

STANISLAUS COUNTY CDBG URBAN COUNTY

FISCAL YEAR 2007-2012 CONSOLIDATED PLAN AMENDMENT: FOR THE INCORPORATION OF THE CITY OF HUGHSON INTO THE STANISLAUS COUNTY CDBG URBAN COUNTY

February 15, 2011

**Reference Fiscal Year 2007-2012 Consolidated Plan at:
<http://www.stancounty.com/planning/cdbg/cdbg.shtm>**

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General Overview

The Stanislaus County Consolidated Plan is the result of a planning process and serves as the guiding document for the administration of programs provided by the U.S. Department of Housing and Urban Development's (HUD) Division of Community Planning and Development (CPD) which includes: Community Development Block Grant (CDBG) Program, Home Investment Partnerships Program (HOME), and Emergency Shelter Grant (ESG) Program. This process considers the needs of the community and how the various grant programs could respond to those needs. In May 2002, Stanislaus County received "Urban County" HUD entitlement certification for its first five (5) year Consolidated Plan for the Stanislaus County CDBG Consortium (Federally defined and hereinafter referred to as the "Urban County", which included Stanislaus County and the cities of Oakdale and Patterson. In 2007, Stanislaus County prepared and submitted its second five year Consolidated Plan document to HUD for Fiscal Years 2007 to 2012 (for the periods July 1, 2007 through June 30, 2012).

The 2007-2012 Consolidated Plan included Stanislaus County and the cities of Ceres, Newman, Oakdale, Patterson, and Waterford. Every three years, eligible non-participating Urban County Cities have an opportunity to enter into an agreement to become part of a HUD qualified Urban County and be eligible to receive CDBG, ESG, and HOME entitlement funds. As a result, in June 2010, the City of Hughson notified the Urban County of its intent to join the Urban County effective Fiscal Year 2011-2012, and subsequently entered into a Cooperation Agreement with Stanislaus County. Effective Fiscal Year 2011-2012, the Urban County membership will consist of Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford.

This document serves as the 2007-2012 Consolidated Plan Amendment (hereafter referred to as the "CP Amendment") for the incorporation of the City of Hughson into the Urban County.

The Consortium's original 2007-2012 Consolidated Plan outlines the goals and policies for utilizing CDBG and HOME funds to assist low income households and persons in the areas of housing, associated infrastructure and economic development.

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

The City of Hughson will embrace and undertake the activities identified in the original Consolidated Plan as the needs within the City of Hughson closely resemble the needs and challenges of the original Urban County members. Those needs and objectives were identified as:

- **Providing 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.
- **Providing 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.

➤ **Expanding Economic Opportunities**

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

The City of Hughson will join the Urban County in the use of their Home Investment Partnership (HOME) Program and possibly redevelopment housing set-aside funds to address the variety of housing needs within the City.

CDBG funds, linked with other funding opportunities, will be allocated for public infrastructure and community facilities.

Additionally, a portion of CDBG funds will continue to be dedicated to the Public Service Program component which provides a competitive grant cycle giving the opportunity to public service providers to apply for CDBG and ESG funds.

The City of Hughson will also join the Urban County in embracing the following Specific Goals and Objectives (as identified in the original 2007-2012 Consolidated Plan's Strategic Plan):

Specific Goals:

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

Objectives:

- Increase the supply of affordable housing to low-income households.
- Maintain the safe and sanitary housing for low-income households.
- Ensure long-term affordability of units for low-income households.
- Promote homeownership.
- Provide shelter for the homeless.
- Provide support services and facilities for the homeless, persons threatened with homelessness, those with special needs, and low-income households.
- Increase the supply of transitional housing.
- Retrofit communities and neighborhoods with public infrastructure. (ex. storm drainage, sewer and water)
- Eliminate the physical barriers that deny access to public and community facilities and places to those with limited mobility.
- Provide essential social services, such as food and clothing, crisis intervention, anti-gang alternatives, and day care and recreational opportunities to low-income persons and families.

- Encourage economic development activities to create and retain jobs, especially in areas that are in need of physical revitalization and/or stagnant rental and high vacancy rates.

Specific projects and activities to be undertaken by the City of Hughson have been identified in the Fiscal Year 2011-2012 Annual Action Plan.

Managing the Process

Stanislaus County will continue to be the lead agency of the Community Development Block Grant Urban County. Specifically, the Stanislaus County Planning and Community Development Department will administer program on behalf of the Urban County membership. Planning and Community Development Department staff will oversee the development and implementation of the Consolidated Plan and will provide technical assistance whenever necessary.

The City of Turlock will continue to be the "lead entity" responsible for overall HOME program activity. Starting Fiscal Year 2011-2012, Stanislaus County will be the administrator of HOME activities for all Urban County Cities, including the City of Hughson. Stanislaus County will enter into a direct contract with the City of Turlock which will reflect the administrative responsibilities of Stanislaus County as the administrator of HOME activities undertaken by the Urban County.

Citizen Participation

The 2007-2012 Consolidated Plan Citizen Participation Plan (CPP) outlines the steps developed by the Urban County to insure compliance with federal regulations governing implementation of the three federal programs administered by the Stanislaus County Planning and Community Development Department, and meet their mandate to involve local residents in the planning and implementation of related projects and programs. The CPP Plan may be found on pages 4-7 of the Consolidated Plan (CP) located at <http://www.stancounty.com/planning/cdbg/cdbg.shtm>.

Stanislaus County followed its CPP by releasing the CP Amendment to add the City of Hughson to the Urban County for a 30 day public comment period (exceeding the minimum requirement of 15 days) commencing on January 11, 2011 and ending on February 15, 2011. The public hearing notice was published in the Modesto Bee on January 14, 2011, announcing the release of the CP Amendment and opening the public comment period. The CP Amendment was also be made available on January 11, 2011 for public review and input via the internet on the Stanislaus County Planning and Community Development Department's website. Planning staff has also sharee information with local community bodies called Municipal Advisory Councils as well as the local Continuum of Care (known as the Stanislaus Housing and Support Services Collaborative).

Interested persons may submit written comments to Stanislaus County or any of the participating cities regarding the proposed amendment. Comments submitted to Stanislaus County should be addressed to Kirk Ford, Planning Director of the Stanislaus County Department of Planning and Community Development at 1010 10th Street, Suite 3400, Modesto CA 95354.

Summary of Citizen Comments:

A series of public meetings were held in January and February 2011 to discuss the details of the CP Amendment. The series of meetings include:

<u>JURISDICTION</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
<u>County/Cities</u>			
Stanislaus County	January 11, 2011	10:00am/6:00 pm	1010 10 th St. Modesto
City of Ceres	January 12, 2011	4:00 pm	2701 Fourth St, Ceres
City of Hughson	January 20, 2011	5:00 pm	7018 Pine St, Hughson
City of Newman	January 5, 2011	5:00 pm	1200 Main St. Newman
City of Oakdale	January 19, 2011	4:30 pm	120 S. Sierra Ave. Oakdale
City of Patterson	January 19, 2011	6:00 pm	1 Plaza, Patterson
City of Waterford	January 4, 2011	5:30 pm	540 C St. Waterford
<u>Municipal Advisory Councils / Communities</u>			
Denair	February 1, 2011	7:00 pm	3460 Lester Rd., Denair
Empire	February 14, 2011	7:00 pm	18 S. Abbie, Empire
Hickman	February 3, 2011	7:00 pm	13306 4 th St., Hickman
Keyes	February 17, 2011	7:00 pm	5601 7 th St. Keyes
Salida	February 22, 2011	7:00 pm	4835 Sisk Rd, Salida
South Modesto	February 10, 2011	6:00 pm	3800 Cornucopia Way, Mod.

The following is a summary of the comments or input received from the public at each of the community meetings held throughout the months of January and February 2011 or submitted in writing directly to Stanislaus County:

Stanislaus County

No Comments Received

City of Ceres

No Comments Received

City of Hughson

No Comments Received

City of Newman

No Comments Received

City of Oakdale

No Comments Received

City of Patterson

No Comments Received

City of Waterford

No Comments Received

Town of Denair

Comments Pending

Town of Hickman

Comments Pending

Town of Salida

Comments Pending

Town of Empire

Comments Pending

South Modesto

Comments Pending

Town of Keyes

Comments Pending

Stanislaus County- Final Public Hearing

Comments Pending

Monitoring

Stanislaus County monitors all sub-recipients of Urban County funds on a quarterly basis. Planning staff will monitor the City of Hughson to ensure statutory and regulatory requirements are being met and that information submitted to Stanislaus County is accurate and complete.

An agreement will be executed with the City of Hughson which will clearly state the performance measurement standards, reporting requirements, draw-down requirements, and all applicable federal requirements. The monitoring process emphasizes on-site field visits, desk audits, open communication and assistance to sub-recipients to create an acceptable data collection and reporting system.

Housing

The 2007-2012 Consolidated Plan identifies homeownership and rental housing as top priorities to be addressed. The City of Hughson also places high priority on providing decent, safe, and affordable housing to its residents and will pursue the following Consolidated Plan objectives, to the greatest extent possible:

- Increase the supply of affordable housing through the implementation of First Time Home Buyer Down Payment Assistance, and through partnerships with local affordable housing developers.
- Maintain safe and sanitary housing for low-income households through the 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 and places to those with limited mobility.
- Affirmatively further fair housing by addressing barriers to fair and affordable housing to the greatest extent possible.

Non-Housing Community Development Needs:

The 2007-2012 Consolidated Plan identifies public infrastructure as a high priority non-housing community development need. The City of Hughson also has substantial needs for targeted infrastructure improvements that would alleviate some of the City's current blight. These infrastructure improvements will include related curb, gutters, sidewalks, storm drain,

sewer and water line replacements, and subsequent street overlay that follows projects of this nature.

The City of Hughson has submitted a list with a number of potential project areas in which it would like to undertake infrastructure improvements of the nature identified above. These include:

- Pine Street – 4th Street to 7th Street
- Fox Road – Tully Road to 7th Street
- Walker Lane
- 2nd Street – Fox Road to Walker Lane
- Whitmore Avenue and 7th Street
- 1st Street – Walker Lane to Locust Street
- Palmer Court
- 4th Street – Fox Road to Locust
- 5th Street – Fox Road to Locust
- 4th Street – South of Whitmore down to corner at 5th Street.

Planning staff will work with the City of Hughson to assess and determine eligibility of infrastructure projects to be included in future Annual Action Plans.