recipient must ensure the laws governing any funds to be used as matching contributions do not prohibit those funds from being used to match ESG funds. Contributions that have been or will be counted as satisfying a matching requirement of another Federal grant or award may not count as satisfying the matching requirement of this section. The matching requirement may be met by one or both of the following:

1. **Cash contributions.** Cash expended for allowable costs, as defined in OMB Circulars A-87 (2 CFR part 225) and A-122 (2 CFR part 230), of the recipient or sub-recipient.
2. **Non-cash contributions.** The value of any real property, equipment, goods, or services contributed to the recipient's or sub-recipient's ESG program, provided that if the recipient or sub-recipient had to pay for them with grant funds, the costs would have been allowable. Non-cash contributions may also include the purchase value of any donated building.
  - a. *Calculating the amount of Non-cash contributions.* (1) To determine the value of any donated material or building, or of any lease, the recipient must use a method reasonably calculated to establish the fair market value.
  - b. Services provided by individuals must be valued at rates consistent with those ordinarily paid for similar work in the recipient's or sub-recipient's organization. If the recipient or sub-recipient does not have employees performing similar work, the rates must be consistent with those ordinarily paid by other employers for similar work in the same labor market.
  - c. Some Non-cash contributions are real property, equipment, goods, or services that, if the recipient or sub-recipient had to pay for them with grant funds, the payments would have been indirect costs. Matching credit for these contributions must be given only if the recipient or sub-recipient has established, along with its regular indirect cost rate, a special rate for allocating to individual projects or programs the value of those contributions.

3. **Costs paid by program income.** Costs paid by program income shall count toward meeting the recipient's matching requirements, provided the costs are eligible ESG costs that supplement the recipient's ESG program.

### Match Funding Summary

Below is a summary of the match funding identified for the Fiscal Year 2011-2012 Second ESG Allocation, listed by each agency receiving funding:

#### CHILDREN'S CRISIS CENTER – HPRP PROGRAM

##### **State Funds**

CA Department of Education	\$200,000
CA Department of Education	\$100,000
First Five, Prop 10	\$ 71,101

##### **Local Funds**

Emergency Childcare, Child Welfare Services	\$ 29,000
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##### **Private Funds**

In-N-Out Foundation	\$ 15,000
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*Total Match Funds* \$415,101

#### CHILDREN'S CRISIS CENTER – MARSHA'S HOUSE INFANT SHELTER

##### **State Funds**

CA Department of Education	\$210,704
First Five, Prop 10	\$137,200

*Total Match Funds* \$347,904

#### COMMUNITY HOUSING AND SHELTER SERVICES – HOMELESS PREVENTION

##### **Federal Funds**

CDBG, City of Modesto, Department of Housing and Urban Development	\$ 60,000
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*Total Match Funds* \$ 60,000

#### FAMILY PROMISE – TRANSITIONAL SHELTER FOR HOMELESS FAMILIES

##### **Other**

Private Donations	\$ 5,000
Fundraising	\$ 14,708

*Total Match Funds* \$ 19,708

#### WE CARE OF TURLOCK – EMERGENCY COLD WEATHER SHELTER

##### **Federal Funds**

CDBG, City of Turlock	\$ 15,000
Federal Emergency Management Agency (FEMA)	\$ 12,000

##### **Other**

Fundraising	\$ 10,000
Food Donations	\$ 7,550
Volunteers	\$ 16,500
Private Donations	\$ 10,178

*Total Match Funds* \$ 74,728

**WE CARE OF TURLOCK – RAPID RE-HOUSING****Other**

In-kind	\$9,559
Private Donations	<u>\$2,000</u>
<i>Total Match Funds</i>	<i>\$11,559</i>

**PROPOSED ACTIVITIES AND OVERALL BUDGET**

*Please see table 3C for more detailed information*

All proposed awards went through a HUD approved/published competitive process and included representation from our CoC and Stanislaus Urban County members. This consultation was vetted through the CoC on February 16<sup>th</sup>, 2012, where staff collected input from our service providers, publically funded institutions, and participating business and civic leaders. Stanislaus Urban County has also engaged the HACS in the development of this amendment and developed a comprehensive community-wide survey that helped inform the development of this document. All stakeholders involved in the process agreed that the potential for our CoC's HMIS system to assist providers in tracking the continuum of care that clients receive is great. We highly prioritize increasing HMIS funding, in combination with our Economic Development program, to provide staff that can assist with data entry and increase data quality. These funds will be dedicated to HMIS improvements, and job training in the HMIS and homeless services fields, with the Fiscal Year 2012-2013 ESG allocation.

Below is a description, by activity, to be funded by Stanislaus Urban County's second Fiscal Year 2011-2012 ESG allocation of funds:

**Rapid Re-Housing – Rental Assistance**

*Annual Action Plan Priority Need – High* \$8,458

**Activity Description:** Medium-term rental assistance (between 4-24 months) as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

**Projected Outputs:** Five (5); 1-2 person Household(s) with children; One (1) individual without children.

**Rapid Re-Housing – Housing Relocation and Stabilization Services**

*Annual Action Plan Priority Need – High* \$4,600

**Activity Description:** Utility deposit, security deposit, case management and housing search and placement funds to be utilized in conjunction with medium-term rental assistance (between 4-24 months).

**Projected Outputs:** Five (5); 1-2 person Household(s) with children; One (1) individual without children.

### **Homelessness Prevention – Rental Assistance**

*Annual Action Plan Priority Need – Medium*

**\$8,708**

**Activity Description:** Short-term rental assistance as necessary to help an individual or family at-risk of becoming homeless, stabilize their housing.

**Projected Outputs:** Twelve (12); Household with children and/or individuals without children.

### **Homelessness Prevention – Housing Relocation and Stabilization Services**

*Annual Action Plan Priority Need – Medium*

**\$ 897**

**Activity Description:** Case management and housing search and placement funds to be utilized in conjunction with short-term rental assistance (between 1-3 months).

**Projected Outputs:** Threes (3); One (1) Household with a child or children; One (1) individual without children.

### **Emergency Shelter – Shelter Operations**

*Annual Action Plan Priority Need – High*

**\$3,849**

**Activity Description:** Funding will be utilized for costs associated with the operation of a homeless shelter, such as rent and utilities.

**Projected Outputs:** 130; 97 Homeless adult males; 2-3 homeless families (6 individuals); 27 at-risk homeless infants or toddlers.

### **Emergency Shelter – Essential Services**

*Annual Action Plan Priority Need – High*

**\$27,500**

**Activity Description:** Funding will be utilized for costs associated with the providing essential services associated with the operation of a homeless shelter, such as case management or shelter staff salaries.

**Projected Outputs:** 477; 97 Homeless adult males; 17 homeless adults (female and male, VA and non-VA) in transitional shelter; 337 homeless adults (both female and male) in emergency shelter.

*See Table 3C ("Consolidated Plan Listings of Projects" for local governments and territories attached)*

## **DISCUSSION OF FUNDING PRIORITIES**

*Explain why the recipient chose to fund the proposed activities at the amounts specified (recommended: if available, use locally-relevant data to support the funding priorities, and explain how the funding priorities will support the national priorities established in Opening Doors: Federal Strategic Plan to Prevent and End Homelessness)*

*Identify any obstacles to addressing underserved needs in the community.*

## Overview

To develop the Stanislaus Urban County's ESG funding priorities, the current condition of homelessness in the Nation and Stanislaus County was examined by pulling from the 2011 Point-in-Time (PIT) count, the CoC's 2011 Exhibit 1, the Stanislaus Urban County's 2012-2015 CP, the CoC's 10-Year Plan to End Long-Term Homelessness (2007), and the United States Interagency Council on Homelessness's Report, "Opening Doors – Federal Strategic Plan to Prevent and End Homelessness" (2010). A recent Community Survey, conducted in preparation for the development of Stanislaus Urban County's 2012-2015 CP, identified homeless services as a high priority and homeless prevention activities as a medium priority. The eligible activities under ESG, were then compared to existing services available to homeless and at-risk persons to develop ESG funding priorities that would serve target populations while not duplicating services.

The CoC's Exhibit 1 describes that Stanislaus County has experienced a loss of emergency and transitional shelter beds from Fiscal Year 2010-2011. These lower bed numbers occurred due to losses in non-profit funding and the paring down of non-profit services in an attempt to stay fiscally sound. The Stanislaus Urban County's goal for ESG funding is to assist non-profits in continuing to provide effective homeless assistance services, in terms of operational costs and essential services. Without emergency and transitional shelters providing temporary shelter for homeless individuals and families, re-housing the homeless would not be as effective. Since 2009, HPRP financial assistance funds combined with intensive case management has successfully housed 343 homeless individuals, made up of 95 households and has successfully prevented 222 individuals at-risk of homelessness, made up of 89 households, from losing their housing. This successful model implemented in conjunction with maintaining existing shelter facilities will allow the Stanislaus Urban County to continue to reduce the numbers of homeless individuals and families within Stanislaus County.

Second allocation Fiscal Year 2011-2012 and Fiscal Year 2012-2013 Rapid Re-housing funds will allow agencies awarded funding to build up their capacity for implementing these services under the new ESG regulations. A few of the biggest areas of adjustment under the new ESG regulations include, serving only 30% and below the Area Median Income, conducting habitability inspections on both Rapid Re-housing and Homeless Prevention units, improving data quality and participation for HMIS, and implementing a coordinated assessment system. Rapid Re-housing funds will be increased after this transition is successfully completed. With this in mind the Stanislaus Urban County is going to dedicate the full 60% cap of our combined (first and second) Fiscal Year 2011-2012 allocations to shelter services. The additional 2.5% in administration funds will allow staff to put in the time necessary to coordinate with local service providers and the CoC to develop and implement a coordinated assessment process for homeless programs receiving ESG funding and to allow for implementation of the amended ESG program. Homeless prevention activities, while remaining to be a service that is greatly needed throughout the Stanislaus Urban County, received slightly less priority than Rapid Re-housing and shelter services and accordingly, less funding is proposed to be allocated to this activity. Additionally, the Stanislaus Urban County, in recognition that HMIS has the potential to be utilized as a critical data tool in identifying the best methods for preventing and ending homelessness, will focus \$20,000 of its Fiscal Year 2012-2013 ESG award to improving the CoC's HMIS system. Lastly, in conjunction with our CDBG Economic Development program, a strong focus for ESG funds will be providing job training and placement opportunities for Rapid Re-housing and Homeless Prevention recipients.

The Federal Strategic Plan to Prevent and End Homelessness has the following 4 Goals:

- End Chronic Homelessness in five years
- Prevent and End Homelessness among Veterans in 5 years
- Prevent and End Homelessness for Families, Youth and Children in 10 years
- Set a Path to End all Homelessness

This document focuses on solving homelessness for the chronic homeless, homeless veterans, homeless families with children, and homeless unaccompanied youth. Within the document six strategies are discussed as paths to housing those target populations:

- Individualized Goal-Based Service Planning
- On-Going Support Services Connected to Mainstream Resources
- Independent Living Skills Training
- Connections to Supportive and Trustworthy Adults and Support Networks
- Employment and Education
- Housing

Similarly, the CoC's 10-year Plan to End Long-term Homelessness, identifies chronically homeless, long-term homeless adults and families, and homeless youth as target groups for homeless assistance. Currently, the focus of CoC funding has been to provide permanent supportive housing for chronically homeless, homeless veterans and for homeless youth out of foster care. The HPRP has been very successful in stably housing homeless families with children and long-term homeless adults. As HPRP comes to a close, there appears to be both a gap in funding and a high success rate for these two populations. ESG sub-grantees will assess individual clients' needs and will evaluate their potential for success in the appropriate program (Emergency, Transitional, Permanent Supportive Housing or Rental Assistance). If they are not able to offer the needed service, then clients will be referred to the appropriate resource.

### **Risk Factors for Homelessness**

Although we have no exact count as to the number of persons who lose their housing and become homeless each year, we do know what risk factors play into causing homelessness.

Some risk factors for homelessness include the following:

- Sudden and significant increase in utility costs
- Mental health and substance abuse issues
- Physical disabilities and other chronic health issues, including HIV/AIDS
- Severe housing cost burden (greater than 50 percent of income for housing costs)
- Homeless in last 12 months
- Young head of household (under 25 with children or pregnant)
- Current or past involvement with child welfare, including foster care
- Pending foreclosure of housing (rental or homeownership)
- Extremely low income (less than 30 percent of Area Median Income)
- Past institutional care (prison, treatment facility, hospital)
- Recent traumatic life event, such as death of a spouse or primary care provider, abandonment of spouse or primary care provider, or recent health crisis that prevented the household from meeting its financial responsibilities
- Credit problems that preclude obtaining of housing
- Significant amount of medical debt.

- Eviction within 2 weeks from a private dwelling (including housing provided by family or friends)
- Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (including prisons, mental health institutions, hospitals)
- Residency in housing that has been condemned by housing officials and is no longer meant for human habitation
- Sudden and significant loss of income

Persons who are "at-risk of homelessness" include individuals or families that are experiencing one or more of the risk factors described below. When evaluating these risk factors within the context of Stanislaus County a rise in persons at-risk of homelessness is anticipated. These factors will be taken into consideration when evaluating a client's risk of entering homelessness.

***Mental or Physical Disabilities, Substance Abuse and Other Chronic Health Issues***

Living with mental illness, physical disabilities, substance abuse or other chronic health issues can increase the risk of homelessness. The Health Services Agency's (HSA) Stanislaus County Community Health Assessment Survey for 2008 found that Stanislaus County residents who needed help for emotional or mental health problems increased from 14.6% in 2001 to 20.5% in 2005. However, the number of persons who did not see health professionals who needed it for emotional or mental problems was at 43.3%. When asked why those not receiving help did not get it, 62.4% responded that it was due to a lack of insurance. The 2010 American Community Survey estimates that 12.3% of Stanislaus County residents are living with a disability. Stanislaus County rates for chronic health issues, such as diabetes, asthma and obesity, are higher than averages for the State.

***Standard Condition & Substandard Condition But Suitable For Rehabilitation***

Housing that is substandard, such as housing units with inadequate plumbing or heating, increases the risk of homelessness. HUD's Community Planning and Development (CPD) Maps identify Stanislaus County as having 1,225 substandard housing units, 335 of which are occupied by persons who are 30% and under the AMI. A housing unit is considered to be in "Standard Condition" if:

- The unit is structurally sound and provides adequate shelter from the weather elements and a securable interior environment.
- Has operable indoor plumbing (a minimum of one of each: wash basin, water closet, bathing facilities, kitchen sink).
- Has an adequate, safe electrical system.
- Has sanitary food preparation facilities.
- Has no presence of environmental health concerns such as mold and lead.
- Meets HUD HQS standards.

A housing unit is considered to be in "substandard condition but suitable for rehabilitation" if the housing unit:

- Does not meet one or more of the conditions required for a dwelling to be in "standard condition" and the cost to bring the dwelling into compliance does not exceed 75% of the value of the house and property.
- Has been declared unfit or unsafe for occupancy by a government agency and the cost to bring the dwelling into compliance does not exceed 75% of the value of the house and property.

### ***Cost Burden and Severe Cost Burden***

Cost is the primary reason many individuals are unable to obtain or maintain quality housing. With the downturn in the economy, Stanislaus County has been one of the hardest hit areas in the country. Approximately 46% (75,474 households) of Stanislaus County's 165,761 households have monthly housing costs in excess of 30% of their monthly income. Approximately 54% (35,958 households) of rental households have monthly housing costs of 30% or greater compared to 40% (38,516 households) for owners.

### ***Unemployment and Underemployment***

Stanislaus County's unemployment rate is 18%, the population is extremely low income (less than 30 percent of Area Median Income), and many have suffered a sudden and significant loss of income. Job scarcity, pay rate cut-backs and low wage jobs also contribute to a higher risk for homelessness. Barriers to obtaining employment that provide adequate income for housing stability include, a lack of education, illiteracy, language barriers, lack of basic life skills, lack of transportation.

### ***Overcrowding***

Extremely low incomes, combined with substandard housing provide a high risk factor for homelessness. Households whose housing becomes uninhabitable or who have experienced a sudden decrease in income often lose their housing and end up staying with friends or family in a doubled up. In coping with economic challenges over the past few years, many of us have combined households with other family members or individuals. These "doubled-up" households are defined as those that include at least one "additional" adult – in other words, a person 18 or older who is not enrolled in school and is not the householder, spouse or cohabiting partner of the householder.

The Census Bureau reported that the number and share of doubled-up households and adults sharing households across the country increased over the course of the recession, which began in December 2007 and ended in June 2009. In spring 2007, there were 19.7 million doubled-up households, amounting to 17.0 percent of all households. Four years later, in spring 2011, the number of such households had climbed to 21.8 million, or 18.3 percent.

These factors combined with high amounts of household debt, and rising utility, gas and food costs raise the risk that individuals or families may enter into homelessness. Households at-risk of homelessness need access to the following services:

- 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.

## Summary of Funding Priorities

Based on the data provided above the following funding priorities have been identified for the Stanislaus Urban County's ESG Program:

**Target Populations:** Chronic Homeless, Homeless Veterans, Homeless Families with Children, Homeless Unaccompanied Youth

**High Priority Services:** Employment assistance and job training, Benefit Enrollment, Resource and Referral Services, Medium -term Rental Assistance, HMIS, Housing Search and Placement, Housing Stability Case Management, Life skills training, Shelter Operations, Essential Shelter Services

**Medium Priority Services:** Short-term Rental Assistance, Utility Assistance, Utility Deposits, Security Deposits, Rental Arrears, Rental application fees, Child care, Education services, Transportation

**Low Priority Services:** Legal Services, Mental Health Services, Last month's rent payments, Moving costs, Mediation, Credit repair, Outpatient health services, Mental health services, Substance abuse treatment services, Services for special populations, Renovation, Uniform Relocation Assistance

## DETAILED BUDGET

*Include detailed budget of planned activities and funding levels accounting for entire second allocation and any reprogrammed funds from the first allocation (may use Table 3 ESG in this Notice).*

Below is a list of ESG funding for Fiscal Year 2011-2012's second allocation by project and budget type:

### ESG Program Administration

#### **Stanislaus County**

**\$ 7,326**

ESG Program administration will be conducted by Stanislaus County Planning and Community Development Department staff and will include enforcing grantee and sub-grantee compliance with programmatic regulations in terms of recordkeeping, reporting, and implementing the program in accordance with standard policies and procedures. ESG program administration funds will also be utilized for program development, monitoring, training and for the allocation of funds.

### Marsha's Protective Infant/Toddler Project

#### **Children's Crisis Center**

**\$20,000**

This project will provide necessary shelter opportunities and specialized care for an impoverished population of high risk infants and toddlers living in Newman, Crows Landing, Ceres, Patterson, Waterford, Salida, and the unincorporated areas of Modesto. Each infant and toddler's physical, emotional, therapeutic, and nutritional needs will be attended by qualified, caring staff, trained in early childhood development, crisis management and emergency intervention. Case Management staff will guide families with the supportive services of crisis counseling, resource identification, referral services, and parent education.

This integration of services will protect children from unstable or violent living conditions and afford high risk parents opportunities to address the family circumstances responsible for creating homelessness.

<i>Emergency Shelter Operations</i>	\$2,500
<i>Emergency Shelter Essential Services</i>	\$17,500

## **Homeless Prevention and Rapid-Rehousing Project**

### ***Children's Crisis Center*** **\$32,254**

This project will provide rental assistance and homeless prevention services aimed at moving homeless families into safe and affordable housing, and helping families at imminent risk of losing their housing avoid eviction. Utilizing ESG funding, CCC Case Managers will work with high risk homeless families with children, enrolling only those families whose household income is at or below 30% of area median income (AMI) for Stanislaus County. Targeting for this program will consist of homeless families, including those fleeing domestic violence, exiting transitional sober living facilities, exiting long-term inpatient recovery programs, and exiting inpatient mental health programs. Prolonged unemployment will also qualify families for HPRP services if they have been evicted or are at risk of becoming evicted from their rental unit. All HPRP participants will be monitored by Case Managers who will determine family eligibility, assess housing barriers, develop a Housing Plan, offer rental assistance, provide life skills training, connect participants to potential employers, and track family progress towards goals outlined in their Housing Plan.

<i>Rapid Re-housing Housing Relocation and Stabilization Services</i>	\$9,742
<i>Rapid Re-housing Medium-term Tenant-based Rental Assistance</i>	\$15,000
<i>Homeless Prevention Housing Relocation and Stabilization Services</i>	\$2,512
<i>Homeless Prevention Short-term Tenant-based Rental Assistance</i>	\$5,000

## **Homeless Prevention Program**

### ***Community Housing and Shelter Services*** **\$4,400**

Funds will be used to provide rental/mortgage assistance to households and individuals at risk of losing their housing. They must be residents of Stanislaus County and be at or below 80% of the AMI for Stanislaus County. An appointment is set and the household is given a list of documents they must provide. The rental assistance staff works with the household and the landlord, to obtain necessary information and documentation. The address and property owner are verified through Stanislaus County Assessor's office or a title company. Rent reasonableness is determined.

<i>Homeless Prevention Housing Relocation and Stabilization Services</i>	\$880
<i>Homeless Prevention Short-term Tenant-based Rental Assistance</i>	\$3,520

## **Shelter Services for Homeless Families**

### ***Family Promise of Greater Modesto*** **\$16,375**

Family Promise of Greater Modesto provides homeless families with a safe shelter environment to remain together with their families, food, overnight accommodations, a Day Center to operate from, including showers and laundry facilities, phone and internet access and transportation from the Day Center to the shelter. ESG funds will be utilized to empower support families to move out of homelessness into permanent housing. Life Skills training is provided once a week in group meetings and daily intensive case management to assist them in moving out of homelessness.

<i>Emergency Shelter Essential Services</i>	\$16,375
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## **Emergency Shelter**

### ***The Salvation Army***

**\$30,984**

The Salvation Army's Emergency Shelter is a year round program, offering emergency beds for homeless individuals who are unable to find shelter elsewhere. The facility provides up to 100 beds per night to homeless citizens throughout Stanislaus County. The Shelter's target population is adult homeless persons who are over the age of 18 and without dependents. The Emergency Shelter exists to provide a warm, dry, and safe place for homeless persons to sleep each night. The Emergency Shelter offers services to the un-served and underserved at-risk adults with preference to 1) ambulatory physically handicapped and/or 2) 50 years of age and older who is at greater risk being in the night elements, and are unable to access other shelter facilities that are not ADA compatible, and/or need night time machines for their health (i.e. breathing, etc.) and have an emergency need of shelter during the months the Winter Shelter is not in operation. Clients who show stability and a desire for a greater self-determination are eligible to enroll in the Salvation Army's transitional living program, providing an opportunity to move closer towards obtaining permanent housing.

*Emergency Shelter Essential Services*

*\$30,984*

## **Berberian Transitional Living Center**

### ***The Salvation Army***

**\$14,000**

The Salvation Army Transitional Living Programs are designed to help participating clients meet three goals: 1) obtain and remain in permanent housing; 2) increase their skills and/or income; and 3) achieve greater self-determination. These program components provide a total of 40 beds as a "next step" in the continuum of care for homeless adults who have stabilized in the emergency shelter or another facility and are committed to moving towards self-sufficiency and permanent housing. The transitional living program will offer quality housing and supportive services for up to 24 months. The programs provide extensive case management, needs assessment, including follow-up services led by a dedicated case manager; job readiness instruction; life skills training, including personal budgeting, landlord/tenant relations and household management; assistance with legal issues; HIV/AIDS testing and counseling; medical screening; assistance accessing government benefits; assistance accessing permanent housing; substance abuse recover supports and transportation assistance. The program plans to accomplish introducing homeless individuals to a place where they can learn skills, gain income, receive assistance that will enable them to transition from homelessness to obtaining and remaining in permanent housing.

*Emergency Shelter Essential Services*

*\$14,000*

## **Emergency Cold Weather Shelter**

### ***We Care***

**\$38,000**

The We Care Program (WCP) Emergency Cold Weather Shelter serves chronically homeless men over the age of 18 throughout Stanislaus County. The WCP's Cold Weather Shelter has the capacity to shelter 34 homeless individuals a night during the worst part of the winter. The Shelter generally operates from December 1, 2011 to March 31, 2012, seven days a week from 6:30 p.m. to 8:00 a.m. Nutritious meals are provided nightly by various churches, organizations, clubs, individual families, and CSU Stanislaus faculty and students.

<i>Emergency Shelter Operations</i>	\$14,000
<i>Emergency Shelter Essential Services</i>	\$24,000

### **Rapid Re-Housing Program**

#### **We Care**

**\$8,000**

The We Care Rapid Re-housing Program provides services for homeless individuals and families without children over the age of 18 who fall at or below 30% of the area median income. This project will assist 2-3 homeless individuals and families with housing search and placement, rental application fees, rental and utility assistance, rental and utility deposits, case management, referrals, and support services. Referrals to Alliance Worknet, in combination with the Stanislaus Urban County's Economic Development Program, will be provided to unemployed or underemployed program participants. Project participants receive a housing plan created specifically to meet their individual housing needs and goals. A case manager meets with program participants at least once a month in their home to assess their housing plan progress. The goal of the program is to move individuals and families that are homeless through the transition into a permanent, sustainable, housing situation.

<i>Rapid Re-housing Housing Relocation and Stabilization Services</i>	\$2,600
<i>Rapid Re-housing Medium-term Tenant-based Rental Assistance</i>	\$5,400

### **WRITTEN STANDARDS FOR PROVISION OF ESG ASSISTANCE**

*If the recipient is a metropolitan city, Stanislaus Urban County, or territory: include written standards for providing the proposed assistance. The written standards must include:*

- a. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.*
- b. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.*
- c. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.*
- d. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid rehousing assistance.*
- e. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.*
- f. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.*

## **Evaluating Eligibility for Assistance under ESG**

1. **Initial Evaluations.** The recipient or its sub-recipient must conduct an initial evaluation to determine the eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing, in accordance with the centralized or coordinated assessment requirements set forth under 24 CFR §576.400(d) and the written standards established under 24 CFR §576.400(e).
2. **Determining Program Participant Eligibility.** The following criteria shall be used to determine program participant eligibility for assistance under ESG:
  - a. Income shall be annualized and calculated based on the standards for the Housing Choice Voucher Program (Section 8 Eligibility Standards). Program participants must be 30% and under the Area Median Income to be determined to be eligible.
  - b. A client cannot be determined to be ineligible for the program due to a lack of income.
  - c. Additional criteria, established by the CoC's ESG Sub-committee shall be followed.
  - d. Rapid Re-housing assistance, specifically for the target populations listed below, shall be prioritized over Homeless Prevention assistance:
    - i. Chronically Homeless
    - ii. Homeless Veterans
    - iii. Homeless Families with Children
    - iv. Homeless Unaccompanied Youth
3. **Annual income.** For each program participant who receives homelessness prevention assistance, or who receives rapid re-housing assistance longer than one year, the following documentation of annual income must be maintained:
  - a. Income evaluation form containing the minimum requirements specified by HUD and completed by the recipient or sub-recipient; and
  - b. Source documents for the assets held by the program participant and income received over the most recent period for which representative data is available before the date of the evaluation (e.g., wage statement, unemployment compensation statement, public benefits statement, bank statement);
  - c. To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g., employer, government benefits administrator) or the written certification by the recipient's or sub-recipient's intake staff of the oral verification by the relevant third party of the income the program participant received over the most recent period for which representative data is available; or
  - d. To the extent that source documents and third party verification are unobtainable, the written certification by the program participant of the amount of income the program participant received for the most recent period representative of the income that the program participant is reasonably expected to receive over the 3-month period following the evaluation.
4. **Determinations of ineligibility.** For each individual and family determined ineligible to receive Emergency Solutions Grant (ESG) assistance, the record must include documentation of the reason for that determination.

5. **Re-evaluations for homelessness prevention and rapid re-housing assistance.** The recipient or sub-recipient must re-evaluate the program participant's eligibility and the types and amounts of assistance the program participant needs not less than once every three (3) months for program participants receiving homelessness prevention assistance, and not less than once annually for program participants receiving rapid re-housing assistance. At a minimum, each reevaluation of eligibility must establish that:
- a. The program participant does not have an annual income that exceeds 30 percent of median family income for the area, as determined by HUD; and
  - b. The program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance;
  - c. The recipient or sub-recipient may require each program participant receiving homelessness prevention or rapid re-housing assistance to notify the recipient or sub-recipient regarding changes in the program participant's income or other circumstances (e.g., changes in household composition) that affect the program participant's need for assistance under ESG. When notified of a relevant change, the recipient or sub-recipient must re-evaluate the program participant's eligibility and the amount and types of assistance the program participant needs;
  - d. Annual income. When determining the annual income of an individual or family, the recipient or sub-recipient must use the standard for calculating annual income under 24 CFR 5.609;
  - e. Connecting program participants to mainstream and other resources. The recipient and its sub-recipients must assist each program participant, as needed, to obtain;
  - f. Appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living; and
  - g. Other Federal, State, local, and private assistance available to assist the program participant in obtaining housing stability, including:
    - i. Medicaid (42 CFR chapter IV, subchapter C);
    - ii. Supplemental Nutrition Assistance Program (7 CFR parts 271-283);
    - iii. Women, Infants and Children (WIC) (7 CFR part 246);
    - iv. Federal-State Unemployment Insurance Program (20 CFR parts 601-603, 606, 609, 614-617, 625, 640, 650);
    - v. Social Security Disability Insurance (SSDI) (20 CFR part 404);
    - vi. Supplemental Security Income (SSI) (20 CFR part 416);
    - vii. Child and Adult Care Food Program (42 U.S.C. 1766(t) (7 CFR part 226));
    - viii. Other assistance available under the programs listed in 24 CFR § 576.400(c).
6. **Eligibility for Rental Units.** The rental unit identified to receive financial assistance must meet the following minimum qualifications. This applies to both rental units receiving Rapid Re-housing and Homeless Prevention assistance:
- a. Unit must pass habitability inspections, which includes an assessment for lead-based paint hazards. Inspections shall be requested on a standard form and will be conducted by Stanislaus County Building Permits Division staff.
  - b. Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD, as provided under 24 CFR part 888.111-888.115, and complies with HUD's standard of rent reasonableness, as

established under 24 CFR 982.507. (1) For purposes of calculating rent under this section, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public housing authority for the area in which the housing is located.

- c. Best efforts must be made to ensure that units receiving ESG assistance are legal dwellings and are not in the process of foreclosure.
- d. Units receiving assistance must be located within the areas covered by the Stanislaus Urban County. These areas include the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford and the unincorporated areas of Stanislaus County.

7. **Terminating assistance.** In general if a program participant violates program requirements, the recipient or sub-recipient may terminate the assistance in accordance with a formal process established by the CoC that recognizes the rights of individuals affected. The recipient or sub-recipient must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.

- a. To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:
  - i. Written notice to the program participant containing a clear statement of the reasons for termination;
  - ii. A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
  - iii. Prompt written notice of the final decision to the program participant.
- b. Ability to provide further assistance. Termination under this section does not bar the recipient or sub-recipient from providing further assistance at a later date to the same family or individual.

## **Rapid Re-Housing and Homeless Prevention Assistance**

1. **Rapid Re-Housing Assistance.** If a program participant can document that they meet the following criteria, then they shall be considered to meet the definition of "homeless" and may qualify for Rapid Re-Housing assistance, provided that all other eligibility criteria can also be met:

- a. An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
  - i. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
  - ii. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
  - iii. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not

- meant for human habitation immediately before entering that institution;
- b. An individual or family who will imminently lose their primary nighttime residence should be classified as Homeless Prevention
  - c. Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
    - i. Are defined as homeless under the Runaway and Homeless Youth, Head Start, Violence Against Women, Public Health Services, Food and Nutrition, or Child Nutrition Acts;
    - ii. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
    - iii. Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
    - iv. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addition, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
  - d. Any individual or family who:
    - i. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual or family's primary nighttime residence or has made the individual or family afraid to return to their nighttime residence;
    - ii. Has no other residence; and
    - iii. Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.
2. **Homeless Prevention Assistance.** If a program participant can document that they meet the following criteria, then they shall be considered to meet the definition of "At-risk of Homelessness" and may qualify for Homeless Prevention assistance, provided that all other eligibility criteria can also be met:
- a. An individual or family who:
    - i. Has an annual income below 30 percent of area median family income;
    - ii. Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in the homeless definition; and
    - iii. Meets one of the following conditions:
      - 1. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
      - 2. Is living in the home of another because of economic hardship;

3. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
  4. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, state, or local government programs for low-income individuals;
  5. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than two (2) (1.5 people per room, as defined by the U.S. Census Bureau);
  6. Is exiting a publicly funded institution, or system of care, e.g., health-care facility, mental health facility, foster care, or other youth facility, or correction program or institution; or
  7. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the Stanislaus Urban County approved consolidated plan;
- b. A child or youth who does not qualify as homeless under the HEARTH Act but qualifies as homeless under the Runaway and Homeless Youth, Head Start, Violence Against Women, Public Health Services, Food and Nutrition, or Child Nutrition Acts; or
  - c. A child or youth who does qualify as homeless under the HEARTH Act but qualifies as homeless under the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth if living with her or him.
3. **Short-term Rental Assistance.** (Medium priority as referenced in the Consolidated Plan (CP) survey results priority list) Short-term rental assistance is defined as rental assistance provided for up to 3 months.
  4. **Medium-term Rental Assistance.** (High priority as referenced in the CP survey results priority list) Medium-term rental assistance is defined as rental assistance provided for more than 3 months but not more than 24 months of rent, within a 3 year period.
  5. **Rental Arrears.** (Medium priority as referenced in the CP survey results priority list) Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.
  6. **Tenant-based rental assistance.** Includes providing rental assistance to program participants who pay rent for a unit that is under a lease. The following standards apply to this type of rental assistance:
    - a. A program participant who receives tenant-based rental assistance may select a housing unit in which to live and may move to another unit or building and continue to receive rental assistance, as long as the program participant continues to meet the program requirements.
    - b. The recipient may require that all program participants live within a particular area for the period in which the rental assistance is provided.
    - c. The rental assistance agreement with the owner must terminate and no further rental assistance payments under that agreement may be made if:
      - i. The program participant moves out of the housing unit for which the program participant has a lease;
      - ii. The lease terminates and is not renewed; or

- iii. The program participant becomes ineligible to receive ESG rental assistance.
7. **Project-based rental assistance.** Project-based rental assistance is an eligible ESG activity. However, any ESG funded project-based rental assistance program must work with Stanislaus Urban County staff to ensure the program complies with 24 CFR § 576.106 (i).
8. **Use with other subsidies.** Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources. Rental assistance may not be provided to a program participant who has been provided with replacement housing payments under the URA during the period of time covered by the URA payments.
9. **Maximum Amounts and Periods of Assistance.** Each program participant may receive up to 12 months of rental assistance and housing relocation and stabilization services. This assistance may be extended if the program participant's housing plan has been followed and the case manager determines that additional months of assistance are required for the participant to overcome additional barriers to housing. In no case can HPRP assistance exceed 24 months during any 3-year period.
10. **Prioritizing Assistance Type.** Standards for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
- a. Rapid Re-housing assistance, particularly for chronically homeless, for veterans, for unaccompanied youth, and for families with children, shall be prioritized over other financial assistance types.
  - b. When developing a client's housing plan, the following eligible activities should be considered a high priority:
    - a. Employment Assistance and job training
    - b. Benefit enrollment
    - c. Resource and referral services
    - d. Medium-term rental assistance
    - e. Housing search and placement
    - f. Housing stability case management
    - g. Life skills training
  - c. When developing a client's housing plan, the following eligible activities should be considered a medium priority:
    - a. Short-term rental assistance
    - b. Utility assistance
    - c. Utility deposits
    - d. Security deposits
    - e. Rental arrears
    - f. Rental application fees
    - g. Child care
    - h. Education services
    - i. Transportation
  - d. When developing a client's housing plan, the following eligible activities should be considered a low priority:
    - a. Legal services

- b. Mental health services
  - c. Last's month rental payments
  - d. Moving costs
  - e. Mediation
  - f. Credit repair
  - g. Outpatient health services
  - h. Mental health services
  - i. Substance abuse treatment services
  - j. Services for special populations
- e. If a client enters the program as Rapid Re-housing, then exits and re-enters are they will be reclassified as Homeless Prevention. The length of Rapid Re-housing and Homeless Prevention assistance will be counted towards the maximum number of months to receive assistance together.

11. **Program Participant Responsibilities.** Standards for determining the share of rent and utilities costs that each program participant is responsible to pay, if any, while receiving homelessness prevention or rapid rehousing assistance is as follows:

- a. If at intake a client is determined to have cash-income or benefits, their rental assistance shall decrease by 10% every month. If a case manager determines that barriers exist that would make this requirement an obstacle to stable permanent housing at program exit, then this requirement may be waived. Barriers shall be documented in client file and must be consistent with CoC established barriers.
- b. Debt to income ratio limits include: 35% income to housing ratio; and a 45% total monthly debt to income ratio. If a case manager creates a housing plan that includes a plan for getting a program participant's debt to income ratio to these levels, then this requirement may be waived. This shall be documented in the client's Housing Plan and signed by the client.

12. **Rental assistance agreement.** The recipient or sub-recipient may make rental assistance payments only to an owner with whom the recipient or sub-recipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the recipient or sub-recipient a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.

13. **Late payments.** The recipient or sub-recipient must make timely payments to each owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The recipient or sub-recipient is solely responsible for paying late payment penalties that it incurs with non-ESG funds.

14. **Lease.** Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled

checks. For program participants living in housing with project-based rental assistance under paragraph (i) of this section, the lease must have an initial term of one year.

**15. Housing Relocation and Stabilization Services.** 24 CFR § 576.105. Any rapid re-housing or homeless prevention rental assistance must be provided in accordance with the housing relocation and stabilization services, in particular monthly case management. Staff related costs cannot exceed 20% of the total grant award.

**16. Financial assistance costs.** Financial assistance costs are eligible activities under Housing Relocation and Stabilization Services. Subject to the general conditions under 24 CFR § 576.103 and 24 CFR §576.104, ESG funds may be used to pay housing owners, utility companies, and other third parties for the following costs in order of funding priority:

- a. *Rental application fees.* ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.
- b. *Security deposits.* ESG funds may pay for a security deposit that is equal to no more than 2 months' rent.
- c. *Last month's rent.* If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.
- d. *Utility deposits.* ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in paragraph (v) of this section.
- e. *Utility payments.* ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.
- f. *Moving costs.* ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance under paragraph (b) of this section and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.

**17. Housing search and placement.** Housing Search and Placement is an eligible activity under Housing Relocation and Stabilization Services. This includes activities necessary to assist program participants in locating, obtaining, and retaining suitable permanent housing, as follows:

- a. Assessment of housing barriers, needs, and preferences;
- b. Development of an action plan for locating housing;
- c. Housing search;
- d. Outreach to and negotiation with owners;
- e. Assistance with submitting rental applications and understanding leases;

- f. Assessment of housing for compliance with Emergency Solutions Grant (ESG) requirements for habitability, lead-based paint, and rent reasonableness;
- g. Assistance with obtaining utilities and making moving arrangements; and
- h. Referral for tenant counseling, to local fair housing provider.

**18. Housing Stability Case Management.** Housing Stability Case Management is an eligible activity under Housing Relocation and Stabilization Services. Each program participant receiving homelessness prevention or rapid rehousing assistance must meet regularly with a case manager and the assistance provider must develop an individualized housing plan to help that program participant retain permanent housing after the ESG assistance ends. These requirements are intended to help ensure that the ESG-funded emergency, short-term or medium-term assistance will be effective in helping program participants regain long-term housing stability and avoid relapses into homelessness. ESG funds may be used to pay cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program participant in overcoming immediate barriers to obtaining housing. This assistance cannot exceed 30 days during the period the program participant is seeking permanent housing and cannot exceed 24 months during the period the program participant is living in permanent housing. Component services and activities consist of:

- a. Using the centralized or coordinated assessment system as required under 24 CFR §576.400(d), to evaluate individuals and families applying for or receiving homelessness prevention or rapid re-housing assistance;
- b. Conducting the initial evaluation required under 24 CFR § 576.401(a), including verifying and documenting eligibility, for individuals and families applying for homelessness prevention or rapid re-housing assistance;
- c. Counseling;
- d. Developing, securing, and coordinating services and obtaining Federal, State, and local benefits;
- e. Monitoring and evaluating program participant progress;
- f. Providing information and referrals to other providers;
- g. Developing an individualized housing and service plan, including planning a path to permanent housing stability; and
- h. Conducting re-evaluations required under 24 CFR § 576.401(b).

**19. Mediation.** Mediation is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for mediation between the program participant and the owner or person(s) with whom the program participant is living, provided that the mediation is necessary to prevent the program participant from losing permanent housing in which the program participant currently resides.

**20. Legal services.** Providing legal services is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for legal services, as set forth in 24 CFR § 576.102(a)(1)(vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides.

**21. Credit repair.** Assisting with credit repair is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for credit counseling and other services necessary to assist program participants with critical skills related to

household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems. This assistance does not include the payment or modification of a debt.

**22.24 CFR § 576.107 HMIS component.** Provided funding from another local source is not already available for the HMIS related costs below, the recipient or sub-recipient may use ESG funds to pay the costs of contributing data to the HMIS designated by the Continuum of Care for the area. Activities funded under this section must comply with HUD's standards on participation, data collection, and reporting under a local HMIS. Eligible activities under this category include:

- a. Purchasing or leasing computer hardware;
- b. Purchasing software or software licenses;
- c. Purchasing or leasing equipment, including telephones, fax machines, and furniture;
- d. Obtaining technical support;
- e. Leasing office space;
- f. Paying charges for electricity, gas, water, phone service, and high-speed data transmission necessary to operate or contribute data to the HMIS;
- g. Paying salaries for operating HMIS including, completing data entry, monitoring and reviewing data quality, completing data analysis, reporting to the HMIS Lead, training staff on using the HMIS or comparable database, and implementing and complying with HMIS requirements,
- h. Paying costs of staff to travel to and attend HUD-sponsored and HUD-approved training on HMIS and programs authorized by Title IV of the McKinney-Vento Homeless Assistance Act;
- i. Paying staff travel costs to conduct intake; and
- j. Paying participation fees charged by the HMIS Lead, if the recipient or sub-recipient is not the HMIS Lead. The HMIS Lead is the entity designated by the Continuum of Care to operate the area's HMIS;
- k. If the sub-recipient is a victim services provider or a legal services provider, it may use ESG funds to establish and operate a comparable database that collects client-level data over time (i.e., longitudinal data) and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.

## **Evaluating Outcomes**

1. **Defining Stably Housed.** For the purposes of evaluating outcomes of Rapid Re-housing and Homeless Prevention assistance, a program participant is considered to be stably housed, if their residence at time of exit includes one of the following:
  - a. Permanent Supportive Housing
  - b. Rental by client no housing subsidy
  - c. Rental by client, VASH housing subsidy
  - d. Rental by client, other (non-VASH) housing subsidy
  - e. Staying or living with family, permanent tenure
  - f. Staying for living with friends, permanent tenure
2. **Additional Outcomes.** Additional outcomes to be tracked include the following:
  - a. Changes in employment
  - b. Changes in cash benefits
  - c. Changes in non-cash benefits
  - d. Supportive services received
  - e. Job or life skills training received

## Record Keeping

1. **Homeless status.** Documentation of homeless status must occur at intake. Lack of third-party documentation must not prevent an individual or family from being immediately admitted to emergency shelter, receiving street outreach services, or being immediately admitted to shelter or receiving services provided by a victim service provider. Records contained in an HMIS or comparable database used by victim service or legal service providers are acceptable evidence of third-party documentation and intake worker observations if the HMIS retains an auditable history of all entries, including the person who entered the data, the date of entry, and the change made; and if the HMIS prevents overrides or changes of the dates on which entries are made. Priority for obtaining evidence is as follows:
  - a. Third Party Written
  - b. Third Party Oral
  - c. Documents provided by program participant
  - d. Self-declaration
  
2. **Documenting Homelessness.** For each individual or family who receives Emergency Solutions Grant (ESG) homelessness assistance, the records must include the evidence relied upon to establish and verify the individual or family's "homelessness" status. This evidence must include an intake and certification form that meets HUD specifications and is completed by the sub-recipient. Required documentation includes the following:
  - a. If the individual or family is lacking a fixed nighttime residence and is staying in either a place not meant for habitation or a shelter, acceptable evidence includes:
    - i. A written observation by an outreach worker of the conditions where the individual or family was living;
    - ii. A written referral by another housing or service provider, and
    - iii. or a certification by the individual or head of household seeking assistance.
  - b. If the individual or family is exiting a public institution where their stay was 90 days or less, and where they stayed either in a place not meant for habitation or a shelter prior to entry, acceptable evidence includes 2a.i-iii above and:
    - i. Discharge paperwork or a written or oral referral from a social worker, case manager, or other appropriate official of the institution, stating the beginning and end dates of the time residing in the institution. All oral statements must be recorded by the intake worker; or
    - ii. Where the evidence in paragraph (b)(2)(i) of this section is not obtainable, a written record of the intake worker's due diligence in attempting to obtain the evidence described in paragraph (b)(2)(i) and a certification by the individual seeking assistance that states he or she is exiting or has just exited an institution where he or she resided for 90 days or less.
  - c. For any other circumstances where an individual or family qualifies as homeless under 24 CFR §576.2 of the Federal Code, the evidence must comply with 24 CFR §576.500(b) of the Federal Code.
  
3. **Documenting At risk of homelessness status.** For each individual or family who receives Emergency Solutions Grant (ESG) homelessness prevention assistance, the records must include the evidence relied upon to establish and verify the individual or family's "at risk of homelessness" status. This evidence must include an intake

and certification form that meets HUD specifications and is completed by the recipient or sub-recipient. The evidence must also include:

- a. Determination of annual income
  - b. The program participant's certification on a form specified by HUD that the program participant has insufficient financial resources and support networks (e.g., family, friends, faith-based or other social networks, immediately available to attain housing stability and meets one or more of the conditions described of the definition of "at risk of homelessness" in 24 CFR §576.2)
  - c. The most reliable evidence available to show that the program participant does not have sufficient resources or support networks. Acceptable evidence includes:
    - i. Source documents (e.g., eviction notice, notice of termination from employment, unemployment compensation statement, bank statement, health-care bill showing arrears, utility bill showing arrears);
    - ii. To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g., former employer, public administrator, relative) or the written certification by the recipient's or sub-recipient's intake staff of the oral verification by the relevant third party that the applicant meets one or both of the criteria under paragraph (1)(ii) of the definition of "at risk of homelessness" in 24 CFR § 576.2; or
    - iii. To the extent that source documents and third-party verification are unobtainable, a written statement by the recipient's or sub-recipient's intake staff describing the efforts taken to obtain the required evidence; and a statement that the intake staff that the staff person has visited the applicant's residence and determined that the applicant meets one or more of the criteria under paragraph (1)(iii) of the definition or, if a visit is not practicable or relevant to the determination, a written statement by the recipient's or sub-recipient's intake staff describing the efforts taken to obtain the required evidence.
4. **Rental assistance agreements and payments.** The records must include copies of all leases and rental assistance agreements for the provision of rental assistance, documentation of payments made to owners for the provision of rental assistance, and supporting documentation for these payments, including dates of occupancy by program participants.
5. **Utility allowance.** The records must document the monthly allowance for utilities (excluding telephone) used to determine compliance with the rent restriction.
6. **Services and assistance provided.** The recipient must keep records of the types of essential services, rental assistance, and housing stabilization and relocation services provided under the recipient's program and the amounts spent on these services and assistance. The recipient and its sub-recipients that are units of general purpose local government must keep records to demonstrate compliance with the maintenance of effort requirement, including records of the unit of the general purpose local government's annual budgets and sources of funding for street outreach and emergency shelter services.

7. **Program participant records.** In addition to evidence of homeless status or "at risk of homelessness" status, as applicable, records must be kept for each program participant that document:
  - a. The services and assistance provided to that program participant, including, as applicable, the security deposit, rental assistance, and utility payments made on behalf of the program participant;
  - b. Compliance with the applicable requirements for providing services and assistance to that program participant under the program components and eligible activities provisions at 24 CFR § 576.101 through 24 CFR § 576.106, the provision on determining eligibility and amount and type of assistance at 24 CFR § 576.401(a) and (b), and the provision on using appropriate assistance and services at 24 CFR § 576.401(d) and (e); and
  - c. Where applicable, compliance with the termination of assistance requirement in 24 CFR § 576.402.

### **Coordination among Homeless Service Providers**

1. **Centralized or coordinated assessment systems and procedures.** The recipient and its sub-recipients must keep documentation evidencing the use of, and written intake procedures for, the centralized or coordinated assessment system(s) developed by the Continuum of Care(s) in accordance with the requirements established by HUD.
2. **Provider Coordination.** The ESG Sub-committee will meet once a month, after the general CoC meeting. ESG recipients must attend this sub-committee meeting bi-monthly to ensure standardized coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.
3. **Coordination with Continuum(s) of Care and other programs.** The recipient and its sub-recipients must document their compliance with the requirements of 24 CFR § 576.400 for consulting with the Continuum(s) of Care and coordinating and integrating ESG assistance with programs targeted toward homeless people and mainstream service and assistance programs. The recipient must keep records of the participation in HMIS or a comparable database by all projects of the recipient and its sub-recipients.

### **Other**

1. **Match Funding.** The recipient must keep records of the source and use of contributions made to satisfy the matching requirement in 24 CFR § 576.201. The records must indicate the particular fiscal year grant for which each matching contribution is counted. The records must show how the value placed on third-party, Non-cash contributions was derived. To the extent feasible, volunteer services must be supported by the same methods that the organization uses to support the allocation of regular personnel costs.
2. **Program income.** Program income shall have the meaning provided in 24 CFR 85.25. Program income includes any amount of a security or utility deposit returned to the recipient or sub-recipient.

3. **Conflicts of interest.** The recipient and its sub-recipients must keep records to show compliance with the organizational conflicts-of-interest requirements in 24 CFR § 576.404(a)

## **PROCESS FOR MAKING SUB-AWARDS**

*Each recipient must describe its process for making sub-awards. Each state recipient must describe how it intends to make its allocation available to units of general local government and private nonprofit organizations, including community and faith-based organizations. Each territory or metropolitan city must describe how it intends to make its allocation available to private nonprofit organizations. Each urban county must describe how it intends to make its allocation available to private nonprofit organizations and to participating units of local government.*

ESG funds subject to this SA (second-round allocation of funds) were sub-awarded based on a competitive grant cycle to which homeless and homeless prevention service providers can apply. Applicants are restricted to submitting two (2) applications per agency, provided each application is a request for a different program or office. All applicants were required to attend a technical workshop prior to submission of an application. A panel made up of representation from each Stanislaus Urban County participants, the Stanislaus County Chief Executives Office, and a Continuum of Care members, reviewed each written application submission and oral presentation and scored them individually.

As part of the Stanislaus Urban County's Substantial Amendment to the Fiscal Year 2011-2012 Annual Action Plan, community outreach was conducted to prioritize the targeting of ESG funds within the community. A community survey, conducted as part of the 2012-2015 CP development process, requested that citizens rank the following eight (8) public services in order of importance:

- Homeless Services
- Homeless Prevention Services
- Services for Victims of Domestic Violence
- Services for At-risk Children and Youth
- Services for Persons with Physical and Mental Disabilities
- Services for the Elderly
- Emergency Food Assistance
- Workforce Development and Job Creation

Based on the survey results within the CP Survey, each public service applicant receives a score between 0-5 representing the priority, as identified by the community surveys, of the primary population they serve. Additional criteria for public service providers scoring during the competitive grant application process include:

### CAPACITY & EXPERIENCE

- Team Member Composition & Employees Experience
- Agency experience with carrying out activity

### NEED/EXTENT OF THE PROBLEM

- Benefit to Low-income Persons
- Stanislaus Urban County Area Served
- Consolidated Plan Priority

### SOUNDNESS OF APPROACH

- New or expanded program
- Sustainability of the agency in terms of program implementation
- Agency Referral & Collaboration,
- Comprehensive services
- Client outreach strategy
- Connection to housing either directly or through referral

### OUTPUTS

- Proposed number of people served/method of tracking,
- Ability to prevent duplication of services
- Income verification methodology
- Established eligibility criteria

### ACCOMPLISHMENTS

- Clear measurable accomplishments
- Performance in terms of numbers served in previous grant cycles
- Long range tracking of program accomplishments
- Clear and verifiable performance

### LEVERAGING RESOURCES

- Private Funding
- State and Federal Funding
- Donations, fundraising and Volunteers

### ACHIEVING RESULTS & PROGRAM EVALUATION

- Based on current Fiscal Year performance
- Timeliness of drawing down funds
- Monitoring results
- Numbers served
- Participation in the Stanislaus County Housing Collaborative (CoC)

As discussed earlier within the Consultation Process section of this document, the results of the competitive process and the Consolidated Plan survey results were then presented to the CoC, the HMIS Sub-committee and the HPRP/ESG Sub-committee for input.

## **HOMELESS PARTICIPATION REQUIREMENT**

*For those recipients who cannot meet the participation requirement in 24 CFR § 576.405(a), the substantial amendment must include a plan that meets the requirements under 24 CFR § 576.405(b).*

*24 CFR § 576.405 Homeless participation.*

*(a) Unless the recipient is a State, the recipient must provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policy-making entity of the recipient, to the extent that the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG).*

*(b) If the recipient is unable to meet requirement under paragraph (a), it must instead develop and implement a plan to consult with homeless or formerly homeless individuals in*

*considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG). The plan must be included in the annual action plan required under 24 CFR 91.220.*

*(c) To the maximum extent practicable, the recipient or sub-recipient must involve homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG. This involvement may include employment or volunteer services.*

The Continuum of Care (CoC) has been discussing methods for increasing homeless and formerly homeless participation for the planning and use of ESG and CoC funds. The City of Modesto's Blue Ribbon Commission on Homelessness has recommended that a homeless fair be held to connect homeless persons to medical screenings, enrollment assistance, documentation replacements, emergency food and clothing, as well as for general resource and referral services. The CoC hopes to coordinate this fair with the 2013 Homeless Count and to elicit input at this time from homeless persons, as well as to seek participation on the monthly CoC meetings, on the use of ESG funds throughout the Stanislaus Urban County.

## **PERFORMANCE STANDARDS**

*The recipient must describe the performance standards for evaluating ESG activities, which must be developed in consultation with the Continuum(s) of Care.*

For the purposes of evaluating outcomes of Rapid Re-housing and Homeless Prevention assistance, a program participant is considered to be stably housed, if their residence at time of exit includes one of the following:

- Permanent Supportive Housing
- Rental by client no housing subsidy
- Rental by client, VASH housing subsidy
- Rental by client, other (non-VASH) housing subsidy
- Staying or living with family, permanent tenure
- Staying for living with friends, permanent tenure

Additionally, sub-grantees will be required to document each program participant's barriers to obtaining and maintaining stable housing at program entry, re-certification, and at program exit. In particular, sub-grantees must keep detailed records for each program participant in the following categories:

- Changes in employment
- Changes in cash benefits
- Changes in non-cash benefits
- Supportive services received
- Job or life skills training received

In general, program participants whose residence at program exit is considered to be "stably housed" and who experiences a decrease in the number of barriers from program exit to program entry, will be considered to be a program success.

## WRITTEN STANDARDS FOR EMERGENCY SHELTER AND STREET OUTREACH ACTIVITIES

*If the Stanislaus Urban County funds emergency shelter activities with the second Fiscal Year 2011-2012 ESG allocation, policies and procedures must be provided within a Substantial Amendment of the 2011-2012 Annual Action Plan. Policies and procedures must address admission, diversion, referral and discharge by emergency shelters assisted under ESG, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations and persons with the highest barriers to housing and assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter.*

Shelter Services are capped at 60% of the total award first and second Fiscal Year 2011-2012 allocation.

### SHELTER SERVICE CAP CALCULATION

<i>First Fiscal Year 2011-2012 ESG Award:</i>	<i>\$109,046</i>
<i>Second Fiscal Year 2011-2012 ESG Award:</i>	<i>\$ 61,338</i>
<i>Total Fiscal Year 2011-2012 ESG Award:</i>	<i>\$170,384</i>
<i>60% Shelter Services Cap for Total Fiscal Year 2011-2012 ESG Award:</i>	<i>\$102,230</i>
<i>First Fiscal Year 2011-2012 Shelter Services Allocation:</i>	<i>\$ 70,881</i>
<b><i>Second Fiscal Year 2011-2012 Shelter Services Allocation:</i></b>	<b><i>\$ 31,349</i></b>

The following are the Stanislaus Urban County's policies and procedures that specifically apply to Shelter Services:

### **Definitions**

1. **Emergency shelter.** Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless (including transitional shelter), and which does not require occupants to sign leases or occupancy agreements.
2. **Homeless.** If a program participant can document that they meet the following criteria, then they shall be considered to meet the definition of "homeless" and may qualify for shelter assistance, provided that all other eligibility criteria established by the sub-grantee can also be met:
  - a. An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
    - i. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
    - ii. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
    - iii. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not

- meant for human habitation immediately before entering that institution;
- b. An individual or family who will imminently lose their primary nighttime residence should be classified as Homeless Prevention.
  - c. Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
    - i. Are defined as homeless under the Runaway and Homeless Youth, Head Start, Violence Against Women, Public Health Services, Food and Nutrition, or Child Nutrition Acts;
    - ii. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
    - iii. Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
    - iv. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addition, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
  - d. Any individual or family who:
    - i. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual or family's primary nighttime residence or has made the individual or family afraid to return to their nighttime residence;
    - ii. Has no other residence; and
    - iii. Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

## **Eligible Activities**

1. **Essential services.** ESG funds may be used to provide essential services to individuals and families who are in an emergency shelter, as follows:
  - a. *Case management.* The cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant is eligible. Eligible Case Management tasks include:
    - i. Using the centralized or coordinated assessment system as required under 24 CFR § 576.400 (d);
    - ii. Conducting the initial evaluation required under 24 CFR § 576.401(a), including verifying and documenting eligibility;
    - iii. Counseling;
    - iv. Developing, securing, and coordinating services and obtaining Federal, State, and local benefits;
    - v. Monitoring and evaluating program participant progress;
    - vi. Providing information and referrals to other providers;
    - vii. Providing ongoing risk assessment and safety planning with victims of domestic violence, dating violence, sexual assault, and stalking; and

- viii. Developing an individualized housing and service plan, including planning a path to permanent housing stability.
- b. *Child care.* The costs of child care for program participants, including providing meals and snacks, and comprehensive and coordinated sets of appropriate developmental activities, are eligible. The children must be under the age of 13, unless they are disabled. Disabled children must be under the age of 18. The child-care center must be licensed by the jurisdiction in which it operates in order for its costs to be eligible.
- c. *Education services.* When necessary for the program participant to obtain and maintain housing, the costs of improving knowledge and basic educational skills are eligible. Services include instruction or training in consumer education, health education, substance abuse prevention, literacy, English as a Second Language, and General Educational Development (GED). Component services or activities are screening, assessment and testing; individual or group instruction; tutoring; provision of books, supplies and instructional material; counseling; and referral to community resources.
- d. *Employment assistance and job training.* The costs of employment assistance and job training programs are eligible, including classroom, online, and/or computer instruction; on the-job instruction; and services that assist individuals in securing employment, acquiring learning skills, and/or increasing earning potential. The cost of providing reasonable stipends to program participants in employment assistance and job training programs is an eligible cost. Learning skills include those skills that can be used to secure and retain a job, including the acquisition of vocational licenses and/or certificates. Services that assist individuals in securing employment consist of employment screening, assessment, or testing; structured job skills and job-seeking skills; special training and tutoring, including literacy training and prevocational training; books and instructional material; counseling or job coaching; and referral to community resources.
- e. *Outpatient health services.* Outpatient health services may be provided in accordance with 24 CFR § 576.102(1)(v) to the extent that other appropriate outpatient health services are unavailable or inaccessible within the community.
- f. *Legal services.* Legal services may be provided in accordance with 24 CFR § 576.102(1)(vi) to the extent that other appropriate legal services are unavailable or inaccessible within the community.
- g. *Life skills training.* The costs of teaching critical life management skills that may never have been learned or have been lost during the course of physical or mental illness, domestic violence, substance use, and homelessness are eligible costs. These services must be necessary to assist the program participant to function independently in the community. Component life skills training are budgeting resources, managing money, managing a household, resolving conflict, shopping for food and needed items, improving nutrition, using public transportation, and parenting.
- h. *Mental health services.* Mental health services may be provided in accordance with 24 CFR § 576.102(1)(viii) to the extent that other appropriate mental health services are unavailable or inaccessible within the community.
- i. *Substance abuse treatment services.* Substance abuse treatment services may be provided in accordance with 24 CFR § 576.102(1)(ix) to the extent that other appropriate substance abuse treatment services are unavailable or inaccessible within the community.

- j. **Transportation.** Eligible costs consist of the transportation costs of a program participant's travel to and from medical care, employment, child care, or other eligible essential services facilities. These costs include the following:
    - i. The cost of a program participant's travel on public transportation;
    - ii. If service workers use their own vehicles, mileage allowance for service workers to visit program participants;
    - iii. The cost of purchasing or leasing a vehicle for the recipient or sub-recipient in which staff transports program participants and/or staff serving program participants, and the cost of gas, insurance, taxes, and maintenance for the vehicle; and
    - iv. The travel costs of recipient or sub-recipient staff to accompany or assist program participants to use public transportation.
  - k. **Services for special populations.** ESG funds may be used to provide services for homeless youth, victim services, and services for people living with HIV/AIDS, so long as the costs of providing these services are eligible under paragraphs (a)(1)(i) through (a)(1)(x) of this section. The term *victim services* means services that assist program participants who are victims of domestic violence, dating violence, sexual assault, or stalking, including services offered by rape crisis centers and domestic violence shelters, and other organizations with a documented history of effective work concerning domestic violence, dating violence, sexual assault, or stalking.
2. **Renovation.** Eligible costs include labor, materials, tools, and other costs for renovation (including major rehabilitation of an emergency shelter or conversion of a building into an emergency shelter). The emergency shelter must be owned by a government entity or private nonprofit organization.
3. **Shelter operations.** Eligible costs are the costs of maintenance (including minor or routine repairs), rent, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual.
4. **Assistance required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).** Eligible costs are the costs of providing URA assistance under 24 CFR § 576.408, including relocation payments and other assistance to persons displaced by a project assisted with ESG funds. Persons that receive URA assistance are not considered "program participants" for the purposes of this part, and relocation payments and other URA assistance are not considered "rental assistance" or "housing relocation and stabilization services" for the purposes of this part.
5. **Prioritizing eligible activities.** The following lists eligible Shelter services activities in order of priority;
- a. High priority:
    - i. Shelter operations
    - ii. Essential shelter services
    - iii. Resource and referral
    - iv. Benefit enrollment
    - v. Life skills training
    - vi. Case management
    - vii. Employment assistance and job training

- b. Medium priority:
  - i. Child care
  - ii. Education services
  - iii. Transportation
- c. Low priority:
  - i. Shelter renovation
  - ii. Uniform relocation assistance
  - iii. Mental health services
  - iv. Outpatient health services
  - v. Mental health services
  - vi. Services for special populations

## Shelter Standards

1. **Shelter and Housing Standards.** The revised standards for emergency shelters require all shelters to meet minimum habitability standards adopted from the SHP regulations and current Emergency Solutions Grant guidance. Shelters renovated with ESG funds are also required to meet state or local government safety and sanitation standards, as applicable, include energy-efficient appliances and materials. The records must include documentation of compliance with the shelter and housing standards in 24 CFR § 576.403, including inspection reports.
3. **Accessibility.** A recipient shall operate each existing program or activity receiving federal financial assistance so that the program or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities. Grantees are also required to provide reasonable accommodations for persons with disabilities in order to enable program participants with a disability to have an equal opportunity to participate in the program or activity. Grantees that undertake alterations to shelters may be subject to additional accessibility requirements in accordance with 24 CFR part 8.
4. **Shelter Rehab Activities.** (1) If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation; (2) If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion; (3) In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 year after the date the building is first occupied by a homeless individual or family after the completed renovation; any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.
5. **Minimum standards for emergency shelter renovation, conversion or rehab.** Any building for which Emergency Solutions Grant (ESG) funds are used for conversion, major rehabilitation, or other renovation, must meet state or local government safety and sanitation standards, as applicable, and the following minimum safety, sanitation, and privacy standards. Any emergency shelter that receives assistance for shelter operations must also meet the following minimum safety, sanitation, and privacy standards as described in 24 CFR § 576.403.

## Shelter Program Requirements

1. **Prohibition against involuntary family separation.** The age, of a child under age 18 must not be used as a basis for denying any family's admission to an emergency shelter that uses Emergency Solutions Grant (ESG) funding or services and provides shelter to families with children under age 18.
2. **Essential Shelter Services.** In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction 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, so long as the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area. To the extent possible, sub-grantees shall assess, prioritize, and reassess individuals' and families' needs for case management and resource and referral services.
3. **Client Confidentiality.** Each ESG sub-recipient shall establish 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 within the written authorization of the person responsible for the operation of that shelter.
4. **Homeless Participation.** To the maximum extent practicable, ESG sub-grantees will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the program, and in providing services for occupants of facilities assisted under the program.
5. **Admission of program participants.** All participants shall be upon intake documented to be homeless and under 30% of the Area Median Income, as described within the eligibility section of the Homeless Prevention and Rapid Re-Housing Policies and Procedures. Policies and procedures for admission must be clearly defined in writing.
6. **Diversion and Referral of program participants.** Best efforts shall be made to connect program participants with resources and referrals to meet their most basic needs. In particular, program participants shall be referred to transitional and/or rapid re-housing programs, if appropriate. Policies and procedures for the diversion of program participants must be clearly defined in writing.
7. **Discharge of program participants.** Each sub-grantee shall have clear written policies and procedures for the discharge of program participants.
8. **Length of Stay.** Each shelter receiving ESG funds shall have written standards regarding length of shelter stay.

## **REQUIREMENTS FOR THE "AT RISK OF HOMELESSNESS" DEFINITION**

*If recipient plans to serve persons "at risk of homelessness," based on the risk factor "otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness:" describe specific characteristics associated with instability and increased risk of homelessness.*

Stanislaus Urban County will not determine eligibility by determining those "at-risk of homelessness" to be homeless. However, persons "at-risk of homelessness" will continue to be eligible to receive Homeless Prevention assistance, provided they meet other eligibility criteria.

## **CENTRALIZED OR COORDINATED ASSESSMENT SYSTEM**

*If the recipient's jurisdiction, or a portion of the recipient's jurisdiction, currently has a centralized or coordinated assessment system and the recipient or sub-recipients utilize the centralized or coordinated assessment system, the recipient should describe the assessment system in the substantial amendment.*

The CoC has developed two working committees to evaluate the best method for implementing a coordinated client intake and assessment process. As it is required to participate in HMIS as an ESG sub-recipient, a common set of data is currently being collected through entry of client information into the HMIS. However, a HMIS sub-committee has been formed and the group is in discussions about the pros and cons of data sharing in terms of the implications that sharing has on client privacy vs. the benefits of not having to reproduce client intake. The Sub-committee has begun working on a common release form for client permission to be entered into HMIS. The HPRP Sub-committee has been utilizing a centralized intake process since its beginning. Some agencies may add more details to their intake forms but the same basic data must be contained on all intake forms, including SSN's, date of birth, race, ethnicity, sex, age, veteran status, prior residence, income, monthly expenses, familial information, etc. These fields are all required for HMIS entry and are therefore standardized for all HPRP providers. THE HPRP Sub-committee is transitioning into the ESG Sub-committee and will be developing a similar set of standardized intake fields for the HEARTH ESG program. This work will not be solidified until after revised HMIS data entry standards have been adopted by HUD.

## **MONITORING**

*If existing monitoring procedures are not sufficient to allow recipients to monitor compliance with the new requirements, HUD encourages recipients to update their monitoring standards and procedures in the process of submitting this substantial amendment. This should address appropriate levels of staffing.*

Stanislaus County staff will apply the same monitoring standards as those applied to the first ESG award. It is Stanislaus County staff'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 Stanislaus County staff 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, which mirrors the Stanislaus Urban County's Policies and Procedures for the Community Development Block Grant Program and Emergency Solutions Grant Program, 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 Stanislaus Urban 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.
- 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.

Stanislaus 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 Stanislaus 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.

ESG sub-grantees are specifically monitored for the following:

- Match Funding
- Documentation of Housing Status
- Income Calculation
- Habitability Standards for Rental Units (including Lead-based Paint)
- Landlord Agreements
- Leases
- HMIS
- Case Notes (with resource and referral efforts)
- Barriers to Housing Assessment
- Centralized or Coordinated Assessment System
- Signed Housing Plans
- Re-certifications
- Fair Market Rent and Rent Reasonableness Assessments
- Foreclosure Check
- Financial Assistance Records (including bills)

# **APPENDICES**

## **ESG CERTIFICATIONS**

**TABLE 1 - DECLARATION OF FISCAL YEAR 2010 GRANT FUND COMMITMENTS**

**TABLE 3 - FISCAL YEAR 2011 DETAILED BUDGET TABLE**

**TABLE 3C - CONSOLIDATED PLAN LISTING OF PROJECTS**

## 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.

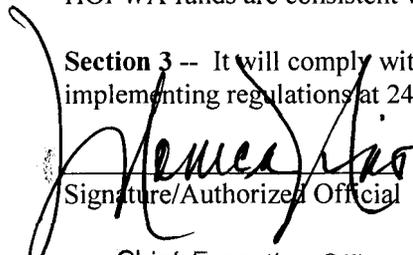
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

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.


  
 Signature/Authorized Official      4/19/12      Date

Chief Executive Officer
   
 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) \_\_\_\_\_ , \_\_\_\_\_ (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

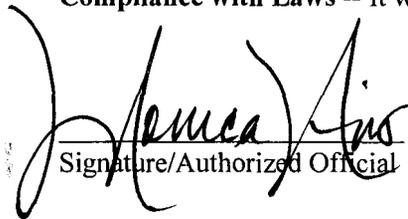
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

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.

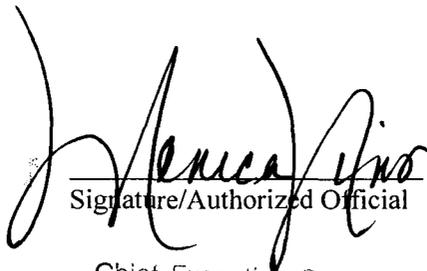
 Signature/Authorized Official      4/19/12      Date

Chief Executive Officer  
Title

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which 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 to meet such needs.

  
Signature/Authorized Official      4/19/12  
Date  
Chief Executive Officer  
Title



## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction 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, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing 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, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish 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, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

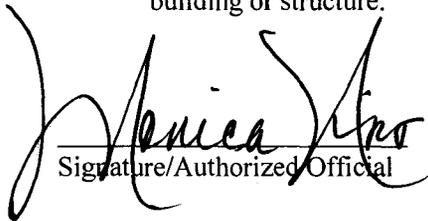
## HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

 4/19/12  
Signature/Authorized Official      Date

Chief Executive Officer

\_\_\_\_\_  
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)

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Check  if there are workplaces on file that are not identified here.

This information 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).

**Table 1: Suggested Format for Declaration of FY 2010 Grant Fund Commitments**

<b>Activity Type</b>	<b>Obligated Amount</b>
Homeless Assistance	\$ 71,151.60
Homelessness Prevention	\$ 32,839.20
Administrative Activities	\$ 5,473.20
<b>Total FY 2010 Award</b>	<b>\$ 109,464.00</b>

Total FY 2011 Award	\$	170,384.00
60% Cap on Homeless Asst	\$	102,230.40
Homeless Assistance Awarded (1st Allocation)	\$	70,881.00
Remaining HA to allowable (2nd Allocation)	\$	31,349.40

FY 2011 Detailed Budget Table					
First Allocation	\$109,046.00	<b>FY 2011</b> <b>Emergency Shelter Grants/Emergency Solutions Grants</b> <b>Program Allocations</b>			
Second Allocation	\$61,338.00				
Grant Amount	\$170,384.00				
Total Administration	\$12,778.80				
		First Allocation		Second Allocation	Total Fiscal Year 2011
	Eligible Activities	Activity Amount	Reprogrammed Amount	Activity Amount	Activity Amount
Emergency Shelter Grants Program	Homeless Assistance	\$70,881.00	\$0.00		\$70,881.00
	<i>Rehab/Conversion</i>	\$9,577.00	\$0.00		\$9,577.00
	<i>Operations</i>	\$10,904.00	\$0.00		\$10,904.00
	<i>Essential Services</i>	\$50,400.00	\$0.00		\$50,400.00
	Homelessness Prevention	\$32,713.00	\$0.00		\$32,713.00
	Administration	\$5,452.00	\$0.00		\$5,452.00
<b>Emergency Shelter Grants Subtotal</b>		<b>\$109,046.00</b>	<b>\$0.00</b>		<b>\$109,046.00</b>
Emergency Solutions Grants Program	Emergency Shelter**			\$31,349.40	\$31,349.40
	<i>Renovation**</i>			\$0.00	\$0.00
	<i>Operation**</i>			\$3,849.40	\$3,849.40
	<i>Essential Service**</i>			\$27,500.00	\$27,500.00
	<i>URA Assistance**</i>			\$0.00	\$0.00
	Street Outreach - Essential Services**			\$0.00	\$0.00
	HMIS		\$0.00	\$0.00	\$0.00
	Rapid Re-housing		\$0.00	\$13,057.80	\$13,057.80
	<i>Housing Relocation and Stabilization Services</i>		\$0.00	\$3,500.00	\$3,500.00
	<i>Tenant-Based Rental Assistance</i>		\$0.00	\$9,557.80	\$9,557.80
	<i>Project-Based Rental Assistance</i>		\$0.00	\$0.00	\$0.00
	Homelessness Prevention		\$0.00	\$9,604.80	\$9,604.80
	<i>Housing Relocation and Stabilization Services</i>		\$0.00	\$1,120.96	\$1,121
	<i>Tenant-Based Rental Assistance</i>		\$0.00	\$8,483.84	\$8,484
	<i>Project-Based Rental Assistance</i>		\$0.00	\$0.00	\$0.00
	Administration			\$7,326.00	\$7,326.00
	<b>Emergency Solutions Grants Subtotal</b>			<b>\$0.00</b>	<b>\$61,338.00</b>
			<b>Total Grant Amount:</b>	<b>\$170,384.00</b>	

\*\*Allowable only if the amount obligated for homeless assistance activities using funds from the first allocation is less than the expenditure limit for emergency shelter and street outreach activities (see Section III.B. of this Notice).

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Stanislaus Urban County

**Priority Need:** Homeless

**Project Title:** ESG 11 Rapid Re-Housing – Rental Assistance (Second Allocation)

**Description:** A portion of the second allocation FY 2011-2012 funds will be utilized to assist homeless persons who are at or below 30% of the area median income, with obtaining permanent housing. Funds will be utilized for direct Medium-term rental assistance (between 3-24 months). Rapid Re-housing funds will be distributed to the following two (2) non-profits:

*Children's Crisis Center* - \$3,058 Medium-term Rental Assistance; Serves homeless households with at-risk children; 4 unduplicated individuals to be served

*We Care of Turlock* - \$5,400 Medium-term Rental Assistance; Serves homeless adults (including the chronically homeless) without children; 1 unduplicated individual to be served

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Ceres, Hughson, Newman, Oakdale, Patterson, Waterford and the unincorporated portions of the County.

**Street Address:** 1010 10<sup>th</sup> St. Suite 3400  
**City, State, Zipcode:** Modesto, CA 95354

Objective Number:	Project ID:
HUD Matrix Code: 05S	ESG Citation: 576.104
Type of Recipient: General (Individual)	CDBG National Objective: LMC
Start Date(mm/dd/yyyy): 07/01/2012	Completion Date (mm/dd/yyyy): 06/30/2013
Performance Indicator: Persons Served	Annual Units: 5
Local ID:	Units Upon Completion:

**Funding Sources:**

CDBG	
ESG	\$8,458
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$8,458

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Stanislaus Urban County

**Priority Need:** Homeless

**Project Title:** ESG 11 Rapid Re-Housing – Housing Relocation and Stabilization Services (Second Allocation)

**Description:** A portion of the second allocation FY 2011-2012 funds will be utilized to assist homeless persons who are at or below 30% of the area median income, with obtaining permanent housing. Funds will be utilized in conjunction with medium-term rental assistance (between 3-24 months) to provide case management and utility and security deposits. Rapid Re-housing funds will be distributed to the following two (2) non-profits:

*Children's Crisis Center* - \$2,000 security deposits; Serves homeless households with at-risk children; 4 unduplicated individuals to be served

*We Care of Turlock* - \$1,600 case management, \$840 security deposit, \$160 utility deposit; Serves homeless adults (including the chronically homeless) without children; 1 unduplicated individual to be served

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Ceres, Hughson, Newman, Oakdale, Patterson, Waterford and the unincorporated portions of the County.

**Street Address:** 1010 10<sup>th</sup> St. Suite 3400  
**City, State, Zipcode:** Modesto, CA 95354

Objective Number:	Project ID:
HUD Matrix Code: 05Q	ESG Citation: 576.105
Type of Recipient: General (Individual)	CDBG National Objective: LMC
Start Date(mm/dd/yyyy): 07/01/2012	Completion Date (mm/dd/yyyy): 06/30/2013
Performance Indicator: Persons Served	Annual Units: 5
Local ID:	Units Upon Completion:

**Funding Sources:**

CDBG	
ESG	\$4,600
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$4,600

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Stanislaus Urban County

**Priority Need:** Homeless

**Project Title:** ESG 11 Homeless Prevention – Rental Assistance (Second Allocation)

**Description:** A portion of the second allocation FY 2011-2012 funds will be utilized to assist persons at-risk of becoming homeless who are at or below 30% of the area median income, with stabilizing their housing situation. Funds will be utilized for direct short-term rental assistance to stabilize housing for individuals and households at-risk of becoming homeless. Homeless Prevention funds will be distributed to the following two (2) non-profits:

*Community Housing and Shelter Services* - \$4,708 Short-term Rental Assistance; 12 unduplicated individuals to be served

*Children's Crisis Center* - \$4,000 Short-term Rental Assistance; 3 unduplicated individuals to be served

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Ceres, Hughson, Newman, Oakdale, Patterson, Waterford and the unincorporated portions of the County.

**Street Address:** 1010 10<sup>th</sup> St. Suite 3400  
**City, State, Zipcode:** Modesto, CA 95354

Objective Number:	Project ID:
HUD Matrix Code: 05S	ESG Citation: 576.103
Type of Recipient: General (Individual)	CDBG National Objective: LMC
Start Date(mm/dd/yyyy): 07/01/2012	Completion Date (mm/dd/yyyy): 06/30/2013
Performance Indicator: Persons Served	Annual Units: 15
Local ID:	Units Upon Completion:

**Funding Sources:**

CDBG	_____
ESG	\$8,708
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<b>\$8,708</b>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Stanislaus Urban County

**Priority Need:** Homeless

**Project Title:** ESG 11 Homeless Prevention -- Housing Relocation and Stabilization Services (Second Allocation)

**Description:** A portion of the second allocation FY 2011-2012 funds will be utilized to assist persons at-risk of becoming homeless who are at or below 30% of the area median income, with stabilizing their housing situation. Funds will be utilized for essential costs related to providing case management, determining client eligibility and data collection and reporting of client data. Homeless Prevention funds will be distributed to the following non-profit:

*Community Housing and Shelter Services - \$897 Housing Relocation and Stabilization Services; 12 unduplicated individuals to be served*

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Ceres, Hughson, Newman, Oakdale, Patterson, Waterford and the unincorporated portions of the County.

**Street Address:** 1010 10<sup>th</sup> St. Suite 3400  
**City, State, Zipcode:** Modesto, CA 95354

Objective Number:	Project ID:
HUD Matrix Code: 05Q	ESG Citation: 576.105
Type of Recipient: General (Individual)	CDBG National Objective: LMC
Start Date(mm/dd/yyyy): 07/01/2012	Completion Date (mm/dd/yyyy): 06/30/2013
Performance Indicator: Persons Served	Annual Units: 12
Local ID:	Units Upon Completion:

**Funding Sources:**

CDBG	
ESG	\$897
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$897

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Stanislaus Urban County

**Priority Need:** Homeless

**Project Title:** ESG 11 Emergency Shelter – Shelter Operations (Second Allocation)

**Description:** A portion of the second allocation FY 2011-2012 funds will be utilized for homeless shelter operational costs. Eligible facilities must serve homeless persons who are at or below 30% of the area median income, with shelter. Emergency Shelter Operations funds will be distributed to the following three (3) homeless shelter facilities:

*Children's Crisis Center* – Marsha's Protective Infant Shelter; \$1,500; 27 unduplicated individuals to be served

*Family Promise* – Transitional Shelter for Homeless Families; \$1,349; 6 unduplicated individuals to be served

*We Care of Turlock* – Cold Weather Emergency Shelter; \$1,000; 97 unduplicated individuals to be served

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Ceres, Hughson, Newman, Oakdale, Patterson, Waterford and the unincorporated portions of the County.

**Street Address:** 1010 10<sup>th</sup> St. Suite 3400  
**City, State, Zipcode:** Modesto, CA 95354

Objective Number:	Project ID:
HUD Matrix Code: 05T	ESG Citation: 576.102(3)
Type of Recipient: General (Individual)	CDBG National Objective: LMC
Start Date(mm/dd/yyyy): 07/01/2012	Completion Date (mm/dd/yyyy): 06/30/2013
Performance Indicator: Persons Served	Annual Units: 130
Local ID:	Units Upon Completion:

**Funding Sources:**

CDBG	
ESG	\$3,849
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$3,849

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Stanislaus Urban County

**Priority Need:** Homeless

**Project Title:** ESG 11 Emergency Shelter – Essential Services (Second Allocation)

**Description:** A portion of the second allocation FY 2011-2012 funds will be utilized for homeless shelter essential services. Eligible facilities must serve homeless persons who are at or below 30% of the area median income, with shelter. Shelter Essential Service funds will be distributed to the following four (4) homeless shelter facilities:

*Children's Crisis Center* – Marsha's Protective Infant Shelter; \$6,500; 27 unduplicated individuals to be served

*Salvation Army* – Berberian Transitional Shelter; \$6,000; 17 unduplicated individuals to be served

*Salvation Army* – Emergency Shelter; \$9,000; 337 unduplicated individuals

*We Care of Turlock* – Cold Weather Emergency Shelter; \$6,000; 97 unduplicated individuals to be served

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Ceres, Hughson, Newman, Oakdale, Patterson, Waterford and the unincorporated portions of the County.

**Street Address:** 1010 10<sup>th</sup> St. Suite 3400  
**City, State, Zipcode:** Modesto, CA 95354

Objective Number:	Project ID:
HUD Matrix Code: 05	ESG Citation: 576.102(1)
Type of Recipient: General (Individual)	CDBG National Objective: LMC
Start Date(mm/dd/yyyy): 07/01/2012	Completion Date (mm/dd/yyyy): 06/30/2013
Performance Indicator: Persons Served	Annual Units: 478
Local ID:	Units Upon Completion:

**Funding Sources:**

CDBG	_____
ESG	\$27,500
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	\$27,500

Application for Federal Assistance SF-424	
<p>* 1. Type of Submission:</p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	
<p>* 2. Type of Application: * If Revision, select appropriate letter(s):</p> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision <p>* Other (Specify)</p>	
<p>* 3. Date Received:</p>	
<p>4. Applicant Identifier: B-02-UC-06-0100</p>	
<p>5a. Federal Entity Identifier:</p>	
<p>* 5b. Federal Award Identifier: N/A</p>	
<p>State Use Only:</p>	
<p>6. Date Received by State:</p>	
<p>7. State Application Identifier: N/A</p>	
<p>8. APPLICANT INFORMATION:</p>	
<p>* a. Legal Name: STANISLAUS COUNTY PLANNING AND COMMUNITY DEVELOPMENT</p>	
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN):</p>	
<p>* c. Organizational DUNS:</p>	
<p>d. Address:</p>	
<p>* Street1: 1010 10TH STREET, SUITE 3400                      Street2:                      * City: MODESTO                      County: STANISLAUS                      * State: CALIFORNIA                      Province:                      * Country: UNITED STATES OF AMERICA                      * Zip / Postal Code: 95354</p>	
<p>e. Organizational Unit:</p>	
<p>Department Name: PLANNING AND COMMUNITY DEVELOPMENT                      Division Name: CDBG / ESG</p>	
<p>f. Name and contact information of person to be contacted on matters involving this application:</p>	
<p>Prefix: Mr * First Name: AARON                      Middle Name:                      * Last Name: FARNON                      Suffix:</p>	
<p>Title: COMMUNITY DEVELOPMENT MANAGER</p>	
<p>Organizational Affiliation: STAFF</p>	
<p>* Telephone Number: (209) 525-5923 Fax Number: (209) 525-5911</p>	
<p>* Email: farnona@stancounty.com</p>	

**Application for Federal Assistance SF-424**

**9. Type of Applicant 1: Select Applicant Type:**

C. County

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:**

XXXXXXXXXX

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:

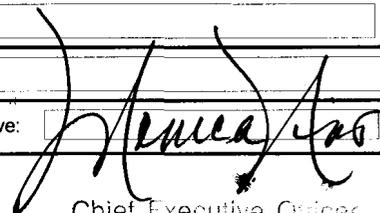
**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Stanislaus County Unincorporated areas, and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford

**\* 15. Descriptive Title of Applicant's Project:**

Substantial Amendment to the Stanislaus Co FY 11-12 Annual Action Plan, which includes an additional \$61,338 in FY 11-12 ESG funds as amended by the HEARTH Act and the ESG Interim Rule, effective December 14, 2011.

Attach supporting documents as specified in agency instructions.

<b>Application for Federal Assistance SF-424</b>	
<b>16. Congressional Districts Of:</b>	
* a. Applicant: <input type="text" value="CA-018, CA-017, CA-02"/>	* b. Program/Project: <input type="text" value="CDBG"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date: <input type="text" value="07/01/2012"/>	* b. End Date: <input type="text" value="06/30/2013"/>
<b>18. Estimated Funding (\$):</b>	
* a. Federal	<input type="text"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text"/>
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="text" value="Explanation"/>	
<b>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)</b>	
<input checked="" type="checkbox"/> <b>** I AGREE</b>	
<b>** 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.</b>	
<b>Authorized Representative:</b>	
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="MONICA"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="NINO"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="CHIEF EXECUTIVE OFFICER"/>	
* Telephone Number: <input type="text" value="(209) 525-6333"/>	Fax Number: <input type="text" value="(209) 544-6226"/>
* Email: <input type="text" value="NINOM@stancounty.com"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="4/19/12"/>

Authorized for Local Reproduction

Chief Executive Officer

Standard Form 424 (Revised 10/2005)  
 Prescribed by OMB Circular A-102

**Application for Federal Assistance SF-424**

**\* Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

[Empty text input area for Applicant Federal Debt Delinquency Explanation]

# FY 2012 Income Limits Summary

Stanislaus County, California										
FY 2012 Income Limit Area	<u>Median Income</u>	FY 2012 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Stanislaus County	\$62,000	Extremely Low (30%)	\$13,050	\$14,900	\$16,750	<b>\$18,600</b>	\$20,100	\$21,600	\$23,100	\$24,600
		Very Low (50%)	\$21,700	\$24,800	\$27,900	<b>\$31,000</b>	\$33,500	\$36,000	\$38,450	\$40,950
		Low (80%)	\$34,750	\$39,700	\$44,650	<b>\$49,600</b>	\$53,600	\$57,550	\$61,550	\$65,500
		Median (100%)	43,400	49,600	55,800	<b>62,000</b>	66,950	71,900	76,900	81,850
		Moderate (120%)	52,100	59,500	66,950	<b>74,400</b>	80,350	86,300	92,250	98,200

Income Limit areas are based on FY 2011 Fair Market Rent (FMR) areas. For a detailed account of how this area is derived please see our associated FY 2011 [Fair Market Rent documentation system](#)..



# CALIFORNIA RURAL LEGAL ASSISTANCE, INC.

FIGHTING FOR JUSTICE, CHANGING LIVES

6:35 pm  
4/17/12

BOARD OF SUPERVISORS  
2012 APR 16 P 5:33

April 16, 2012

Board of Supervisors of Stanislaus County  
1010 10<sup>th</sup> Street  
Modesto, CA 95354

Angela Freitas, Interim Director of Planning & Community Development  
Planning & Community Development  
Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400, 3<sup>rd</sup> Floor  
Modesto, CA 95354

Re: Comment Letter – April 17, 2012 – Hearing re: Approval of Fiscal Year 2012-2015 Consolidated Plan (CP); Fiscal Year 2012-13 Annual Action Plan (AAP); the Housing and Urban Development Neighborhood Revitalization Strategy Areas (NRSA) for Airport and Parklawn Neighborhoods; Fiscal Year 2012-15 Analysis of Impediments (AI) to Fair Housing choice; and the Substantial Amendment (SA) to the Fiscal Year 2011-12 Annual Action Plan

Dear Board of Supervisors:

Thank you for the opportunity to comment on the proposed plans. Of particular interest to our clients, members of Parklawn United Neighbors, is the Housing and Urban Development Neighborhood Revitalization Strategy Areas (“NRSA”) for Airport and Parklawn Neighborhoods.

California Rural Legal Assistance, Inc. is a statewide organization, representing low-income individuals, families, and communities throughout rural California. Specifically, our Community Equity Initiative (“CEI”) seeks to address and eliminate infrastructure and service disparities and deficiencies in disadvantaged, low-income communities and, accordingly, address and eliminate barriers to necessary funding and financing for basic infrastructure and services. Hundreds of thousands of Californians, disproportionately those in small, disadvantaged communities in rural areas, live without adequate - or any - wastewater collection, wastewater treatment or storm water drainage infrastructure, threatening the health of their families and communities. CEI has been working in the Parklawn neighborhood for three years, after being invited by community residents to host legal educational trainings to increase community political participation at the local, county

and state levels. Additionally, we have been retained by Parklawn United Neighbors, a Parklawn community association.

### Parklawn United Neighbors

In the community of Parklawn, just south of the City of Modesto, a grassroots residents' group has formed, Vecinos Unidos de Parklawn (Parklawn United Neighbors). Parklawn United Neighbors meets twice monthly, has elected a Board and is currently in the process of passing its Bylaws. Two of the Association's Board Directors currently serve on the South Modesto Municipal Advisory Council. Parklawn United Neighbors held two successful community gatherings in their neighborhood park on June and October of 2011 to raise awareness around their issues, and have held several events on behalf of the community like a toy giveaway last December and tamale sales to benefit the group.

Parklawn United Neighbors has also been a strong partner with the County to advocate for funds from the State of California Water board Clean-up and Abatement Account Program totaling \$296,830.00 for environmental and engineering studies, which are now 50% complete. Parklawn United Neighbors will continue to advocate for completion of the entire Parklawn Sewer Infrastructure project and applauds the County for the project's inclusion in the Annual Action Plan (in the amount of \$362,430) as well as the Consolidated Plan. CRLA also submitted a request on behalf of Parklawn United Neighbors to the Oversight Board to the Successor Agency to the Stanislaus County Redevelopment Agency requesting that the Oversight Board ensures that the Recognized Obligation Payment Schedule includes enforceable obligations of the CCCI v. Modesto settlement agreement in adopting the ROPS. The Oversight Board agreed and included the \$32 million as an enforceable obligation.

Parklawn's sewer problems have been brought to the attention of local, state and national levels of government via various news outlets such as *Vida en el Valle*, *California Northerner*, *Univision*, and most recently, *California Watch* and the *San Francisco Chronicle*. This is due to the strong public relations skills and press experience of Parklawn United Neighbors. Most recently, Parklawn United Neighbors has taken on the issue of crime reduction and has begun to foster a working relationship with local sheriff deputies who have offered to attend one community meeting a month with the group.

It would benefit the County to invest in Parklawn United Neighbors to bolster their community activities in the Parklawn neighborhood. We encourage the County to include Parklawn United Neighbors as an existing service provider in the Parklawn neighborhood in Section 2.4 Objective D – Public Services. We also urge the County to consider naming Parklawn United Neighbors as the Community Based Development Organization to provide related neighborhood services. The County has listed its highest priorities as providing senior services, at-risk children/youth programs, job education/training and homeless prevention and rapid rehousing services. Parklawn United Neighbors already provides services to seniors in its community engagement meetings twice a month and hosting of social activities. The group has also provided services to at-risk children/youth programming through its toy giveaway last Christmas, and is currently discussing how to make the Parklawn Park a more safe and appealing place for children and families to play.

### Parklawn Sewer Project

CRLA is encouraged to see the County's plan for investment in Parklawn documented by the NRSA. We are also supportive of the priorities listed in Parklawn, namely the sewer system development, first and foremost, but also the development of sidewalks and street lighting, commercial space and jobs, and housing rehabilitation and construction. However, we would like to see a concrete plan for development of this physical infrastructure.

Along with listing the need for "addressing health and safety issues through the installation of public sewer system infrastructures," and "pursuing State of California Water Board grants and loans to allow for the completion of the sewer system for the neighborhoods," we urge the County to add actual funding for the sewer project. The County itself is a valued partner in the development of Parklawn sewer infrastructure. Merely making funds contingent on the receipt of grant funds from the State of California Clean Water State Revolving Fund does not demonstrate the commitment to the project that we know the County shares. Moreover, we are hopeful that the \$32 million in Redevelopment funds which were recently included as "enforceable obligations" by the County Oversight Board's Recognized Obligation Payment Schedule (ROPS) can play a role in developing Parklawn's sewer infrastructure, but the County's support in terms of other funding sources must also be present.

### Housing Development in Parklawn

Parklawn is in desperate need of better housing stock. According to a survey that CEI and Self Help Enterprises performed of the neighborhood, the median household income for the neighborhood is \$18,999. 94.38% of Parklawn residents qualify as "low income," over 75% are living below the "very low income" threshold set by HUD, and 43% are living below the "extremely low income" threshold. Coupled with the severe poverty of the neighborhood is the problem of aged housing stock. The vast majority of the homes in Parklawn date back to the 1940's and 1950's and have received limited upgrades since. Recently, there has been an upsurge of crime in Parklawn, and these aging vacant homes have become increased magnets for gang activity, vandalism, arson, and other crimes. Parklawn United Neighbors is concerned about the presence of vacant and dilapidated housing not only as a matter of aesthetics but also safety. This housing stock is an important community asset and Parklawn United Neighbors sees the vacant homes as potential community asset that could be converted into affordable housing, community centers, or community gardens.

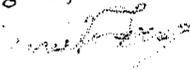
We applaud the County for recognizing the need for new housing in Parklawn, and including 16-20 new units of housing in the NRSA, however we would like for the NRSA to better specify the actual housing plan in Parklawn. What number of the 16-20 will be rehabs and what amount will be new construction? How many units will be affordable and at what level of affordability? How will developers be selected? Who will provide the technical assistance to identify competent developers to make sure the new housing is affordable and high-

quality? What is the budget to be spent on housing? The Annual Action Plan is specific in listing a budget for job creation in Parklawn and Airport, but there is no budget for housing. If the assistance provided by the County will only be in the form of loans and not a subsidy program, CRLA is concerned that neighborhood residents will not be able to utilize the program. Particularly when considering the numbers listed above, of Parklawn residents living in poverty. If the County wants new affordable housing to be developed in Parklawn, it has to be willing to invest in a community-minded developer who will put the interests of the neighborhood and its people first.

Parklawn United Neighbors also encourages the County to think creatively when it comes to vacant lots and abandoned homes in Parklawn. The community residents would greatly value the establishment of a "third place" where residents could spend time together with their families and neighbors. Converting a vacant lot and/or abandoned home into a community garden/community center would deliver a new asset to the community and provide children, seniors, and families a place to socialize, learn new skills, and enjoy their neighborhood.

Thank you for the opportunity to submit comments on this very encouraging plan put forth by the County to encourage economic development and investment in the Parklawn and Airport communities. We look forward to working together with the County and Parklawn United Neighbors to implement these changes in whatever way we can be of assistance.

Best regards,



Emily Long, Attorney, Community Equity Initiative, CRLA Inc.

# Funding Approval/Agreement

# U.S. Department of Housing and Urban Development

Title I of the Housing and Community Development Act (Public Law 930383)  
 HI-00515R of 20515R

Office of Community Planning and Development  
 Community Development Block Grant Program

OMB Approval No.  
 2506-0193 (exp 1/31/2015)

1. Name of Grantee (as shown in item 5 of Standard Form 424) <b>County of Stanislaus</b>		3a. Grantee's 9-digit Tax ID Number:	3b. Grantee's DUNS Number:	4. Date use of funds may begin <b>07/01/2012</b>
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424) <b>1010 Tenth Street, Suite 6500 Modesto, CA 95354</b>		5a. Project/Grant No. 1 <b>B-12-UC-06-0010</b>		6a. Amount Approved <b>\$1,972,737</b>
		5b. Project/Grant No. 2		6b. Amount Approved
		5c. Project/Grant No. 3		6c. Amount Approved
UOG Code:069099				

**Grant Agreement:** This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended, (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions/addendums, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name) <b>MARIA F. CREMER</b>	Grantee Name <b>Monica Nino</b>
Title <b>DIRECTOR, OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT</b>	Title <b>Chief Executive Officer</b>
Signature <i>Maria Cremer</i>	Signature <i>Monica Nino</i>
Date (mm/dd/yyyy) <b>AUG 20 2012</b>	Date (mm/dd/yyyy) <b>09/10/12</b>

7. Category of Title I Assistance for this Funding Action (check only one) <input checked="" type="checkbox"/> a. Entitlement, Sec 106(b) <input type="checkbox"/> b. State-Administered, Sec 106(d)(1) <input type="checkbox"/> c. HUD-Administered Small Cities, Sec 106(d)(2)(B) <input type="checkbox"/> d. Indian CDBG Programs, Sec 106(a)(1) <input type="checkbox"/> e. Surplus Urban Renewal Funds, Sec 112(b) <input type="checkbox"/> f. Special Purpose Grants, Sec 107 <input type="checkbox"/> g. Loan Guarantee, Sec 108	8. Special Conditions (check one) <input type="checkbox"/> None <input checked="" type="checkbox"/> Attached	9a. Date HUD Received Submission <b>6/8/2012</b>	10. check one <input checked="" type="checkbox"/> a. Orig. Funding Approval <input type="checkbox"/> b. Amendment Amendment Number	
		9b. Date Grantee Notified <b>JUL 10 2012</b>		
		9c. Date of Start of Program Year <b>07/01/2012</b>		
	11. Amount of Community Development Block Grant		FY (2012)	FY ( )
a. Funds Reserved for this Grantee		<b>\$1,972,737</b>		
b. Funds now being Approved		<b>\$1,972,737</b>		
c. Reservation to be Cancelled (11a minus 11b)				

12a. Amount of Loan Guarantee Commitment now being Approved	12b. Name and complete Address of Public Agency
<b>Loan Guarantee Acceptance Provisions for Designated Agencies:</b> The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.	12c. Name of Authorized Official for Designated Public Agency
	Title
	Signature

### HUD Accounting use Only

Batch	TAC	Program Y	A Reg Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	153								
	176								
		Y			Project Number		Amount		
		Y			Project Number		Amount		
Date Entered PAS (mm/dd/yyyy)	Date Entered LOCCS (mm/dd/yyyy)	Batch Number	Transaction Code	Entered By	Verified By				

## **ADDENDUM TO GRANT AGREEMENT FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

In addition to the conditions contained on form HUD 7082, the grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Dun and Bradstreet Data Universal Numbering System (DUNS), the Central Contractor Registration (CCR) database, and the Federal Funding Accountability and Transparency Act, including Appendix A to Part 25 of the *Financial Assistance Use of Universal Identifier and Central Contractor Registration*, 75 Fed. Reg. 55671 (Sept. 14, 2010)(to be codified at 2 CFR part 25) and Appendix A to Part 170 of the *Requirements for Federal Funding Accountability and Transparency Act Implementation*, 75 Fed. Reg. 55663 (Sept. 14, 2010) (to be codified at 2 CFR part 170).

### **8. SPECIAL CONDITIONS**

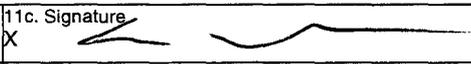
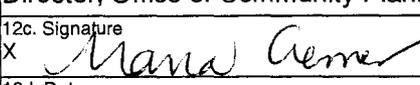
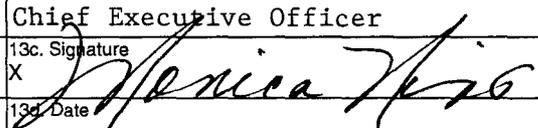
E. O. 12372-Special Contract Condition – Notwithstanding any other provision of this agreement, no funds provided under this agreement may be obligated or expended for the planning or construction of water or sewer facilities until receipt of written notification from HUD of the release of funds on completion of the review procedures required under Executive Order (E.O.) 12372. Intergovernmental Review of Federal Programs and HUD's implementing regulations at 24 CFR Part 52. The recipient shall also complete the review procedures required under E.O. 12372 and 24 CFR Part 52 and receive written notification from HUD of the release of funds before obligating or expending any funds provided under this agreement for any new or revised activity for the planning or construction of water or sewer facilities not previously reviewed under E.O. 12372 and implementing regulations.

# Grant Agreement

Subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act, 42 USC 11371 et seq.

**U.S. Department of Housing and Urban Development**  
Office of Community Planning and Development  
Emergency Solutions Grants Program

Grant Number: S-11-UC-06-0010

1. Name of Grantee (as shown in item 5 of Standard Form 424) <b>County of Stanislaus</b>		2. Grantee's 9-digit Tax ID Number	
3. Grantee's DUNS Number:			
4. Grantee's Complete Address (as shown in item 5 of Standard Form 424) <b>1010 Tenth Street, Suite 6500 Modesto, CA 95354</b> <p style="text-align: right;">(UOG 069099)</p>			
<p><b>Grant Agreement:</b> This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371 et seq.). The Grantee's submissions under 24 CFR Part 91 that pertain to this Grant, the HUD regulations at 24 CFR Part 576 (as now in effect and as may be amended from time to time), section 100261 of the Moving Ahead for Progress in the 21st Century Act (Public Law 112-141), and any special conditions attached to this Grant Agreement constitute part of this Grant Agreement. Subject to the provisions of this Grant Agreement, HUD will make the Grant available to the Grantee upon execution of the Grant Agreement by the Grantee and HUD. The Grant may be used to pay costs incurred after the date specified in item 8 below, provided the activities to which the costs are related are carried out in compliance with all applicable requirements. The Grantee agrees to assume all of the responsibilities with respect to environmental review, decision making, and action required under the HUD regulations at 24 CFR Part 58. The Grantee shall also comply with the Office of Management and Budget requirements for Universal Identifier and Central Contractor Registration and Reporting Subaward and Executive Compensation Information at 2 CFR Part 25, Appendix A to Part 25—Award Term, and 2 CFR Part 170, Appendix A to Part 170—Award Term.</p>			
5. Special Conditions (check one): <input type="checkbox"/> None <input checked="" type="checkbox"/> Attached			
6a. Date HUD Received Grantee's Annual Submission under 24 CFR Part 91 <b>4/25/2012</b>		6b. Date Grantee Notified: <b>JUL 10 2012</b>	
7. Date of Start of Grantee's Program Year <b>July 1, 2012</b>		8. Date Use of Funds May Begin (the later of the date in 6a and the date in 7) <b>July 1, 2012</b>	
9. Funding Approval (check one): <input checked="" type="checkbox"/> Original <input type="checkbox"/> Amendment			
10. Amount of Emergency Solutions Grant:		<b>\$198,932</b>	
10a. Funds Reserved for this Grantee		<b>\$198,932</b>	
10b. Funds Now Being Approved		<b>\$198,932</b>	
10c. Reservation to be Cancelled (10a minus 10b)		<b>\$</b>	
11. Name and Complete Address of Department Designated to Administer the Grant <b>County of Stanislaus 1010 Tenth St., Suite 3400 Modesto CA 95354</b>			
11a. Name of Authorized Official <b>Angela Freitas</b>			
11b. Title <b>Director of Planning &amp; Community Development</b>		11c. Signature 	11d. Date <b>09/10/12</b>
11e. Phone Number <b>(209) 525-6330</b>		11f. Fax Number <b>(209) 525-5911</b>	11g. E-mail Address <b>ANGELA@stancounty.com</b>
12. U.S. Department of Housing and Urban Development <b>San Francisco Regional Office</b>		13. Grantee Name <b>County of Stanislaus</b>	
12a. Name of Authorized Official <b>Maria F. Cremer</b>		13a. Name of Authorized Official <b>Monica Nino</b>	
12b. Title <b>Director, Office of Community Planning and Development</b>		13b. Title <b>Chief Executive Officer</b>	
12c. Signature <input checked="" type="checkbox"/> 		13c. Signature <input checked="" type="checkbox"/> 	
12d. Date <b>AUG 20 2012</b>		13d. Date <b>09/10/12</b>	

## **Change in Environmental Review Responsibilities for ESG**

On Friday, July 6, 2012, President Obama signed the Moving Ahead for Progress in the 21<sup>st</sup> Century Act (MAP-21) (Public Law 112-141) into law. The law includes several changes to the homeless assistance programs under title IV of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11360 et seq.). Among these changes, MAP-21 restores authorization for states and units of general local government to assume HUD's responsibilities for environmental review under 24 CFR Part 58 (environmental reviews performed by states and units of general local government) for the Emergency Solutions Grants program (ESG).

Based on this change, HUD revised the ESG grant agreement to incorporate the relevant provision of MAP-21 and provide that the grantee agrees to assume all of the responsibilities with respect to environmental review, decision making, and action required under HUD's regulations at 24 CFR Part 58. This agreement will enable you to use the same environmental review procedures that have been required for all Emergency Shelter Grants program grants. HUD will also incorporate these procedures into the upcoming final rule for the Emergency Solutions Grants program.

Under these procedures, each unit of general local government that receives ESG funds from HUD or a State, and each State that provides ESG funds to private nonprofit organizations, will carry out the environmental review responsibilities under Part 58. Also, each State that provides ESG funds to a unit of general local government will provide for the assumption of environmental review responsibilities by the units of general local government and act on their requests for release of funds.



U.S. Department of Housing and Urban Development  
 Community Planning and Development – 9AD  
 600 Harrison Street, 3<sup>rd</sup> Floor  
 San Francisco, CA 94107-1387  
 www.hud.gov  
 espanol.hud.gov

CHIEF EXECUTIVE OFFICE

*Therese  
 planning  
 3rd floor  
 9/7*

Mr. Thomas W. Mayfield  
 Chairperson, Board of Supervisors of Stanislaus County  
 1010 Tenth Street, Suite 6500  
 Modesto, CA 95354

2012 SEP - 7 P 2: 38

JUL 10 2012

Dear Chairperson Mayfield:

SUBJECT: Annual Action Plan / Program Year 2012-2013  
 County of Stanislaus, California

The Annual Action Plan submitted for the County of Stanislaus has been reviewed and approved by HUD. The grant assistance that is being approved along with the Action Plan is as follows:

Community Development Block Grant	\$1,972,737
Emergency Solutions Grant	\$198,932
<b>TOTAL:</b>	<b>\$2,171,669</b>

For the above programs, we are forwarding copies of the Grant Agreement and Funding Approval forms, along with guidance and/or conditions applicable to each program, to Richard W. Robinson, Chief Executive Officer, for execution as your designee. Mr. Robinson should sign each of these forms, retain one copy for the County's records and return the remaining two copies to the HUD San Francisco Office. Within three weeks of our receipt of your executed grant agreement, the County should be able to draw these funds through the Integrated Disbursement and Information System (IDIS).

Please note the following regarding the Emergency Solutions Grant (ESG) Agreement:

**Grantee Authorized Signature Lines.** The "authorized signature" for the grantee (Section 13, line 13c) is for the public official for the grantee, such as the Mayor, County Executive, or Governor. The "authorized signature" (Section 11, line 11c) is for the person that heads the specific Department designated to administer the FY2012 ESG grant, such as the Director of Human Services, the Director of Housing, etc. HUD is requiring this additional signature and other information in Section 11 so it can determine the status of organization administering the FY2012 ESG grant.

Furthering fair housing is one of the Department's highest priorities. Included in your Annual Action Plan was a certification that your jurisdiction will affirmatively further fair housing, which means that the County will (1) conduct an analysis to identify impediments to fair housing choice within your community, (2) take appropriate actions to overcome the effects of any impediments identified through that analysis and (3) maintain records reflecting the analysis and actions. Your jurisdiction should update its analysis of impediments (AI) periodically. Actions and milestones your jurisdiction plans to accomplish to overcome the effects of impediments to fair housing choice should be included in each Annual Action Plan. The source and amount of all funding for the actions to affirmatively further fair housing should also be noted in the Annual Action Plan. The results of actions taken during the program year to

address impediments identified in your AI should be reported in the Consolidated Annual Performance Evaluation Report (CAPER) submitted to HUD.

Please note that the performance reports for the FY 2011 Annual Action Plan will be due on **September 30, 2012**, and should include accomplishments compared to performance goals.

We look forward to working with you over the coming year to accomplish the housing and community development goals set forth in the County's Annual Action Plan and five-year Consolidated Plan. If you have any questions, please contact Curt Klaus, Community Planning and Development Representative, at ((415) 489-6599, or Curt.Klaus@hud.gov.

Sincerely,



Maria Cremer  
Director  
Community Planning and  
Development Division

cc:

Richard W. Robinson, Chief Executive Officer (w/enclosures)  
Angela Freitas, Deputy Director

GRANTEE: County of Stanislaus, California

PROGRAM: FY 2012 Community Development Block Grant (CDBG)

PROGRAM NO.: B-12-UC-06-0010

Enclosed is the Grant Agreement and Funding Approval (three copies of HUD-7082) which constitutes the contract between the Department of Housing and Urban Development and the County of Stanislaus for the CDBG program. Please sign these forms (three original signatures), retain one copy for your records, and return the remaining two copies to the San Francisco HUD Field Office.

Upon receipt of the executed Grant Agreement, the funds can then be accessed through the Integrated Disbursement and Information System (IDIS). If there is a need to add individuals authorized to access IDIS, an IDIS Access Request Form must be prepared, notarized, and returned to this office with the Grant Agreement. Also, if there is a need to establish or change the depository account to which these grant funds are to be wired, a Direct Deposit Sign-up Form (SF-1199A) must be completed by you and your financial institution and mailed to this office.

Certain activities are subject to the provisions of 24 CFR Part 58 (Environmental Review Procedures for the CDBG program). Funds for such activities may not be obligated or expended unless the release of funds has been approved in writing by HUD. A request for the release of funds must be accompanied by an environmental certification.

The Special Condition in your Grant Agreement and Funding Approval concerning the review procedures under Executive Order (E.O.) 12372, Intergovernmental Review of Federal Programs, and HUD's implementing regulations at 24 CFR Part 52, restricts the obligation or expenditure of funds for the planning or construction of water or sewer facilities until the completion of the review process and receipt of written notification of Release of Funds from HUD. Because you have not submitted your Consolidated Plan for review under E.O. 12372, we assume you do not propose to use funds for activities subject to review. However, the condition requires that in the event you amend or otherwise revise your Consolidated Plan to use funds for the planning or construction of water or sewer facilities you must receive a written Release of Funds from HUD before obligating or expending funds for such activities.

GRANTEE: County of Stanislaus, California

PROGRAM: FY 2012 Emergency Solutions Grants (ESG)

PROGRAM NO.: S-11-UC-06-0010

Enclosed are three copies of the Grant Agreement which constitutes the contract between the Department of Housing and Urban Development and the County of Stanislaus for the ESG program. Please sign these forms (three original signatures) retain one copy for your records, and return the remaining two copies to the San Francisco HUD Field office.

**IMPORTANT REMINDER REGARDING THE FY2012 ESG GRANT FUNDS FOR LOCAL GOVERNMENTS:**

FY2012 ESG grant funds are subject to the requirements in 24 CFR part 576, as revised by the Emergency Solutions Grants and Consolidated Plan Conforming Amendments Interim Rule, which was published in the Federal Register on December 5, 2011 (76 Fed. Reg. 75954).

Within 180 days after the date that HUD signs the grant agreement amendment, you must obligate the entire grant amount, except the amount allowed for administrative costs. This requirement will be met by an agreement with, or a letter of award requiring payment to, a subrecipient; a procurement contract; or a written designation of a department within your government to directly carry out an eligible activity. If you represent an urban county, this requirement may also be met with an agreement with, or letter of award requiring payment to, a member government that has designated a department to directly carry out an eligible activity.

All ESG grant funds must be expended within 24 months after the date HUD signs the grant agreement. Please make every effort to expend all ESG funds by this deadline. HUD may recover any grant amounts that are not expended by this date and reallocate the funds in accordance with 24 CFR part 576, subpart D.

**Change in Environmental Review Responsibilities for ESG**

On Friday, July 6, 2012, President Obama signed the Moving Ahead for Progress in the 21st Century Act (MAP-21) (Public Law 112-141) into law. The law includes several changes to the homeless assistance programs under title IV of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11360 et seq.). Among these changes, MAP-21 restores authorization for states and units of general local government to assume HUD's responsibilities for environmental review under 24 CFR Part 58 (environmental reviews performed by states and units of general local government) for the Emergency Solutions Grants program (ESG).

Based on this change, HUD revised the ESG grant agreement to incorporate the relevant provision of MAP-21 and provide that the grantee agrees to assume all of the responsibilities with respect to environmental review, decision making, and action required under HUD's regulations at 24 CFR Part 58. This agreement will enable you to use the same environmental review procedures that have been required for all Emergency Shelter Grants program grants. HUD will also incorporate these procedures into the upcoming final rule for the Emergency Solutions Grants program.

Under these procedures, each unit of general local government that receives ESG funds from HUD or a State, and each State that provides ESG funds to private nonprofit organizations, will carry out the environmental review responsibilities under Part 58. Also, each State that provides ESG funds to a unit of general local government will provide for the assumption of environmental review responsibilities by the units of general local government and act on their requests for release of funds.

# STANISLAUS COUNTY



## CONSOLIDATED PLAN

FISCAL YEARS

2012- 2015

# CONSOLIDATED PLAN

## Stanislaus Urban County



# CONSOLIDATED PLAN

## Stanislaus Urban County

As an Entitlement Community, the Stanislaus Urban County is eligible for formula grant funds through the Department of Housing and Urban Development:

- ❖ **CDBG** – Community Development Block Grant
- ❖ **ESG** – Emergency Solutions Grant

# CONSOLIDATED PLAN

## Stanislaus Urban County

### CDBG Grant Objectives:

- ❖ Directly benefit low and moderate income people;
- ❖ Prevent/eliminate slum and blight conditions; and/or
- ❖ Meet a particular urgent community development need.

**\* CDBG funds must not be used to supplement existing state or federal funds .**

# CONSOLIDATED PLAN

## Stanislaus Urban County

### CDBG Income Eligibility:

- ❖ Designed to serve those at or below 80% of the Area Median Income (AMI).
- ❖ The current 100% AMI for one (1) person - \$43,400 and for four (4) is \$62,000.

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Program Requirements

#### ❖ Every 3-5 Years:

Consolidated Plan (CP) for Fiscal Years 2012-2015.

#### ❖ Every 3 Years:

Analysis of Impediments (AI) to Fair Housing

- February 11, 2012: DRAFT AI to be Completed
- March 16, 2012: FINAL AI to be Completed

#### ❖ Every Year:

AAP – Annual Action Plan

CAPER - Consolidated Annual Performance

Evaluation Report

# CONSOLIDATED PLAN

## Stanislaus Urban County

### The Consolidated Plan allows for:

- ❖ Citizens to reconnect with their government and their neighborhood;
- ❖ Community participation & collaboration in addressing challenges & potential solutions;
- ❖ A clear set of goals and objectives for CDBG & ESG activities.

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Planning Schedule

- November 2011** ✓ Community Meetings
- Dec - Feb 2012** ✓ *Development of Plan & Public Meetings*
- March 2012** ✓ Draft Plan Councils/Board (30 day public review)
- April 17, 2012*** - Final Plans brought to Councils/Board for approval

# CONSOLIDATED PLAN

## Stanislaus Urban County

### CDBG Eligible Activities:

- ❖ Infrastructure
- ❖ Economic Development
- ❖ Housing Programs (HOME)
- ❖ Public Services

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Housing & Urban Development's Funding Recommendations:

- ❖ CDBG - \$1,972,737
- ❖ ESG - \$ 198,932
- ❖ TOTAL - \$2,171,669

# CONSOLIDATED PLAN

## Stanislaus Urban County

Consortium Member	Activities	Administration	Total
Ceres	\$172,421	\$14,792	\$187,213
Hughson	\$110,935	\$14,792	\$125,727
Newman	\$130,994	\$14,792	\$145,786
Oakdale	\$154,373	\$14,792	\$169,165
Patterson	\$163,455	\$14,792	\$178,247
Waterford	\$122,388	\$14,792	\$137,180
County	\$362,430	\$304,715	\$667,145
Public Services	\$197,274		\$197,274
Economic Development	\$105,000		\$105,000
Revitalization Strategy Areas (Airport/Parklawn)	\$35,000		\$35,000
Fair Housing	\$25,000		\$25,000
ESG	\$184,013	\$14,919	\$198,932
<b>Total</b>	<b>\$1,763,283</b>	<b>\$408,386</b>	<b>\$2,171,669</b>

# ANNUAL ACTION PLAN

## Stanislaus Urban County

- Consistent with the Consolidated Plan the Annual Action Plan identifies the need for new or rehabilitated community infrastructure.
- The Stanislaus County program calls for the construction of the sanitary sewer system in the Parklawn and/or Airport Neighborhood(s) anticipated to begin during this fiscal year.

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Emergency Solutions Grant Objectives:

- ❖ The purpose of ESG funds is to assist agencies operate homeless facilities to provide essential support services to the homeless, and aid families who are at risk of becoming homeless.
- ❖ Recent ESG regulation changes have shifted the program towards a Homeless Prevention and Rapid Re-Housing program.

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Emergency Solutions Recommendations:

- ❖ Children's Crisis Center - \$ 69,312
- ❖ Community Housing and Shelter Services - \$ 10,005
- ❖ Family Promise of Greater Modesto - \$ 17,724
- ❖ The Salvation Army - \$ 59,984
- ❖ We Care Program, Turlock - \$ 61,000

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Public services recommendations:

❖ American Red Cross -	\$10,000
❖ Center for Human Services -	\$24,500
❖ Children's Crisis Center -	\$50,000
❖ Habitat for Humanity -	\$ 7,886
❖ Healthy Aging -	\$12,250
❖ Howard Training Center -	\$18,000
❖ The Salvation Army -	\$12,250
❖ Second Harvest Food Bank -	\$24,500
❖ United Samaritans Foundation -	\$26,250
❖ Westside Food Pantry -	\$11,638

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Neighborhood Revitalization Strategy Areas (RS) – Airport and Parklawn Neighborhoods

- ❖ Development of a Community Development Based Organization (CDBO)
  - ❖ Engage a local non-profit with expertise in related RS activities
  - ❖ AAP identifies \$35,000 in funding to staff this coordinator position
- ❖ Economic Development Program
  - ❖ The AAP identifies \$105,000 to be leveraged in a partnership with a local “one-stop” job provider, such as the Alliance to provide three (3) livable wage jobs for individuals within the targeted communities.

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Analysis of Impediments (AI)

- ❖ A shortage of affordable rental housing; particularly for larger families.
- ❖ A lack of comprehensive fair housing and housing counseling/education services and the potential for housing discrimination and predatory housing practices, combined with a general lack of knowledge for fair housing services within the Stanislaus Urban County's jurisdiction.

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Staff Recommendations:

1. Close the 30-day public comment period to consider approval of the Fiscal Year 2012-2015 Consolidated Plan (CP); the Fiscal Year 2012-2013 Annual Action Plan (AAP); the Housing and Urban Development Neighborhood Revitalization Strategy Areas (RS) for Airport and Parklawn Neighborhoods; the Fiscal Year 2012-2015 Analysis of Impediments (AI) to Fair Housing Choice; and the Substantial Amendment (SA) to the Fiscal Year 2011-2012 Annual Action Plan.

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Staff Recommendations:

2. Conduct a Public Hearing, April 17, 2012 at 6:35 p.m. to consider approval of the Fiscal Year 2012-2015 Consolidated Plan (CP); the Fiscal Year 2012-2013 Annual Action Plan (AAP); the Housing and Urban Development Neighborhood Revitalization Strategy Areas (RS) for Airport and Parklawn Areas (RS) for Airport and Parklawn Neighborhoods; the Fiscal Year 2012-2015 Analysis of Impediments (AI) to Fair Housing Choice; and the Substantial Amendment (SA) to the Fiscal Year 2011-2012 Annual Action Plan.

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Staff Recommendations:

3. Authorize the Chief Executive Officer to sign the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME) Certifications.

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Staff Recommendations:

4. Authorize the Chairman of the Board of Supervisors to sign the Fiscal Year 2012-2013 Allocation Agreements with each of the participating Stanislaus Urban County cities.

# CONSOLIDATED PLAN

## Stanislaus Urban County

### Staff Recommendations:

5. Authorize the Director of the Planning and Community Development Department to execute any related program agreements, contracts, or other documentation required for implementation of CDBG, ESG, HOME, RS, Homeless Prevention and Rapid Re-Housing (HPRP), Community Development Block Grant – Recovery Act (CDBG-R), Neighborhood Stabilization Programs (NSP), CalHome, and Water Board programs. This authorization includes the use of any program income in accordance with applicable program guidelines.

# Questions?

