

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

DEPT: Planning and Community Development

BOARD AGENDA:6.4  
AGENDA DATE: May 2, 2023

**SUBJECT:**

Approval to Close a 30-Day Review Period, Conduct a Public Hearing to Consider Approval of the Fiscal Year 2023-2024 Annual Action Plan for the U.S. Department of Housing and Urban Development Entitlement Programs, Amend the Citizen Participation Plan and File a Notice of Exemption

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2023-0211**

On motion of Supervisor B. Condit Seconded by Supervisor Withrow  
and approved by the following vote,

Ayes: Supervisors: B. Condit, Chiesa, Withrow, Grewal, and Chairman C. Condit


Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

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

**MOTION:**

  
ATTEST: ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Planning and Community Development

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CONSENT

CEO CONCURRENCE: YES

4/5 Vote Required: No

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**SUBJECT:**

Approval to Close a 30-Day Review Period, Conduct a Public Hearing to Consider Approval of the Fiscal Year 2023-2024 Annual Action Plan for the U.S. Department of Housing and Urban Development Entitlement Programs, Amend the Citizen Participation Plan and File a Notice of Exemption

**STAFF RECOMMENDATION:**

1. Close the 30-day public review period and conduct a public hearing.
2. Approve the filing of a Notice of Exemption finding that the proposed approvals are exempt under provisions of the California Environmental Quality Act (CEQA) pursuant to State Guidelines.
3. Approve the Fiscal Year 2023-2024 Annual Action Plan (AAP) and amendment to the Citizen Participation Plan (CPP) for the Stanislaus Urban County and the Stanislaus HOME Consortium for submittal to the U.S. Department of Housing and Urban Development (HUD).
4. Authorize the Director of Planning and Community Development to sign and submit to HUD the applications for Federal Assistance (SF-424, SF-424B and SF-424D), and Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) program certifications.
5. Authorize the County Chief Executive Officer to sign the Fiscal Year 2023-2024 Annual Allocation Agreements with each Stanislaus Urban County member.
6. Authorize the County Chief Executive Officer to sign the Fiscal Year 2023-2024 Stanislaus HOME Investment Partnerships (HOME) Consortium Annual Allocation Agreement with each Stanislaus HOME Consortium member.
7. Authorize the Director of Planning and Community Development to execute any related program agreements, contracts, or other documentation required for implementation of CDBG, ESG, HOME, Neighborhood Stabilization Program (NSP), and any other programs identified in the Annual Action Plan. This authorization includes the use of any program income in accordance with applicable program guidelines.
8. Authorize the Planning and Community Development Department to incorporate any comments received prior to the close of the public review period and during

the public hearing in the final documents and to make alterations to the documents as directed by HUD, provided alterations are technical in nature and do not alter the approved programs or funding allocations.

## **DISCUSSION:**

This is a request to close the 30-day public review period and conduct a public hearing to consider approval of the Fiscal Year 2023-2024 Annual Action Plan (AAP) and an amendment to the Citizen Participation Plan (CPP).

Stanislaus County, in partnership with the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford form the Stanislaus Urban County for purposes of receiving U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) and Emergency Solutions Grants (ESG) Program funding. Stanislaus County is the “lead entity” with responsibility for implementing and administering CDBG and ESG funding. Approval of the proposed AAP and amendment to the CPP are necessary for continued compliance for HUD funding.

The Stanislaus Urban County is currently part of the City of Turlock/Stanislaus Urban County Home Investment Partnerships Program (HOME) Consortium for purposes of receiving HUD HOME Program grant funding. Starting on July 1, 2023 a new HOME Consortium, to be referred as the “Stanislaus HOME Consortium” will begin, with Stanislaus County as the "lead entity" that will include all the Urban County member cities and the City of Turlock. All proposed HOME activities for the Stanislaus HOME Consortium will be incorporated into the Fiscal Year 2023-2024 AAP.

The proposed AAP is the fourth annual action plan of the Stanislaus Urban County and City of Turlock 2020-2025 Consortium Consolidated Plan (Con Plan) and describes projects and activities that will be undertaken during Fiscal Year 2023-2024. The 2020-2025 Con Plan was adopted by the Board of Supervisors on May 12, 2020.

In accordance with Federal regulations, the County’s CPP for HUD funding requires a minimum 30-day public review period prior to Board of Supervisors consideration to approve the AAP and amend the CPP. The proposed AAP and CPP were made available to the public, and a notice of the public hearing and document availability was published in The Modesto Bee on March 31, 2023 to provide for the required 30-day public review period. The public review versions of the AAP and CPP were available to the public online at: <http://www.stancounty.com/planning/cdbg/plans-and-reports.shtm>.

The AAP and CPP being considered for adoption are provided as Attachments 2 and 3 of this report. The AAP has been updated to include additional community meetings held by the cities of Ceres and Turlock and one additional proposed CDBG infrastructure project, Riverside-High Street Waterline Installation Project, for the City of Riverbank. Minor edits that include grammatical edits, formatting, and information regarding community feedback have also been added to the final AAP. An overview of the community feedback received is provided in the “Public Review” section of this board agenda item. No updates to the CPP document have been made since release for public review.

**Fiscal Year 2023-2024 AAP**

The following is an overview of the funding allocations and projects identified in the Fiscal Year 2023-2024 AAP (Attachment 2):

Funding Allocations

The Fiscal Year 2023-2024 HUD Entitlement funding allocations for Stanislaus County is as follows:

CDBG	\$2,335,030
ESG	208,317
HOME	<u>1,708,364</u>
TOTAL	\$4,251,711

Both the CDBG and the ESG allocation had a slight change from the Fiscal Year 2022-2023 funding levels (with CDBG decreasing by \$35,183 and ESG increasing by \$740). The HOME funding allocation decreased by \$21,947 from last year’s amount for the City of Turlock/Stanislaus Urban County HOME Consortium, which will maintain the same membership as the Stanislaus HOME Consortium. The allocations to each respective Stanislaus Urban County member are reflected in Table One below and the HOME Consortium allocations are reflected in Table Two, later in this report. All allocations have been determined based on the above funding levels and United States Census poverty and population data.

Stanislaus Urban County CDBG and ESG Funding

**TABLE ONE  
FINAL CDBG AND ESG ALLOCATIONS**

URBAN COUNTY MEMBER	ACTIVITIES	ADMINISTRATION	TOTAL
City of Ceres	\$223,633	\$10,160	\$233,793
City of Hughson	\$168,013	\$10,160	\$178,173
City of Newman	\$154,712	\$10,160	\$164,872
City of Oakdale	\$173,825	\$10,160	\$183,985
City of Patterson	\$186,648	\$10,160	\$196,808
City of Riverbank	\$150,074	\$10,160	\$160,234
City of Waterford	\$227,555	\$10,160	\$237,715
Stanislaus County	\$344,728	\$376,219	\$720,947
Public Services @10%	\$233,503		\$233,503
Fair Housing		\$25,000	\$25,000

CDBG Total	\$1,862,691	\$472,339	\$2,335,030
ESG Total	\$192,694	\$15,623	\$208,317
<b>TOTAL ALLOCATION</b>	<b>\$2,055,385</b>	<b>\$487,962</b>	<b>\$2,543,347</b>

Final allocation amounts for each Stanislaus Urban County member are subject to further refinement based on HUD’s approval of the AAP. If there are any funding changes, the allocations will be adjusted proportionately. In addition to the Fiscal Year 2023-2024 allocations identified above, Stanislaus County will plan to utilize approximately \$1,200 in program income collected from repayment of housing assistance loans to fund CDBG activities to be undertaken during the fiscal year. Stanislaus County and Urban County member cities will also carry over any unspent CDBG funds from prior years to use on their respective existing and/or proposed activities.

As part of the proposed allocations, each of the Stanislaus Urban County members receive independent CDBG project administration funding (shown in above table) to cover administrative costs for CDBG related projects. As the lead entity with responsibility for implementing, monitoring and administering CDBG and ESG funding, Stanislaus County receives the majority of the available CDBG administrative funding, which is capped at 20% of the overall CDBG allocation. HUD recognizes Stanislaus County as the sole grantee responsible for administration and oversight of CDBG and ESG funds. Accordingly, the County’s Planning and Community Development Department is responsible for the receipt and timely expenditure of funds, environmental documentation for projects, eligibility determination of programs and those persons accessing services of the programs, and program monitoring for the Stanislaus Urban County.

As a HUD mandated requirement, the Stanislaus Urban County must provide a fair housing services program designed to address impediments to fair housing choice through education and investigation to the community. The cost of providing a fair housing services program is subject to the 20% administrative funding cap. The Stanislaus Urban County annually complies with this requirement by contracting with a fair housing service provider selected through a competitive Request for Proposal (RFP) process. For Fiscal Year 2023-2024, Project Sentinel is being recommended to receive \$25,000 in funding for fair housing services. Project Sentinel submitted the only application in response to the RFP for fair housing service providers and has served as the Urban County’s fair housing service provided for 22 years.

In addition to the general administration and fair housing activities discussed above, the following is an overview of the projects and activities, by funding source, to be undertaken in Fiscal Year 2023-2024:

Community Development Block Grant (CDBG) Projects and Activities

Stanislaus County:

On March 28, 2017, the Board of Supervisors approved prioritizing the use of CDBG funds for sewer infrastructure projects. Included in this board agenda item was a discussion of a sewer project prioritization study prepared by the County’s Department

of Public Works using a methodology based on need, income eligibility, and cost effectiveness. Based on the results of the sewer project prioritization study, Fiscal Year 2018-2019 CDBG funds were allocated to the West Modesto Sewer Infrastructure (WMSI) project, which includes the following top three project areas listed in the study:

- Spencer/Marshall – The project area is generally located south of Maze Boulevard, east of the Modesto Irrigation District Lateral No. 5, north of California Avenue, and west of the Briggs Ditch.
- Beverly/Waverly – The project area is generally located south of Chicago Avenue, north of Paradise Road, and east of Carpenter Road.
- Rouse/Colorado – The project area is generally located between Sutter Avenue and Sunset Avenue, south of South Avenue and north of Garden Avenue.

Altogether, the top three project areas include approximately 1,038 residential, commercial and mixed-use parcels. These parcels currently rely on septic tanks for treatment of sewage. The project's purpose is to provide a sanitary sewer system that will allow property owners to abandon their existing failing septic tanks and connect to a public sewer system.

Environmental review in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) has been completed for the entire WMSI project and HUD has provided the County an Authority to Use Grants Funds that authorizes the release of funds for the entire project. For Fiscal Year 2023-2024, staff is recommending the continued allocation of funding to the WMSI project. In addition to the use of CDBG funding, the County continues to seek State Water Resources Control Board (SWRCB) for Clean Water State Revolving Fund (CWSRF) program funds to cover sewer project costs, including city sewer hook-up costs. The following is the project status for all three WMSI project areas:

- Spencer/Marshall - Design and engineering plans have been completed, along with construction of two phases of the project. The County has applied to the SWRCB for funding to complete construction of the Spencer/Marshall neighborhood and continues to work with the SWRCB and the neighborhood to secure funding.
- Rouse/Colorado - Construction of the Colorado Fly line using CDBG funding, in partnership with the City of Modesto, is scheduled to begin by May 2023 and be completed by March 2024. The City is in the process of upgrading its wastewater collection system, which includes the River Trunk Realignment - Gravity System project along Colorado Avenue located in the WMSI Rouse/Colorado area. During the design of the Gravity System project, the City identified two opportunities for partnership and coordination. The first included water system improvements along Colorado Avenue to provide concurrent utility improvements. This allows for construction scheduling efficiencies, reduced impact to neighborhood from separate projects and new pavement cost efficiencies. The second involved partnering with the County on sewer main improvements.

On September 20, 2022, the Board of Supervisors authorized the allocation of \$10,000,000 in American Rescue Plan (ARPA) funding for use in the Rouse-

Colorado neighborhood and is using ARPA funding to complete the design and engineering for the sewer project. The County is also applying for SWRCB funds for the Rouse-Colorado neighborhood to help leverage the ARPA funding that has been allocated to the project.

- Beverly/Waverly- Design and engineering plans are still under development.

One of the delays in obtaining SWRCB funding has been the SWRCB's need to have assurances that individual sewer connects will occur within a few years of the sewer system being constructed. The County has surveyed, and will continue to survey, property owners in the project areas to show that there is willingness to connect. The County is working with the City of Modesto on a partnership to leverage SWRCB funding with the City's Sewer Connection program in an effort to provide the SWRCB with the necessary assurances. The SWRCB has indicated a willingness to provide additional funding to cover all property owner/private side construction and hook-up costs associated with connecting into the sewer system.

WMSI project implementation is dependent on funding availability; to ensure CDBG timeliness requirements are met, the project has and will continue to be designed to allow for phased construction in order to mitigate any risk if state funding is delayed or not received. Use of CDBG funds for design without construction occurring is a liability to the County which may require repayment of funds. As such, construction progress must be balanced with design and engineering work.

The AAP project description for the three project areas integrates small, targeted sidewalk projects, to help the County better regulate the timely expenditure of CDBG funds.

#### City of Ceres:

The City of Ceres will continue with the construction of the Morrow Village Improvements project in phases throughout the next fiscal year. The City opened the bid for construction on Phase Two of the project in March 2023. A construction contract was awarded on April 10, 2023 and construction is tentatively scheduled to begin in May 2023 and end in late July 2023. The project will result in the installation of curb, gutter, Americans with Disabilities Act (ADA) ramps, sidewalk and sidewalk repairs where needed and required. The project area is bounded by Moffett Road to the west, Mitchell Road to the east, Whitmore Avenue to the south and Garrison Road to the north.

#### City of Hughson:

The City of Hughson will begin construction of the Walker Lane Infrastructure Improvements project in July 2023. The project is part of a multi-year effort to complete sidewalk infill projects to improve connectivity, mobility and access for non-motorized users of the City of Hughson. This project will include sidewalk infill, curb, gutter, ADA ramps, storm drainage improvements, and street paving as necessary. The project area is located along Walker Lane between Tully Road and Second Street and Tully Road between Fox Road and Walker Lane.

#### City of Newman:

The City of Newman will continue the planning, design, engineering and begin construction in fall of 2023, for improvements to the Hill Park Area and Steffensen Park

Area that includes ADA improvements. These projects will also result in the installation/repair of curb, gutter, sidewalk, and driveways along with tree removal, street repair and overlay due to severe damage from tree roots within the project area.

#### City of Oakdale:

The City of Oakdale will continue the planning, design and engineering on the South First, Second, and Third Streets Improvements project. The project will provide bike, pedestrian and ADA improvements for the area of South First, South Second, South Third Avenues from West G to West J Street (including East H and East I Streets from South First Avenue to South Yosemite Avenue). Due to the overall cost and project changes, the City of Oakdale has had to accumulate a few years of CDBG funding in order to be able to proceed with the construction of the project.

#### City of Patterson:

The City of Patterson will begin construction in fall of 2023 of the Washburn Infrastructure Improvements project. This project includes the installation of curb, gutter, sidewalk and ADA improvements. The project will be phased, and costs include design, engineering and construction. The Washburn Infrastructure Improvements project is bounded by Washburn Street to the north, Tyler Street to the east, Tenbrink Lane to the south, and North First Street to the west.

#### City of Riverbank:

The City of Riverbank will continue the planning, design and engineering work on two projects, Castleberg Park Trail and Pioneer Park, that are multi-year projects that will be phased based on funding availability and will include design, engineering, and construction costs. The Castleberg Park Trail project includes rehabilitation and repairs for pedestrian safety improvements to the walkway/trail loop located at Castleberg Park on the corner of Kentucky and 8<sup>th</sup> Street. This project will begin construction in May 2023 and is tentatively scheduled to be completed by July 2023. Both the Castleberg Park Trail and the Pioneer Park projects will include ADA enhancements to ensure accessibility by the disabled community to areas such as the playground, restrooms, and the baseball fields. The Pioneer Park project is located at the corner of 1<sup>st</sup> and High Street and Castleberg Park is located at the corner of Kentucky and 8<sup>th</sup> Street. In addition to the two projects underway, the City will begin the planning and engineering work on the Riverside-High Street Waterline Installation project that consists of the replacement of a waterline and the connection of sewer laterals on Riverside Drive and High Street.

#### City of Waterford:

The City of Waterford will continue the planning and design of the Dorsey, Pecan and North Western Avenue (formerly named the Western and F Street Improvements project) in the spring of 2023. The project consists of installing curb, gutter, sidewalk and ADA improvements on the east side of Western Avenue from F street 500 feet south, and on the west side of F Street from Western 400 feet south as well as roadway surface and storm drain collection improvements. The project has added the area between North Western Avenue and Church Street and between Church Street and F Street and F Street to Hernandez Avenue.



Stanislaus Urban County projects not located within a Low-Moderate Area (LMA), as reflected in HUD's latest Census Block Group data, require an individual door-to-door income survey to verify that at least 51% of the households in the project area are low-income, thus meeting CDBG income eligibility thresholds. In April of 2020, HUD released the 2020 Census Block Group data and staff is still working to assess each of the projects for LMA eligibility. According to the latest HUD data, the County's proposed WMSI project areas remain within qualified census tract areas, and income surveys for those areas will not be required.

County staff has developed an income survey tool, meeting HUD's standards, and will be coordinating with cities to conduct all necessary surveys. Considering known neighborhood conditions and neighborhood demographics, staff is confident the identified project areas will meet CDBG LMA income eligibility thresholds; however, if an area fails to meet the eligibility threshold, an amendment to the AAP to identify an alternative project may be required.

### CDBG Public Services (CDBG-PSG) Funding Recommendations

CDBG funds provide the opportunity for the Stanislaus Urban County to fund non-profit organizations that provide public services. These funds are for use in low-income neighborhoods and for providing services to households with incomes that are 80% and below the Area Median Income (AMI). In accordance with HUD public services cap regulations, which restricts the use of CDBG funds to no more than 15% of an entitlement jurisdiction's grant allocation, approximately 10% percent of the total Fiscal Year 2023-2024 CDBG allocation, estimated to be \$233,503, is proposed to be set-aside for this purpose. As part of this funding cycle, the County received and reviewed eighteen competitive applications for CDBG-PSG funding. Organizations that have applied for CDBG-PSG funding include, but are not limited to, organizations that provide services to at-risk youth, seniors, and the homeless.

All grant applications were reviewed and ranked by the Grant Review panel utilizing the following scoring factors:

- Capacity and Experience
  - Funding prioritization will be provided to agencies with successful experience in administering HUD and HCD funding.
- Addressing the Need/Extent of the Problem
  - Funding prioritization will factor in equitable distribution throughout the Stanislaus Urban County (and countywide for State ESG funding).
  - Use of health index tool or similar tool.
- Collaboration
- Accomplishments and Program Evaluation
  - Use of racial equity assessment.
- Financials
- Performance and Risk Assessments
- Program Innovation

- Grant Submittal

Recommendations for funding were made by a grant review panel consisting of eight members: one representing each of the Stanislaus Urban County's seven members and a representative from the Stanislaus Community System of Care (CSOC), the locally recognized Continuum of Care (CoC). The AAP includes CDBG-PSG funding recommendations for the following organizations:

- Center for Human Services – Westside Family Resource Centers-Supportive Services
- Children's Crisis Center – Trauma Intervention & Recovery Program at Guardian House
- Children's Crisis Center – Trauma Intervention & Recovery Program at Marsha's House
- Children's Crisis Center –Trauma Intervention & Recovery Program at Verda's House
- Court Appointed Special Advocates (CASA) – Direct Services Project
- Haven Women's Center – Emergency Shelter Program
- United Samaritans Foundation – Daily Bread Mobile Lunch Program-Ceres/Keyes
- United Samaritans Foundation – Daily Bread Mobile Lunch Program-Hughson
- United Samaritans Foundation – Daily Bread Mobile Lunch Program-Westside

The organizations being recommended for funding were notified of their ranking score and the funding recommendations in April 2023. Attachment 1 includes a list of all CDBG-PSG grant applications (in order of highest to lowest ranking) with grant applications recommended for funding reflected in bold print.

Upon approval of the CDBG-PSG funding recommendations, technical adjustments may be needed if a funded organization fails to meet contract requirements or is found to be ineligible to receive funds. All funding recommendations are subject to final HUD approval and funding availability. If an organization is found to no longer be eligible, funding will be awarded to the next highest-ranking organization.

#### Emergency Solutions Grants (ESG) Projects and Activities and Funding Recommendations

As with CDBG-PSG funding, Federal ESG funds allow the opportunity for the Stanislaus Urban County to fund non-profit organizations that provide public services to the homeless. These funds are for providing homeless prevention assistance to individuals and households that are 30% AMI and are at risk of homelessness or are experiencing homelessness. Federal 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.

Funding priority is given to Rapid Re-Housing grant applications that score the highest. Once the minimum HUD funding requirement is met for the Rapid Re-Housing category, Shelter and HMIS grant applications are funded according to the highest ranked score. Per HUD's ESG program regulations, a maximum of 60% of the ESG grant allocation may be used to fund shelter activities and 7.5% for HMIS activities. The County's ESG administration allowed funding amount is capped at 7.5% of the overall ESG grant allocation and that is separated from the overall funding allocation made available to service providers. This year, the County received and reviewed six Federal ESG competitive applications for funds (the application review was conducted by the same Grant Review panel identified above for PSG funding).

The AAP includes Federal ESG funding recommendations for the following organizations:

- Community Housing and Shelter Services – Homeless Prevention Rental Assistance
- We Care Program – Emergency Shelter Program

The organizations being recommended for funding were notified of their ranking score and the funding recommendations in April 2023. Attachment 1 also includes a list of all ESG grant applications (in order of highest to lowest ranking) with grant applications recommended for funding reflected in bold print.

Upon approval, technical adjustments may be needed if a funded organization fails to meet contract requirements or is found to be ineligible to receive funds. All funding recommendations are subject to final HUD approval and funding availability. If an organization is found to no longer be eligible, funding will be awarded to the next highest-ranking organization.

#### Neighborhood Stabilization Program (NSP) Funding

In addition to CDBG and ESG funding, the AAP also recognizes the continued use of Neighborhood Stabilization Program (NSP) Program Income (PI) funding. In Fiscal Year 2023-2024, NSP PI funding will continue to be available to all Stanislaus Urban County members to fund the removal of blighted and dangerous buildings in NSP target areas. There is \$307,623 in NSP 1 and \$613,275 in NSP 3 program income funding available for activities. In Fiscal Year 2023-2024, County staff will be working with the Stanislaus Urban County members to develop a closeout plan for use of the remaining NSP PI funding. Staff will also be working with HUD to determine eligible uses and assess any impacts use of the funding may have with timeliness requirements for use of other HUD funding. A separate item will be brought to the Board of Supervisors for consideration of the NSP program closeout.

#### Home Investment Partnerships Program (HOME) Funding

Effective July 1, 2023, Stanislaus County will serve as the lead entity of the new Stanislaus HOME Consortium. As the new lead entity, the County has added proposed HOME activities into its AAP. Prior to taking over as lead entity, the HOME Activities for the City of Turlock/Stanislaus County Home Consortium were included in the City of Turlock's AAP. County staff continues to work with HUD staff on the formation and implementation of the new consortium. Future amendments to the County's AAP may

be required as HUD proceeds with the review of policies and procedures and development of HOME projects.

As the lead entity, the County will have the responsibility for implementing, monitoring, and administering the HUD funded HOME Investment Partnerships Program (HOME) funds for the HOME Consortium.

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

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

The Fiscal Year 2023-2024 HOME Consortium allocation is \$1,708,364 (allocation amount for the entire HOME Consortium). Table Two below reflects the allocations to each respective Stanislaus HOME Consortium member. As with CDBG funding, all allocations have been determined based on program funding levels and United States Census poverty and population data.

**TABLE TWO  
FINAL HOME ALLOCATIONS**

HOME CONSORTIUM MEMBER	ALLOCATION
City of Ceres	\$143,893
City of Hughson	\$127,110
City of Newman	\$135,827
City of Oakdale	\$139,079
City of Patterson	\$133,355
City of Riverbank	\$134,005
City of Turlock	\$156,123
City of Waterford	\$127,500
Stanislaus County	\$184,381
Community Housing Development Organization (CHDO) Set-aside @ 15%	\$256,255
<b>HOME Total</b>	<b>\$1,537,528</b>

County Administration Total	\$170,836
<b>TOTAL ALLOCATION</b>	<b>\$1,708,364</b>

Stanislaus County’s portion of the HOME allocation for the Fiscal Year is \$184,381 for activities and \$170,836 for administrative program costs. The County as the lead entity will be required to enter into an annual allocation agreement with each member city.

As the lead entity with responsibility for implementing, monitoring and administering HOME funding, Stanislaus County will be receiving the amount available for HOME administrative activities; which is capped at 10% of the overall HOME allocation. HUD recognizes Stanislaus County as the sole grantee responsible for administration and oversight of HOME funds. Accordingly, the County’s Planning and Community Development Department is responsible for the receipt and timely expenditure of funds, environmental documentation for projects, eligibility determination of programs and those persons accessing services of the programs, and program monitoring for the Stanislaus HOME Consortium.

Final allocation amounts for each Stanislaus HOME Consortium member are subject to further refinement based on HUD’s approval of the AAP. If there are any funding changes, the allocations will be adjusted proportionately. In addition to the Fiscal Year 2023-2024 allocations identified above, Stanislaus County is projecting that there will be no program income generated for the first year of the consortium.

**Citizens Participation Plan**

In addition to considering approval of the Fiscal Year 2023-2024 AAP, the Board of Supervisors will be considering an amendment to the County’s Citizens Participation Plan (CPP) in order to include the County’s role as the lead entity for the Stanislaus HOME Consortium, amend the HOME program in its citizen participation processes, and update the HUD description of the Affirmatively Furthering Fair Housing Assessment (AFFH). The amended CPP is provided as Attachment 3 with proposed new wording in bold print font and deleted wording in strikethrough text. The amended CPP was made available online on March 31, 2023 for a 30-day public review period at: <https://www.stancounty.com/planning/cdbg/plans-and-reports.shtm>

**Public Review**

In accordance with Federal regulations, the County’s CPP requires a minimum 30-day public review period prior to Board of Supervisors consideration to approve an AAP or amend the CPP. The proposed documents were released for public review on March 31, 2023 and a notice of the public hearing, along with notice of the document availability, was published in The Modesto Bee on March 31, 2023, distributed by email to interested parties known to the Planning Department, and distributed via the CSOC’s listserv. During the public review period, the document was available online at: <http://www.stancounty.com/planning/cdbg/plans-and-reports.shtm>.

There has been one email with comments received on April 10, 2023 regarding the AAP. County resident, Mr. Miguel Donoso, asked if the CDBG, ESG, and HOME programs will address two Presidential Executive Orders: a) 13985, “On Advancing Racial Equity and Support for Underserved Communities through the Federal Government”, and b) 13166, “Improving Access to Services for Persons with Limited

English Proficiency”. In compliance with Title VI of the Civil Rights Act of 1964, Stanislaus County will take responsible steps to ensure meaningful access to benefits, services, information, and other important aspects of the programs for individuals with Limited English Proficiency (LEP). If an individual or participant with LEP needs assistance beyond what is normally provided, Stanislaus County will attempt to accommodate their request in every reasonable manner.

On April 18, 2023, County staff presented on the AAP at the Turlock Community Collaborative meeting and received a public comment from Project Sentinel staff requesting the County consider increasing funding for Fair Housing Services. Project Sentinel staff commented on the increased need for landlord mediation, and fair housing services throughout the County.

Any additional written or verbal comments received by the Planning Department during the 30-day public review period will be presented to the Board of Supervisors at the May 2, 2023 public hearing prior to consideration of this item.

In addition to the public review provided by the County, each Stanislaus Urban County and Stanislaus Home Consortium member city is required to conduct at least one community meeting during the 30-day public review period and to take the proposed AAP to their respective City Councils for approval. On April 10, 2023, the Ceres City Council asked City staff to conduct additional community outreach due to no one attending the March 27, 2023 community meeting. The review and approval of the AAP was moved to the April 24, 2023 City Council meeting and an additional community meeting was scheduled for April 24, 2023. County staff will report on the outcome of the City Council meeting and the additional community meeting at the May 2, 2023 public hearing.

#### **POLICY ISSUE:**

As per Federal regulation 24 CFR Part 91, HUD Entitlement Jurisdictions are required to hold a public hearing in accordance with the locally adopted CPP. The public hearing must allow for residents and community stakeholders an opportunity to respond to the planned activities by the entitlement jurisdiction to address the needs of the underserved, homeless and those at risk of becoming homeless.

Federal CDBG, ESG Program, NSP, and HOME funding will serve to provide needed infrastructure improvements, housing, economic development, homeless prevention, rapid re-housing, shelter, and public services to individuals and families throughout Stanislaus County. The programs and services as outlined in the AAP are consistent with the goals and objectives of the Consolidated Plan, the County’s Focus on Prevention efforts, and the General Plans, specifically the Housing Elements, of the respective Stanislaus Urban County and Stanislaus HOME Consortium members.

#### **FISCAL IMPACT:**

Based on the final funding allocation amounts released by HUD on February 28, 2023, the Stanislaus Urban County will have available \$4,251,711 in HUD Entitlement funding in Fiscal Year 2023-2024. In addition to \$2,335,030 in Fiscal Year 2023-2024 CDBG funding, there is \$5.8 million in unspent, encumbered prior fiscal year CDBG funding available to the Stanislaus Urban County for existing HUD approved projects. The County will be receiving \$208,317 in Federal ESG funding for Fiscal Year 2023-2024. As per Federal regulations, CDBG funds must be spent within seven years and ESG

funds within two years, or the funds would be released back to HUD. The oldest allocation of CDBG and ESG funds are required to be drawn first. Currently, Stanislaus County has CDBG allocated funds as far back as Fiscal Year 2019-2020 and ESG allocated funds available back to Fiscal Year 2022-2023.

The County will receive \$1,708,364 in Federal HOME funding for Fiscal Year 2023-2024 and a new HOME administrative fund will be established to cover the Department's related expenses. The need for County General Funds to help support the administration of the new Stanislaus HOME Consortium is still under review and will be assessed further as the development of the Stanislaus HOME Consortium proceeds and implementation of HOME projects is initiated in Fiscal Year 2023-2024.

The County also currently holds a balance of \$307,623 in NSP 1 and \$613,2745 in NSP 3 program income funding.

The AAP is a required submittal to HUD and is used to obligate the funds and establish the operational plan for the listed projects within the plan. Appropriations for Stanislaus County's allocations will be requested through the 2024 Proposed Budget process.

**BOARD OF SUPERVISORS' PRIORITY:**

The recommended actions are consistent with the Board's priorities of *Supporting a Strong & Safe Community*, *Supporting a Healthy Community*, *Delivering Efficient Public Services*, and *Enhancing Community Infrastructure* by providing the community with the necessary funds to implement needed programs and projects.

**STAFFING IMPACT:**

Administrative oversight of all CDBG, ESG Program, and HOME funds allocated to the Stanislaus Urban County and the Stanislaus HOME Consortium will be assumed by existing Planning and Community Development staff.

**CONTACT PERSON:**

Angela Freitas, Planning and Community Development Director  
Telephone: (209) 525-6330  
Ana San Nicholas, Community Development Deputy Director

**ATTACHMENT(S):**

1. Fiscal Year 2023 Public Services Recommendations
2. Fiscal Year 2023-2024 Annual Action Plan
3. 2023 Citizen Participation Plan

Community Development Block Grant (CDBG) Public Services Grants (PSG)  
 FY 2023-2024 Scoring and Anticipated Funding Recommendations\* - Subject to Final County and HUD Approval

RANKING NO.	AGENCY	PROGRAM	GRANT	SCORE	REQUESTED	ESTIMATED AWARD
1	CASA of Stanislaus County	Direct Services Project	PSG	141.88	\$ 25,000.00	\$ 25,944.77
2	Children's Crisis Center	Children's & Youth Trauma Intervention & Recovery Program (Guardian House)	PSG	141.75	\$ 25,000.00	\$ 25,944.77
3	United Samaritans Foundation	Daily Bread Mobile Lunch Westside Program	PSG	139.50	\$ 25,000.00	\$ 25,944.77
4	Center for Human Services	Westside Family Resource Centers Supportive Services	PSG	138.88	\$ 25,000.00	\$ 25,944.77
5	Children's Crisis Center	Children's & Youth Intervention & Recovery Program (Verda's House)	PSG	138.75	\$ 25,000.00	\$ 25,944.77
6	United Samaritans Foundation	Daily Bread Mobile Lunch Ceres/Keyes Program	PSG	138.75	\$ 25,000.00	\$ 25,944.77
7	Children's Crisis Center	Children's Trauma Intervention & Recovery Program (Marsha's House)	PSG	138.13	\$ 25,000.00	\$ 25,944.77
8	Haven Women's Center	Emergency Shelter Program	PSG	137.94	\$ 25,000.00	\$ 25,944.77
9	United Samaritans Foundation	Daily Bread Mobile Lunch Hughson Program	PSG	137.88	\$ 25,000.00	\$ 25,944.77
10	Center for Human Services	Ceres Partnership Family Resource Center - Concrete Support in Times of Need	PSG	135.44	\$ 25,000.00	\$ -
11	Center for Human Services	Oakdale Family Resource and Counseling Center	PSG	133.25	\$ 25,000.00	\$ -
12	The Salvation Army Red Shield	Meet The Need Program	PSG	132.11	\$ 25,000.00	\$ -
13	Parent Resource Center	Housing Smarts Program	PSG	130.75	\$ 25,000.00	\$ -
14	The Salvation Army Red Shield	Senior Program	PSG	123.25	\$ 25,000.00	\$ -
15	Cambridge Academies	Newman Community Services Program	PSG	122.22	\$ 25,000.00	\$ -
16	The Salvation Army Red Shield	At Risk Teen Program	PSG	114.11	\$ 25,000.00	\$ -
17	Cambridge Academies	Migrant & Low-income GED Program	PSG	113.33	\$ 25,000.00	\$ -
18	Cambridge Academies	Citizenship Pathway Program	PSG	109.67	\$ 25,000.00	\$ -
N/A	Project Sentinel	Fair Housing Services	FH	138.50	\$ 25,000.00	\$ -
<b>Total Amount Requested</b>					<b>\$ 475,000.00</b>	
<b>Estimated Amount Available</b>						<b>\$ 233,502.93</b>

*All funding recommendations will be proportionally increased or decreased from the estimated funding levels to match final HUD allocation amounts.*



**EMERGENCY SOLUTIONS GRANTS PROGRAM-FEDERAL (HUD)**  
**FY 2023-2024 Scoring and Anticipated Funding Recommendations - Subject to Final County and HUD Approval**

Ranking No.	Agency	Program	Grant	Score	Requested	Estimated Award	Shelter	Rapid Re-Housing	HMIS	Administration
N/A	County Planning & Community Development Dept.	Administration	ESG	N/A	N/A	\$ 15,623.00	\$ -	\$ -	\$ -	\$ 15,623.00
1	We Care Program	Emergency Shelter Program	ESG	140.75	\$ 100,000.00	\$ 104,683.60	\$ 100,000.00	\$ -	\$ 4,683.60	\$ -
2	Community Housing and Shelter Services	Homeless Prevention Rental Assistance	ESG	140.56	\$ 63,000.00	\$ 88,010.40	\$ -	\$ 83,326.80	\$ 4,683.60	\$ -
3	Center for Human Services	Low Barrier Youth Shelter	ESG	137.44	\$ 78,020.00		\$ -	\$ -	\$ -	\$ -
4	Haven Women's Center	Emergency Shelter	ESG	136.89	\$ 130,000.00		\$ -	\$ -	\$ -	\$ -
5	Cambridge Academies	Naomi's House Shelter	ESG	135.33	\$ 200,000.00		\$ -	\$ -	\$ -	\$ -
6	Cambridge Academies	HOST House Shelter	ESG	133.67	\$ 200,000.00		\$ -	\$ -	\$ -	\$ -
					\$ 771,020.00	\$ 208,317.00	\$ 100,000.00	\$ 83,326.80	\$ 9,367.20	\$ 15,623.00

**Breakdown**

*All funding recommendations will be proportionally increased or decreased from the estimated funding levels to match final HUD allocation amounts.*

FY 23-24 Funding Amount \$208,317		Allowed Amounts	Awarded Amounts
<b>ESG Program Limits</b>	<b>Eligible Activities</b>		
60% maximum	Shelter	\$ 124,990.20	\$ 100,000.00
40% minimum	Rapid Re-Housing (no cap)	\$ 83,326.80	\$ 83,326.80
7.5% maximum	Homeless Management Information System (HMIS)	\$ 15,623.00	\$ 9,367.20
7.5% maximum	Administration	\$ 15,623.00	\$ 15,623.00
			\$ 208,317.00

Prepared by the Stanislaus County  
Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite #3400  
Modesto, CA 95354  
(209) 525-6330 – Fax (209) 525-5911  
<https://www.stancounty.com/planning/cdbg/plans-and-reports.shtm>

# FISCAL YEAR 2023-2024 ANNUAL ACTION PLAN

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STANISLAUS URBAN COUNTY  
STANISLAUS HOME CONSORTIUM  
FOR HUD ENTITLEMENT PROGRAMS

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## STANISLAUS URBAN COUNTY AND THE STANISLAUS HOME CONSORTIUM



### Stanislaus County

Chairman – Chanche Condit  
Vice Chairman – Mani Grewal  
Supervisor Buck Condit  
Supervisor Vita Chiesa  
Supervisor Terry Withrow



### City of Ceres

Mayor Javier Lopez  
Vice Mayor Bret Silveira  
Councilmember James Casey  
Councilmember Rosalinda L. Vierra  
Councilmember Daniel A. Martinez



### City of Hughson

Mayor George Carr  
Mayor Pro Tem Ramon Bawan  
Councilmember Julie Ann Strain  
Councilmember Samuel Rush  
Councilmember Randy Crooker



### City of Newman

Mayor Casey Graham  
Councilmember Laroy McDonald  
Councilmember John Pimentel  
Councilmember Scott Ball  
Councilmember Shane Tomlinson



### City of Oakdale

Mayor Cheryl Bairo  
Mayor Pro Tem Christopher Smith  
Councilmember Bob Amaral  
Councilmember Fred Smith  
Councilmember Kayleigh Gilbert



### City of Patterson

Mayor Michael Clauzel  
Councilmember Shivaugn Alves  
Councilmember Jessica Romero  
Councilmember Dominic Farinha  
Councilmember Carlos Roque



### City of Riverbank

Mayor Richard D. O'Brien  
Vice Mayor (Councilmember)  
Rachel Hernandez  
Councilmember Luis Uribe  
Councilmember Leanna Jones  
Cruz  
Councilmember Darlene Barber-  
Martinez



### City of Turlock

Mayor Amy Bublak  
Councilmember Kevin Bixel  
Councilmember Rebekah Monez  
Councilmember Cassandra Abram  
Councilmember Pam Franco



### City of Waterford

Mayor Charlie Goeken  
Vice Mayor Jill Kitchens  
Councilmember Jamie Hilton  
Councilmember Christine Harris  
Councilmember Elizabeth Talbott

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## ES-05 EXECUTIVE SUMMARY

### Introduction

Every year the United States Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the Stanislaus Urban County, specifically Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) funding. In order to receive these funds, the Stanislaus Urban County must complete a Consolidated Plan (Con Plan) every 5 years and an annual work plan called the Annual Action Plan (AAP). The Stanislaus Urban County must also submit a Consolidated Annual Performance Evaluation Report (CAPER) on the progress of projects at the end of the fiscal year.

The Stanislaus Urban County has been a part of the City of Turlock/Stanislaus Urban County Home Investment Partnerships Program (HOME) Consortium for purposes of receiving federal HOME grant funding in partnership with the City of Turlock, serving in the lead entity role, since Fiscal Year 2000-2001. Starting in Fiscal Year 2023-2024, Stanislaus County will take on the lead entity role for a new HOME Consortium, the Stanislaus HOME Consortium, consisting of the Stanislaus Urban County and the City of Turlock. CDBG, ESG, and HOME activities for the Stanislaus Urban County and Stanislaus HOME Consortium will be reported under one AAP. Under the new Stanislaus HOME Consortium, the City of Turlock will report their new HOME activities under the County's Annual Action Plan and CAPER and continue to report their HOME activities prior to Fiscal Year 2023-2024 under their own separate AAP and CAPER.

For Fiscal Year 2023-2024 HUD funding allocations are as follows:

Stanislaus Urban County:

CDBG:	\$2,335,030
ESG	\$208,317

Stanislaus HOME Consortium:

HOME:	\$1,708,364
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Stanislaus County approves and submits the Con Plan and AAP on behalf of the Stanislaus Urban County and, starting in Fiscal Year 2023-2024, for the Stanislaus HOME Consortium. The Con Plan for Fiscal Years 2020-2025, the Stanislaus Urban County & City of Turlock Consortium Consolidated Plan, was adopted in May 2020 by the Stanislaus County Board of Supervisors and the Turlock City Council and identifies housing and community development activities for the five-year period. This document is the Fiscal Year 2023-2024 AAP for Year 4 of the Con Plan. The majority of this document is generated through HUD's Integrated Disbursement and Information System (IDIS) System.

Throughout this document the following geographic terms will be used.

- **Stanislaus Planning Area:** Includes the entirety of the planning area considered under this AAP: the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock and Waterford, and the unincorporated area of the County.

- **Stanislaus Urban County:** A multi-jurisdictional CDBG entitlement, made up of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford and the unincorporated area of the County. Stanislaus County is the “lead entity” for the Stanislaus Urban County.
- **Unincorporated County:** Includes the entire unincorporated area of the County (this area is not a part of any municipality).
- **Entitlement Cities:** The CDBG entitlement cities in the County are Modesto and Turlock.
- **Stanislaus Home Investment Partnerships Program (HOME) Consortium:** The members of the Consortium are Stanislaus Urban County and the City of Turlock. Stanislaus County is the “lead entity” for the Stanislaus HOME Consortium.
- **Stanislaus Cooperative:** The Stanislaus Urban County and Stanislaus HOME Consortium.

The purpose of the Con Plan is to identify housing and community development needs, priorities, goals, and strategies and to allocate how the Stanislaus Urban County’s and Stanislaus HOME Consortium HUD funds will be utilized over the period of the Con Plan.

The AAP is the one-year plan that covers the time period from July 1, 2023, to June 30, 2024, that Stanislaus County prepares pursuant to the goals outlined in the Con Plan. This AAP details the projects and activities that the Stanislaus Urban County and the Stanislaus HOME Consortium will undertake to address the housing and community development needs and local objectives using CDBG, ESG, and HOME funds received during Fiscal Year 2023-2024.

### Summary of the Objectives and Outcomes Identified in the Plan Needs Assessment Overview

The 2020-2025 Con Plan has identified the following six goals to address housing and community development needs.

1. Increase and improve supply of affordable housing;
2. Work to end and prevent homelessness;
3. Improve infrastructure and public facilities;
4. Provide public services;
5. Community emergency responses; and
6. Administration.

CDBG funds are used by the Stanislaus Urban County for public services, public facilities and infrastructure improvements, and planning and administrative costs. ESG funds are utilized for Homeless Prevention, Rapid Re-Housing, Shelter, and Homeless Management Information System (HMIS) activities and administrative costs. HOME funds will be used to increase and improve the supply of affordable housing by supporting the development of new affordable housing projects and rehabilitation of existing housing.

### Evaluation of Past Performance

#### Stanislaus Urban County

The priorities identified as “Goals” in the Con Plan are public infrastructure, economic development, affordable housing, public services and administration. In many neighborhoods and communities of the Stanislaus Planning

Area, public infrastructure is minimal or non-existent, causing this to be a high priority need. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods but were not requirements at the time older neighborhoods developed. The cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, as well as Stanislaus County utilized CDBG funds for infrastructure improvement related projects.

Through the CDBG Public Services Program, the Stanislaus Urban County sets aside approximately 10% of its annual CDBG allocation for programs that provide services to low- to moderate-income households (families or individuals). In Fiscal Year 2022-2023, a total of 10 public service programs were awarded \$237,025 to carry-out a number of needed services that benefit the homeless populations. Approximately 1,647 individuals received a form of service through the funded agencies. Funded services ranged from meals and shelter for low-income households to emergency food assistance programs. The services provided through the funded programs positively impact the lives of the households served.

The City of Turlock was the lead entity with responsibility for implementing and administering HOME funds for the City of Turlock/Stanislaus Urban County HOME Consortium during Fiscal Year 2022-2023. Starting July 1, 2023, Stanislaus County will begin overseeing the new Stanislaus HOME Consortium as the lead entity. Proposed HOME activities for the Stanislaus HOME Consortium are included in this AAP under Section AP-35 Projects. In an ongoing effort to meet the Con Plan goal to increase and improve the supply of affordable housing for the Stanislaus Urban County's lowest-income households, the Stanislaus HOME Consortium members continued to use any funds available, including State CalHOME program income funds (not all Stanislaus Cooperative members are recipients of CalHOME funds), and HOME funds to address the variety of housing needs throughout the Stanislaus Planning Area.

ESG program funding was used to provide emergency shelter and rental assistance for homeless households and households at-risk of becoming homeless. In Fiscal Year 2022, approximately 293 individuals have received shelter and homeless preventions services through ESG funded programs.

Throughout Fiscal Year 2022-2023, the Stanislaus Cooperative and the local CoC continued to work together on strengthening efforts to address and collaborate on homeless issues including the implementation of the Stanislaus Regional Strategic Plan to Address Homelessness.

### **Summary of Citizen Participation Process and Consultation Process**

The community outreach process for the AAP included online community meetings, in person community meetings, agency phone and email consultations, consultation with the local CoC, and a meeting of the Stanislaus County's Community Development Committee.

The AAP draft document has been made available to the public via the County's website as well as emailed directly to the local CoC's listserv.

### **Summary of Public Comments**

At the time that this document was submitted for the Board of Supervisors May 2, 2023 Public Hearing, there has been one email with comments received on April 10, 2023 regarding the Annual Action Plan (AAP). County resident, Mr. Miguel

Donoso asked if the CDBG, ESG and HOME programs will address two Presidential Executive Orders, a) 13985, "On Advancing Racial Equity and Support for Underserved Communities through the Federal Government", and b) 13166 "Improving Access to Services for Persons with Limited English Proficiency". In compliance with Title VI of the Civil Rights Act of 1964, County staff explained that Stanislaus County will take responsible steps to ensure meaningful access to benefits, services, information, and other important aspects of the programs covered by the Consolidated Plan documents for individuals with Limited English Proficiency (LEP). If an individual or participant with Limited English proficiency needs assistance beyond what is normally provided, Stanislaus County will attempt to accommodate their request in every reasonable manner.

On April 10, 2023, the Ceres City Council asked City staff to conduct additional community outreach due to no one attending the March 27 community meeting. The review and approval of the AAP was moved to the April 24, 2023, City Council meeting and an additional community meeting was scheduled for April 24, 2023.

On April 18, 2023, County staff presented on the AAP at the Turlock Community Collaborative meeting and received a public comment from Project Sentinel staff requesting that the County consider increasing funding for Fair Housing Services. Project Sentinel staff commented on the increase need for landlord mediation, and fair housing services throughout the County.

*Any public comments received during the public review period or provided at the May 2, 2023, public hearing to consider approval of the AAP will be incorporated into the final AAP submitted to HUD.*

**Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them**

*Any public comments received during the public review period or provided at the May 2, 2023, public hearing to consider approval of the AAP will be incorporated into the final AAP submitted to HUD.*

**The Process**

*PR-05 Lead & Responsible Agencies*

Agency/entity responsible for preparing/administering the Consolidated Plan

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.**

The following are the agencies/entities responsible for preparing the Consolidated Plan (Con Plan) on behalf of the Stanislaus Cooperative, and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Stanislaus County	Stanislaus County Planning and Community Development
ESG Administrator	Stanislaus County	Stanislaus County Planning and Community Development
HOME Administrator	Stanislaus County	Stanislaus County Planning and Community Development



## Narrative

Stanislaus County is the lead entity for the Stanislaus Urban County as an entitlement jurisdiction for Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) funds. The Stanislaus Urban County includes the unincorporated areas of the County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford.

At the time that the 2020-2025 Con Plan was prepared, the City of Turlock was the lead agency for the City of Turlock/Stanislaus County HOME Consortium, which included the City of Turlock and all of the Stanislaus Urban County member jurisdictions.

Starting July 1, 2023, Stanislaus County will become the lead entity for the new Stanislaus HOME Consortium. The new consortium will include all of the Stanislaus Urban County member jurisdictions and the City of Turlock. In accordance with HUD regulations, the lead entity is responsible for submittal of the AAP housing related program information for all HOME Consortium participating jurisdictions.

## Consolidated Plan Public Contact Information

### Stanislaus County

Angela Freitas, Director

Department of Planning and Community Development

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**\*\*\* Space Below Intentionally Left Blank \*\*\***

*PR-10 Consultation***Introduction**

In preparing the AAP, Stanislaus Cooperative's member jurisdictions consulted with various organizations that provide services to residents of the Stanislaus Planning Area. In many instances, these consultations are part of ongoing interactions between member jurisdictions and the agency or group described.

The community outreach process for the AAP included online community meetings, in person community meetings, agency phone and email consultations, and a meeting of the Stanislaus County's Community Development Committee.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Stanislaus Cooperative member jurisdictions attend the monthly meetings, provide updates and collaborate when possible with the Stanislaus County Hospital and Shelter Partners, Turlock Community Collaborative, Stanislaus Homeless Alliance (SHA), and the local Continuum of Care (CoC).

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Stanislaus Cooperative member jurisdictions collaborate with the Continuum of Care (CoC) in multiple ways. The CoC is made up of representatives from the City of Modesto, the City of Turlock, Stanislaus County, the Stanislaus Regional Housing Authority, Child Support Services, housing service providers, social service providers, fair housing service providers, health service providers, and homeless service providers. Announcements for all funding opportunities through the Stanislaus Urban County are routinely advertised at the CoC meetings.

Stanislaus Cooperative member jurisdictions take part in regularly scheduled monthly CoC meetings and consult regularly with attendees on housing needs, social service needs, and homelessness needs. This ongoing partnership increases shared understanding of roles and responsibilities throughout the continuum.

The Stanislaus Cooperative consulted with a wide range of service providers and stakeholders representing both the public sector and private nonprofit sector. These consultations included asking those who help to meet the housing and social services needs of Stanislaus Planning Area residents to describe the level of needs in the community, the relative priority of needs, and what they believe can be done to better meet the needs of residents.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

A representative from the local CoC participates on the Grant Review Panel which reviews and scores applications for CDBG Public Services and ESG funds set aside to allow nonprofit organizations and service providers to apply through a competitive process. In addition to the local CoC representative, the Grant Review Panel also includes a representative from each Stanislaus Urban County member jurisdiction. In addition, draft ESG and CDBG Public Services funding recommendations were presented to the local CoC during its monthly meeting in April for comment.

A more detailed consultation on how ESG funds are implemented occurs at the HMIS sub-committee, which takes place monthly. The sub-committee works to implement the revised ESG and HMIS regulations, both in practice and in the HMIS system itself.

Consultation with public sector and private nonprofits that provide permeant supportive housing, health services, and social services are conducted, in coordination with the local CoC, to determine what resources are available to address the needs of any persons that are chronically homeless.

**Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.**

1	<b>Agency/Group/Organization(s)</b>	<ul style="list-style-type: none"> <li>• CASA of Stanislaus County</li> <li>• Ceres Healthy Start Family Resource Center</li> <li>• Oakdale Family Resource Center</li> <li>• The Salvation Army- Red Shield</li> <li>• Westside Family Resource Center</li> </ul>
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
2	<b>Agency/Group/Organization</b>	Area Agency on Aging
	<b>Agency/Group/Organization Type</b>	Services-Seniors
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
3	<b>Agency/Group/Organization</b>	Central Valley Opportunity Center
	<b>Agency/Group/Organization Type</b>	Services-Education Services Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
4	<b>Agency/Group/Organization</b>	Haven Women's Center
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
5	<b>Agency/Group/Organization</b>	Stanislaus Workforce Development
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
6	<b>Agency/Group/Organization</b>	United Samaritans Foundation
	<b>Agency/Group/Organization Type</b>	Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
7	<b>Agency/Group/Organization (s)</b>	<ul style="list-style-type: none"> <li>• Children's Crisis Center</li> <li>• Family Promise</li> <li>• We Care Program</li> </ul>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - -Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
8	<b>Agency/Group/Organization</b>	Project Sentinel
	<b>Agency/Group/Organization Type</b>	Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings

**Identify any agency types not consulted and provide rationale for not consulting.**

N/A

**Describe other local/regional/state/federal planning efforts considered when preparing the Plan.**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Stanislaus County	Homeless Strategy

*PR-15 Citizen Participation*

**1. Summary of citizen participation process/efforts made to broaden citizen participation. Summary of citizen participation process and how it impacted goal-setting.**

In order to ensure maximum participation in the AAP process among all populations and special needs groups and to ensure that their issues and concerns are adequately addressed, the Stanislaus Cooperative has a Citizen Participation Plan in place. The Citizen Participation Plan describes the actions to be taken to encourage citizen participation in the development of the AAP. The community outreach process for the AAP included online community meetings, in person community meetings, agency phone and email consultations, and a meeting of the Stanislaus County’s Community Development Committee.

The public review period for the Fiscal Year 2023-2024 Annual Action Plan was from March 31, 2023, to May 1, 2023. A public meeting notice was published in The Modesto Bee, in both English and Spanish, a newspaper covering the entire Stanislaus Planning Area. In addition, each Stanislaus Cooperative city member advertised their city council meeting for the consideration of the AAP in one of the following newspapers: Ceres Courier, Hughson/Denair Dispatch, The Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal, and Patterson Irrigator.

**Summary of Citizen Participation**

*Information Pending the end of the Public Review Period*

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response	Summary of Comments Received
<p><b>Public Meetings</b></p>	<p>-Non-English Speaking - Specify other language: Spanish</p> <p>-Non-targeted/broad community</p>	<p><u>Ceres</u></p> <ul style="list-style-type: none"> <li>• March 27, 2023, at 5:30pm, Ceres Community Center, 2701 4<sup>th</sup> Street, Ceres</li> <li>• April 10, 2023, at 6:00pm, Ceres City Council Meeting/City Hall, 2701 4<sup>th</sup> Street, Ceres</li> <li>• April 20, 2023, at 5:30pm, Ceres Community Center, 2701 4<sup>th</sup> Street, Ceres</li> <li>• April 24, 2023, at 6:00pm, Ceres City Council Meeting/City Hall, 2701 4<sup>th</sup> Street, Ceres</li> </ul> <p><u>Hughson</u></p> <ul style="list-style-type: none"> <li>• April 10, 2023, at 6:00pm, Hughson City Council Meeting/City Hall, 7018 Pine Street, Hughson</li> </ul> <p><u>Newman</u></p> <ul style="list-style-type: none"> <li>• April 11, 2023, at 6:00pm, Newman City Council Meeting/City Hall, 938 Fresno Street, Newman</li> </ul> <p><u>Oakdale</u></p> <ul style="list-style-type: none"> <li>• April 17, 2023, at 7:00pm, Oakdale City Council Meeting/City Hall, 455 South Fifth Ave., Oakdale</li> </ul> <p><u>Patterson</u></p> <ul style="list-style-type: none"> <li>• April 18, 2023, at 7:00pm, Patterson City Council Meeting/City Hall, 1 Plaza, Patterson.</li> </ul> <p><u>Riverbank</u></p> <ul style="list-style-type: none"> <li>• April 25, 2023, at 6:00pm, Riverbank City Council Meeting/City Hall, 6707 Third Street, Suite B, Riverbank.</li> </ul>	<p>On April 10, 2023, the Ceres City Council asked City staff to conduct additional community outreach due to no one attending the March 27 community meeting. The review and approval of the AAP was moved to the April 24, 2023, City Council meeting and an additional community meeting was scheduled for April 24, 2023.</p>

Mode of Outreach	Target of Outreach	Summary of Response	Summary of Comments Received
		<p><u>Turlock</u></p> <ul style="list-style-type: none"> <li>• April 18, 2023, at 1:30pm, Turlock Community Collaborative Meeting, Via Zoom.</li> <li>• <u>April 24, 2023, at 5:00pm, Community Meeting/City Hall, 156 South Broadway, #230, Turlock</u></li> <li>• <u>April 25, 2023, at 6:00pm, Turlock City Council Meeting/City Hall, 156 South Broadway, #230, Turlock</u></li> </ul> <p><u>Waterford</u></p> <ul style="list-style-type: none"> <li>• April 20, 2023, at 5:00pm, Waterford City Council Meeting/City Hall, I 101 E. Street, Waterford.</li> </ul> <p><u>Stanislaus County</u></p> <ul style="list-style-type: none"> <li>• April 17, 2023, at 5:30pm, via Zoom video conferencing</li> <li>• April 19, 2023, at 1:00pm via Zoom video conferencing</li> <li>• April 22, 2023, at 10:00am via Zoom video conferencing</li> <li>• April 26, 2023, at 6:00pm, 1010 10<sup>th</sup> Street, Basement Training Room, Modesto.</li> <li>• May 2, 2023, at 9:00am, 1010 10<sup>th</sup> Street, Board Chambers, Modesto.</li> </ul>	<p>On April 18, 2023, County staff presented the AAP at the Turlock Community Collaborative meeting and received a public comment from Project Sentinel staff requesting that the County consider increasing funding for Fair Housing Services. Project Sentinel staff commented on the increase need for landlord mediation, and fair housing services throughout the County.</p>

Mode of Outreach	Target of Outreach	Summary of Response	Summary of Comments Received
<p><b>Newspaper Ad</b></p>	<p>Non-targeted/broad community</p>	<p>All public hearings/meetings and notice of the availability of the AAP for public review, were publicly noticed in newspapers covering the Stanislaus Planning Area (Ceres Courier, Hughson/Denair Dispatch, The Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal, and Patterson Irrigator).</p>	<p>There has been one email with comments received on April 10, 2023, regarding the Annual Action Plan (AAP). County resident, Mr. Miguel Donoso asked if the CDBG, ESG and HOME programs will address two Presidential Executive Orders, a) 13985, "On Advancing Racial Equity and Support for Underserved Communities through the Federal Government", and b) 13166 "Improving Access to Services for Persons with Limited English Proficiency". In compliance with Title VI of the Civil Rights Act of 1964, County staff explained that Stanislaus County will take responsible steps to ensure meaningful access to benefits, services, information, and other important aspects of the programs covered by the Consolidated Plan documents for individuals with Limited English Proficiency (LEP). If an individual or participant with Limited English proficiency needs assistance beyond what is normally provided, Stanislaus County will attempt to accommodate their request in every reasonable manner.</p>



## AP-15 EXPECTED RESOURCES

### Introduction

During Fiscal Year 2023-2024, the Stanislaus Urban County expects to receive \$2,335,030 in Community Development Block Grant (CDBG) program funding and \$208,317 in ESG funding; and the Stanislaus HOME Consortium expects to receive \$1,708,364 in HOME Investment Partnerships Program (HOME) funding. The Stanislaus Urban County anticipates CDBG program income consisting of approximately \$200.00 a month unless there is a significant payoff from an existing loan. CDBG program income will be spent down prior to the use of Fiscal Year 2023-2024 program funds. The amount of prior years' unspent funds is approximately \$5,861,214 in federal CDBG and \$212,891 in federal ESG funds. The Stanislaus Urban County also currently has a balance of approximately \$307,623 in NSP 1 and \$613,274 in NSP 3 program income funding. The NSP funding is anticipated to be utilized during Fiscal Year 2023-2024 for housing development and/or infrastructure activities and for the Abandoned and Dangerous Buildings program.

This will be the first fiscal year of the Stanislaus HOME Consortium and there is no HOME program income or prior years' unspent funds to report.

### Anticipated Resources

#### Stanislaus Urban County

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Infrastructure, and Public Services	\$2,335,030	0	0	\$2,335,030	Majority of funds will be utilized for infrastructure projects. 10-15% will be set aside for public services. 20% for Administration. Prior year resources are projected to be \$4 million that will be reallocated to HUD approved infrastructure projects
ESG	public - federal	Conversion and rehab for transitional housing, Financial Assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental Assistance, Services, Transitional housing	\$208,317	0	0	\$208,317	Funds will be utilized for ESG program administration, emergency shelters, homeless management information system (HMIS) data entry, and homeless prevention and rapid re-housing services.

**Stanislaus HOME Consortium**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition, Homeowner rehab, Multifamily rental, New construction, Multifamily rental rehab, New construction for ownership, TBRA	\$1,708,364	0	0	\$1,708,364	3,416,728	Funds will be utilized for affordable housing development, rehabilitation, and administration.

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**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

HOME Program - 25% Match Requirement: The Stanislaus HOME Consortium uses local Inclusionary Funds, state funds, and program income from various funding sources as contributions to housing pursuant to HOME matching requirements.

ESG Program - 100% Match Requirement: The Stanislaus Urban County and its sub-recipients utilize CDBG, CoC funding, private donations, foundation funding and in-kind as sources to meet the program match requirement. Fiscal Year 2023-2024 ESG (federal and state) allocations are expected to leverage an estimated \$404,811 from the following sources: Private donations, federal, state and other local funding.

CDBG Program - Public Services Grants (CDBG-PSG): Leverage funding identified by applicant agencies awarded funding during the Fiscal Year 2023-2024 Notice of Funding Availability (NOFA) CDBG Public Services Grant Program process amounts to \$1,281,672.

CDBG Program – Infrastructure: Stanislaus Urban County members will continue the use of state and federal funds (as they become available) as leverage for infrastructure projects. The County has set aside approximately \$50 million American Rescue Plan Act of 2021 (ARPA) funding to Community Infrastructure. The County’s West Modesto Project Area is one of the area’s that will be receiving ARPA funds to assist with the installation of sewer lines and sewer connections.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

Stanislaus County is the only Stanislaus Cooperative member with identified surplus lands within the Stanislaus Planning Area. County staff is currently researching the possibilities of developing affordable housing units at 18 South Abbie Street, located in the unincorporated community of Empire. The property is the former Empire Library site and is near the Empire Migrant Facility.

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## AP-20 ANNUAL GOALS AND OBJECTIVES

### Goals and Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Infrastructure and Public Facilities	2020	2024	Non-Housing Community Development	Public Infrastructure Improvement	CDBG: \$1,629,188	1,500 Households
2	Provide Public Services	2020	2024	Non-Homeless Special Needs	Public Services	CDBG: \$233,503	944 Persons
3	Work to End and Prevent Homelessness	2020	2024	Homeless	Homeless Services Public Services	ESG: \$192,694	326 Persons
4	Affordable Housing	2020	2024	Affordable Housing	Affordable Housing	HOME: \$1,537,528	10 Households
5	Community Emergency Response Program	2020	2024	Emergency Assistance	Economic Development Public Services	\$0	N/A
6	Administration	2020	2024	Administration	Public Infrastructure Improvement Homeless Services Public Services Affordable Housing	CDBG: \$472,339 ESG: \$15,623 HOME: \$170,836	Other: 1

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Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Improve Infrastructure
	<b>Goal Description</b>	Stanislaus Urban County will continue to work on infrastructure and facility projects in income-qualified residential neighborhoods lacking sewer, water, or stormwater systems, or where infrastructure exists but is in need of repair.
<b>2</b>	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	Projects and activities under this goal may support organizations that offer services such as educational programs, food boxes, health care services, and economic development.
<b>3</b>	<b>Goal Name</b>	Work to End and Prevent Homelessness
	<b>Goal Description</b>	Projects under this goal will support organization providing shelter and services for those individuals or families experiencing homelessness, including emergency shelters, transitional shelters, permanent supportive housing, and rapid re-housing.
<b>4</b>	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Housing improvements for those persons with disabilities and projects that may consist of rehabilitation or development of affordable housing units for either renters or homeowners.
<b>5</b>	<b>Goal Name</b>	Community Emergency Response Program
	<b>Goal Description</b>	Projects under this goal will support small businesses, Urban County members, residents and agencies address community emergency needs as a result of Coronavirus pandemic related services.
<b>6</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administration for CDBG, ESG, and HOME programs.

## AP-35 PROJECTS

### Introduction

As shown in the previous section, AP-20 Annual Goals and Objectives, the Stanislaus Cooperative have identified goals to address housing and community development needs that both entities will work towards achieving in Fiscal Year 2023-2024. Below are the proposed projects to be funded with FY 2023-2024 federal funding from the Community Development Block Grant (CDBG), the Emergency Solutions Grants (ESG), and HOME Investment Partnerships Program (HOME) Programs.

The project listing below includes the proposed CDBG projects and administration for the Stanislaus Urban County members according to their respective allocation. The CDBG Public Services Program and ESG Program has the service providers listed in section AP-38 Project Summary that were awarded through the Notice of Funding Availability (NOFA) process.

The proposed HOME programs include the County's administration of the program and housing programs that will be made available to Stanislaus HOME Consortium members as the new HOME Consortium is formed. Consortium members will be given the opportunity to propose projects using their HOME allocation to use within six (6) months of the beginning of each fiscal year. If no feasible project is proposed and approved by the County, the HOME funds will return to the County for reallocation to an approved project in the AAP.

### Stanislaus Urban County

#	Project Name
1.	Stanislaus County - CDBG Program Administration FY 23-24 (CDBG)
2.	Stanislaus County - West Modesto Sewer Infrastructure Project FY 23-24 (CDBG)
3.	Stanislaus County - Fair Housing and Tenant/Landlord Services FY 23-24 (CDBG)
4.	City of Ceres - CDBG Project Administration FY 23-24 (CDBG)
5.	City of Ceres - Morrow Village ADA Improvements (4 Phases) FY 23-24 (CDBG)
6.	City of Hughson - CDBG Project Administration FY 23-24 (CDBG)
7.	City of Hughson - Walker Lane Infrastructure Project FY 23-24 (CDBG)
8.	City of Newman - CDBG Project Administration FY 23-24 (CDBG)
9.	City of Newman - Steffensen/Sunshine Park Area Improvement Project FY 23-24 (CDBG)
10.	City of Oakdale - CDBG Project Administration FY 23-24 (CDBG)
11.	City of Oakdale - Wood Basin Area Storm Drain Improvements Project FY 23-24 (CDBG)
12.	City of Oakdale - South First, Second and Third Street Improvements Project FY 23-24 (CDBG)
13.	City of Patterson - CDBG Project Administration FY 23-24 (CDBG)
14.	City of Patterson - Washburn Infrastructure Improvements Project FY 23-24 (CDBG)

15.	City of Riverbank - CDBG Project Administration FY 23-24 (CDBG)
16.	City of Riverbank - Castleberg Park Trail Project FY 23-24 (CDBG)
17.	City of Riverbank - Castleberg Park ADA Improvements Project FY 23-24 (CDBG)
18.	City of Riverbank - Pioneer Park ADA Improvements Project FY 23-24 (CDBG)
19.	City of Riverbank – Riverside-High Street Waterline Installation Project FY 23-24 (CDBG)
20.	City of Waterford - CDBG Project Administration FY 23-24 (CDBG)
21.	City of Waterford – Dorsey, Pecan, and North Western Neighborhood Improvement Project FY 23-24 (CDBG)
22.	Court Appointed Special Advocates (CASA) of Stanislaus County - Direct Services Project FY 23-24 (CDBG-PSG)
23.	Center for Human Services – Westside Family Resource Center Supportive Services FY 23-24 (CDBG-PSG)
24.	Children’s Crisis Center – Trauma Intervention & Recovery Program @ Guardian House FY 23-24 (CDBG-PSG)
25.	Children’s Crisis Center – Trauma Intervention & Recovery Program @ Marsha’s House FY 23-24 (CDBG-PSG)
26.	Children’s Crisis Center – Trauma Intervention & Recovery Program @ Verda’s House FY 23-24 (CDBG-PSG)
27.	Haven Women’s Center- Emergency Shelter Program FY 23-24 (CDBG-PSG)
28.	United Samaritans Foundation – Daily Bread Mobile Lunch Program-Ceres/Keyes FY 23-24 (CDBG-PSG)
29.	United Samaritans Foundation – Daily Bread Mobile Lunch Program-Hughson FY 23-24 (CDBG-PSG)
30.	United Samaritans Foundation – Daily Bread Mobile Lunch Program-Westside FY 23-24 (CDBG-PSG)
31.	Stanislaus County – Emergency Solutions Grants (ESG) Program FY 23-24 (ESG)

**Stanislaus HOME Consortium**

#	Project Name
1.	Stanislaus County - HOME Program Administration FY 23-24 (HOME)
2.	Stanislaus County – Community Housing Development Organization (CHDO) FY 23-24 (HOME)
3.	Stanislaus County – Consortium Affordable Housing Program FY 23-24 (HOME)
4.	Stanislaus County – Housing Rehabilitation Program FY 23-24 (HOME)

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:**

The following are three specific HUD goals for the CDBG program.

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

HOME funds may be used for a variety of affordable housing activities that generally fall into the four categories:

- Rehabilitation of owner-occupied housing;
- Assistance to homebuyers;
- Acquisition, rehabilitation, or construction of rental housing; and
- Tenant-based rental assistance.

The 2020-2025 Con Plan identifies the following Priority Needs for the Stanislaus Cooperative: public infrastructure and facility improvements, affordable housing, community and economic development, public services, homeless services, and community emergency responses. These priority needs take into account the Con Plans Needs Assessment and MarketAnalysis data and are reflected in the projects identified on pages 20 and 21.

Obstacles in addressing underserved needs are:

- A lack of available funds and resources;
- The constraints and restrictions of the funding programs requirements.

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## AP-38 PROJECT SUMMARY

### Stanislaus Urban County

#### 1. Stanislaus County-CDBG Program Administration FY 23-24 (CDBG)

<b>Target Area(s):</b>	Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Unincorporated Stanislaus County
<b>Goals Supported:</b>	<ul style="list-style-type: none"> <li>Improve Infrastructure and Public Facilities</li> <li>Provide Public Services</li> <li>Work to End and Prevent Homelessness</li> <li>Affordable Housing</li> <li>Administration</li> <li>Community Emergency Response Program</li> </ul>
<b>Needs Addressed:</b>	<ul style="list-style-type: none"> <li>Public Infrastructure and Facility Improvement</li> <li>Affordable Housing</li> <li>Community and Economic Development</li> <li>Public Services</li> <li>Homeless Services</li> </ul>
<b>Funding:</b>	CDBG - \$376,219
<b>Description:</b>	Stanislaus County will provide management and administration services to the Stanislaus Urban County program members. The funds will cover the costs of staff, publications, public notices, and other eligible costs directly related to the program. These funds will also cover administration costs incurred from managing the ESG and HOME program (costs incurred in excess of ESG and HOME administration funds).
<b>National Objective:</b>	N/A
<b>Matrix Code:</b>	21A
<b>Target Date:</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	N/A
<b>Location Description:</b>	1010 10 <sup>th</sup> Street, Suite 3400, Modesto, CA 95354
<b>Planned Activities:</b>	Administration of CDBG, ESG and HOME programs and projects for FY 23-24

## 2. Stanislaus County-West Modesto Sewer Infrastructure Project FY 23-24 (CDBG)

**Target Area(s):** Unincorporated Stanislaus County

**Goals Supported:** Improve Infrastructure and Public Facilities

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG - \$344,728

**Description:** This project will install sanitary sewer mains and laterals in three separate unincorporated neighborhoods within West Modesto in Stanislaus County. It is estimated that the project will include the installation of up to 80,000 linear feet of gravity mains and approximately 1,004 new house laterals in the Spencer/Marshall (144 services), Beverly/Waverly (527 services), and Rouse/Colorado (333 services) neighborhoods. The Spencer/Marshall neighborhood is located approximately 0.3 miles west of Highway 99 and is accessible from State Route 132 and Spencer Avenue. The Beverly/Waverly neighborhood is located approximately 0.9 miles west of Highway 99 and is accessible from Paradise Road. The Rouse/Colorado neighborhood is located approximately 0.6 miles west of Highway 99 and is accessible from Tuolumne Boulevard and Roselawn Avenue. The project may include target areas for sidewalks pending available funding and environmental review.

The targeted neighborhoods are disadvantaged communities located in West Modesto with predominantly residential parcels that currently rely on septic tanks for the treatment of sewage. The project is proposed in response to health and safety concerns associated with failing septic systems which could lead to the degradation of groundwater quality. The complete project will allow property owners to abandon their existing septic tanks and connect to the public sewer system. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system. Upon completion of the project, infrastructure ownership will be transferred to the City of Modesto for operation and maintenance.

**National Objective:** LMA

**Matrix Code:** 03J

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of unincorporated West Modesto.

**Performance Outcomes:**

- Number of households with access to infrastructure: 1,004
- Number of residents impacted by infrastructure: 3,000

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 1,004 households  
3,000 individuals

**Location Description:** 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354

**Planned Activities:** FY 23-24 Activities include design, engineering, and construction of sewer infrastructure and related infrastructure improvements to the West Modesto Neighborhoods of:

- Spencer/Marshall - proposed boundary area includes Maze Boulevard, Spencer Avenue, California Avenue, Briggs Ditch, and Spruce Street (1 Activity/Phase)
- Beverly/Waverly - proposed boundary area includes Chicago Avenue, Ellen Avenue, Paradise Road, Ritsch Lane, Wade Avenue, and Ohio Avenue (2 Activities/Phases)
- Rouse/Colorado - proposed boundary area includes between Sutter Avenue and Sunset Avenue, south of South Avenue and north of Garden Avenue (2 Activities/Phases)

### 3. Stanislaus County-Fair Housing and Tenant/Landlord Services FY 23-24 (CDBG)

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Unincorporated Stanislaus County

**Goals Supported:** Fair Housing and Tenant/Landlord Services

**Needs Addressed:** Affordable Housing

**Funding:** CDBG - \$25,000

**Description:** Stanislaus County will contract with Project Sentinel, a fair housing service provider that is a HUD certified fair housing agency, to carry out fair housing services. Funds will be used to provide fair housing information, housing counseling, and tenant/landlord mediation services to residents of the Stanislaus Urban County.

**National Objective:** N/A

**Matrix Code:** 21D

**Presumed Benefit:** N/A

**Objective:** Address the need to affirmatively further fair housing enforcement, fair housing awareness and housing counseling.

- Performance Outcomes:**
- Number of individuals benefitting from fair housing enforcement: 21
  - Number of households benefitting from fair housing enforcement: 5

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:**  
5 households and 21 individuals through information and referral

**Location Description:** 1231 8<sup>th</sup> Street, #425, Modesto, 95354

**Planned Activities:** Stanislaus County will contract with HUD certified fair housing agency to carry out fair housing services. Funds will be used to provide fair housing information, housing counseling and tenant/landlord mediation services to residents of the Stanislaus Urban County.

**4. City of Ceres-CDBG Project Administration FY 23-24 (CDBG)**

**Target Area(s):** Ceres

**Goals Supported:** Improve Infrastructure in Low-Income Neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access To Public Services for Low-Income Households

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing  
Economic Development  
Public Services  
Homeless Services

**Funding:** CDBG - \$10,160

**Description:** This expenditure includes costs associated with management, oversight, and coordination of the related CDBG funded projects.

**National Objective:** N/A

<b>Matrix Code:</b>	21A
<b>Target Date:</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	N/A
<b>Location Description:</b>	2720 2 <sup>nd</sup> Street, Ceres, CA 95307
<b>Planned Activities:</b>	Administration of CDBG projects for the City of Ceres in FY 23-24.

#### 5. City of Ceres-Morrow Village ADA Improvements (4 Phases) FY 23-24 (CDBG)

<b>Target Area(s):</b>	Ceres
<b>Goals Supported:</b>	Improve Infrastructure in Low-Income Neighborhoods
<b>Needs Addressed:</b>	Public Infrastructure Improvement
<b>Funding:</b>	CDBG - \$223,633
<b>Description:</b>	The project has four phases and will provide sidewalk, installation of curb and gutter on Morrow Avenue. Project will be phased out and costs include design, engineering, and construction.
<b>National Objective:</b>	LMA
<b>Matrix Code:</b>	03K
<b>Presumed Benefit:</b>	No
<b>Objective:</b>	Address the need for infrastructure improvements in the low-income residential area of Ceres.
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>Number of households with access to infrastructure improvements: 70</li> <li>Number of residents impacted by infrastructure improvement: 250</li> </ul>
<b>Target Date:</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	70
<b>Location Description:</b>	2720 2 <sup>nd</sup> Street, Ceres, CA 95307
<b>Planned Activities:</b>	Infrastructure Improvements

## 6. City of Hughson-CDBG Project Administration FY 23-24 (CDBG)

<b>Target Area(s):</b>	Hughson
<b>Goals Supported:</b>	Improve Infrastructure in Low-Income Neighborhoods Fair Housing and Tenant/Landlord Services Access To Public Services for Low Income Household
<b>Needs Addressed:</b>	Public Infrastructure Improvement Affordable Housing Economic Development Homeless Services
<b>Funding:</b>	CDBG - \$10,160
<b>Description:</b>	This expenditure includes costs associated with management, oversight, and coordination of the related CDBG funded projects.
<b>National Objective:</b>	N/A
<b>Matrix Code:</b>	21A
<b>Target Date:</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	N/A
<b>Location Description:</b>	7018 Pine Street, Hughson, CA 95326
<b>Planned Activities:</b>	Administration of CDBG projects for the City of Hughson in FY 23-24.

## 7. City of Hughson-Walker Lane Infrastructure Project FY 23-24 (CDBG)

<b>Target Area(s):</b>	Hughson
<b>Goals Supported:</b>	Improve Infrastructure Improvement
<b>Needs Addressed:</b>	Public Infrastructure Improvement
<b>Funding:</b>	CDBG - \$168,013
<b>Description:</b>	The project includes the installation of curb, gutter, sidewalk infill, and ADA improvements. The project is part of a multi-year effort to complete sidewalk projects to improve connectivity, mobility, and access for pedestrians. The project area is

located along Walker Lane between Tully Road and 2<sup>nd</sup> Street. Project will be phased out and costs include design, engineering, and construction.

**National Objective:** LMA

**Matrix Code:** 03K

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of Hughson.

**Performance Outcomes:**

- Number of households with access to infrastructure improvements: 50
- Number of residents impacted by infrastructure improvement: 140

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 140 individuals  
50 households

**Location Description:** 7018 Pine Street, Hughson, CA 95326

**Planned Activities:** Infrastructure Improvements

**8. City of Newman-CDBG Project Administration FY 23-24 (CDBG)**

**Target Area(s):** Newman

**Goals Supported:** Improve Infrastructure in Low-Income Neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access To Public Services for Low-Income Households

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing  
Economic Development  
Public Services  
Homeless Services

**Funding:** CDBG - \$10,160

**Description:** This expenditure costs associated with management, oversight, and coordination of the related CDBG funded projects.

**National Objective:** N/A

**Matrix Code:** 21A

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 1162 Main Street, Newman, CA 95360

**Planned Activities:** Administration of CDBG projects for the City of Newman in FY 23-24.

## 9. City of Newman-Steffensen-Sunshine Park Area Improvements FY 23-24 (CDBG)

**Target Area(s):** Newman

**Goals Supported:** Improve Infrastructure in Low-Income Neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG - \$154,712

**Description:** This project is to improve sidewalks, curbs, lights and make ADA improvements within the residential area surrounding the community park. Project will be phased out and costs include design, engineering, and construction.

**National Objective:** LMA

**Matrix Code:** 03F

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of Newman.

**Performance Outcomes:**

- Number of households with access to infrastructure improvements: 200
- Number of residents impacted by infrastructure improvement: 510

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 510 Individuals  
200 Households



**Location Description:** 1162 Main Street, Newman, CA 95360

**Planned Activities:** Infrastructure Improvements

#### 10. City of Oakdale – CDBG Project Administration FY 23-24 (CDBG)

**Target Area(s):** Oakdale

**Goals Supported:** Improve Infrastructure in Low-Income Neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access To Public Services for Low-Income Households

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing  
Economic Development  
Public Services  
Homeless Services

**Funding:** CDBG - \$10,160

**Description:** This expenditure costs associated with management, oversight, and coordination of the related CDBG funded projects.

**National Objective:** N/A

**Matrix Code:** 21A

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 280 N. 3<sup>rd</sup> Avenue, Oakdale, CA 95361

**Planned Activities:** Administration of CDBG projects for the City of Oakdale in FY 23-24.

#### 11. City of Oakdale – Wood Basin Area Storm Drain Improvements Project FY 23-24 (CDBG)

**Target Area(s):** Oakdale

**Goals Supported:** Improve Infrastructure in Low-Income Neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG - \$100,000

<b>Description:</b>	The project will provide improved flood control measures for the area west of H Street, West I Street, South Wood Street, Wanda Way, and Hinkley Avenue. Project will be phased out and costs include design, engineering, and construction.	
<b>National Objective:</b>	LMA	
<b>Matrix Code:</b>	03I	
<b>Presumed Benefit:</b>	No	
<b>Objective:</b>	Address the need for infrastructure improvements in the low-income residential area of Oakdale.	
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>Number of households with access to infrastructure improvements: 650</li> <li>Number of residents impacted by infrastructure improvement: 1,950</li> </ul>	
<b>Target Date:</b>	6/30/2025	
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	1,950 Individuals 650 Households	

**Location Description:** 280 N. 3<sup>rd</sup> Street, Oakdale, CA 95361

**Planned Activities:** Infrastructure Improvements

## 12. City of Oakdale – South First, Second and Third Street Improvements Project FY 23-24 (CDBG)

<b>Target Area(s):</b>	Oakdale
<b>Goals Supported:</b>	Improve Infrastructure in Low-Income Neighborhoods
<b>Needs Addressed:</b>	Public Infrastructure Improvement
<b>Funding:</b>	CDBG - \$73,825
<b>Description:</b>	The project will provide bike, pedestrian and ADA improvements for the area of South First, South Second, South Third Avenues from West G to West J Street (including East H and East I Streets from south First Avenue to South Yosemite Avenue. Project will be phased out and costs include design, engineering and construction.
<b>National Objective:</b>	LMA
<b>Matrix Code:</b>	03I

<b>Presumed Benefit:</b>	No
<b>Objective:</b>	Address the need for infrastructure improvements in the low-income residential area of Oakdale.
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>Number of households with access to infrastructure improvements: 130</li> <li>Number of residents impacted by infrastructure improvement: 525</li> </ul>
<b>Target Date:</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	525 Individuals 130 Households
<b>Location Description:</b>	280 N. 3 <sup>rd</sup> Street, Oakdale, CA 95361
<b>Planned Activities:</b>	Infrastructure Improvements

### 13. City of Patterson – CDBG Project Administration FY 23-24 (CDBG)

<b>Target Area(s):</b>	Patterson
<b>Goals Supported:</b>	Improve Infrastructure in Low-Income Neighborhoods Fair Housing and Tenant/Landlord Services Access To Public Services for Low-Income Households
<b>Needs Addressed:</b>	Public Infrastructure Improvement Affordable Housing Economic Development Public Services Homeless Services
<b>Funding:</b>	CDBG - \$10,160
<b>Description:</b>	This expenditure costs associated with management, oversight, and coordination of the related CDBG funded projects.
<b>National Objective:</b>	N/A
<b>Matrix Code:</b>	21A
<b>Target Date:</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	N/A

**Location Description:** 1 Plaza, Patterson, CA 95363

**Planned Activities:** Administration of CDBG projects for the City of Patterson in FY 23-24.

**14. City of Patterson – Washburn Infrastructure Improvements FY 23-24 (CDBG)**

**Target Area(s):** Patterson

**Goals Supported:** Improve Infrastructure in Low-Income Neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG - \$186,648

**Description:** This project includes the installation of curb, gutter, sidewalk, and ADA improvements. Project will be multi-phased and costs include design, engineering, and construction.

**National Objective:** LMA

**Matrix Code:** 03I

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of Patterson.

**Performance Outcomes:**

- Number of households with access to infrastructure improvements: 241
- Number of residents impacted by infrastructure improvements: 723

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 723 Individuals  
241 Households

**Location Description:** 1 Plaza, Patterson, CA 95363

**Planned Activities:** Infrastructure Improvements

**15. City of Riverbank – CDBG Project Administration FY 23-24 (CDBG)**

**Target Area(s):** Riverbank

<b>Goals Supported:</b>	Improve Infrastructure in Low-Income Neighborhoods Fair Housing and Tenant/Landlord Services Access To Public Services for Low-Income Households
<b>Needs Addressed:</b>	Public Infrastructure Improvement Affordable Housing Economic Development Public Services Homeless Services
<b>Funding:</b>	CDBG - \$10,160
<b>Description:</b>	This expenditure costs associated with management, oversight, and coordination of the related CDBG funded projects.
<b>National Objective:</b>	N/A
<b>Matrix Code:</b>	21A
<b>Target Date:</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	N/A
<b>Location Description:</b>	6707 3 <sup>rd</sup> Street, Riverbank, CA 95367
<b>Planned Activities:</b>	Administration of CDBG projects for the City of Riverbank in FY 23-24.

#### 16. City of Riverbank – Castleberg Park Trail Project FY 23-24 (CDBG)

<b>Target Area(s):</b>	Riverbank
<b>Goals Supported:</b>	Improve Infrastructure in low-income neighborhoods
<b>Needs Addressed:</b>	Public Infrastructure Improvement
<b>Funding:</b>	CDBG - \$50,000
<b>Description:</b>	Projects includes rehabilitation and repairs for pedestrian safety improvements to the walkway/trail loop located at Castleberg Park on the corner of Kentucky and 8 <sup>th</sup> Street. This will improve the safety of the trail for pedestrians and add ADA accessibility to areas of the park that were previously inaccessible. Project will include design, engineering, and construction costs.
<b>National Objective:</b>	LMA

**Matrix Code:** 03I

**Presumed Benefit:** No

**Objective:** Improve the need for pedestrian and ADA accessibility within the City's Parks.

**Performance Outcomes:**

- Number of households with access to infrastructure improvements: 65
- Number of residents impacted by infrastructure improvement: 225

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 225 Individuals  
65 Households

**Location Description:** 6707 3<sup>rd</sup> Street, Riverbank, CA 95367

**Planned Activities:** Infrastructure Improvements

### 17. City of Riverbank – Castleberg Park ADA Improvements Project FY 23-24 (CDBG)

**Target Area(s):** Riverbank

**Goals Supported:** Improve Infrastructure in Low-Income Neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG – \$40,000

**Description:** ADA accessibility improvements to Castleburg Park located at the corner of Kentucky and 8<sup>th</sup> Street. Project will include ADA enhancements to ensure accessibility by the disabled community to areas such as the playground, restrooms, and the baseball fields. This is a multi-year project that will be phased based on funding availability and will include design, engineering, and construction costs.

**National Objective:** LMA

**Matrix Code:** 03I

**Presumed Benefit:** No

**Objective:** Improve ADA accessibility to our disabled residents in conformance with the City of Riverbank adopted ADA Transition Plan.

**Performance Outcomes:**

- Number of households with access to infrastructure improvements: 65
- Number of residents impacted by infrastructure improvement: 225

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 225 Individuals  
65 Households

**Location Description:** 6707 3<sup>rd</sup> Street, Riverbank, CA 95367

**Planned Activities:** Infrastructure Improvements

### 18. City of Riverbank – Pioneer Park ADA Improvements Project FY 23-24 (CDBG)

**Target Area(s):** Riverbank

**Goals Supported:** Improve Infrastructure in Low-Income Neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG - \$10,074

**Description:** ADA accessibility improvements to Pioneer Park located at the corner of 1<sup>st</sup> and High Street. Project will include ADA enhancements to ensure accessibility by the disabled community to areas such as the playground, restrooms, and the Scouts Hall Event Center. This is a multi-year project that will be phased based on funding availability and will include design, engineering, and construction costs.

**National Objective:** LMA

**Matrix Code:** 03I

**Presumed Benefit:** No

**Objective:** Improve ADA accessibility to our disabled residents in conformance with the City of Riverbank adopted ADA Transition Plan

**Performance Outcomes:**

- Number of households with access to infrastructure improvements: 65
- Number of residents impacted by infrastructure improvement: 225

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 225 Individuals  
65 Households

**Location Description:** 6707 3<sup>rd</sup> Street, Riverbank, CA 95367

**Planned Activities:** Infrastructure Improvements

### 19. City of Riverbank – Riverside-High Street Waterline Installation Project FY 23-24 (CDBG)

**Target Area(s):** Riverbank

**Goals Supported:** Improve Infrastructure in low-income neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG - \$50,000

**Description:** Project includes the replacement of approximately 1650 linear feet of 8-inch water line and the reconnection of 35 water services. Water valves and hydrant connections are included. This project will also replace approximately 1650 linear feet of 8-inch sewer line together with the connections to approximately 35 sewer laterals. The water and sewer line improvements will occur on Riverside Drive and High Street. Several years of CDBG funds will be needed to cover design, engineering, and construction costs.

**National Objective:** LMA

**Matrix Code:** 03I

**Presumed Benefit:** No

**Objective:** Improve the need for pedestrian and ADA accessibility within the City's Parks.

**Performance Outcomes:**

- Number of households with access to infrastructure improvements: 35
- Number of residents impacted by infrastructure improvement: 140

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 140 Individuals  
35 Households

**Location Description:** 6707 3<sup>rd</sup> Street, Riverbank, CA 95367



**Planned Activities:** Infrastructure Improvements

## 20. City of Waterford – CDBG Project Administration FY 23-24 (CDBG)

**Target Area(s):** Waterford

**Goals Supported:** Improve Infrastructure in Low-Income Neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access To Public Services for Low-Income Households

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing  
Economic Development  
Public Services  
Homeless Services

**Funding:** CDBG - \$10,160

**Description:** This expenditure costs associated with management, oversight, and coordination of the related CDBG funded projects.

**National Objective:** N/A

**Matrix Code:** 21A

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 101 E Street, Waterford, CA 95386

**Planned Activities:** Administration of DBG projects for the City of Waterford in FY 23-24.

## 21. City of Waterford – Dorsey, Pecan and North Western Neighborhood Improvement Project FY 23-24 (CDBG)

**Target Area(s):** Waterford

**Goals Supported:** Improve Infrastructure in Low-Income Neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG - \$227,555

<b>Description:</b>	The project includes curb, gutter, and ADA ramps between North Western Avenue and Church Street and between Church Street and F Street. Project costs include design, engineering and construction.	
<b>National Objective:</b>	LMA	
<b>Matrix Code:</b>	03I	
<b>Presumed Benefit:</b>	No	
<b>Objective:</b>	Address the need for infrastructure improvements in the low-income residential area of Waterford.	
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>• Number of households with access to infrastructure improvements: 30</li> <li>• Number of residents impacted by infrastructure improvement: 90</li> </ul>	
<b>Target Date:</b>	6/30/2025	
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	90 Individuals 30 Households	
<b>Location Description:</b>	101 E Street, Waterford, CA 95386	
<b>Planned Activities:</b>	Infrastructure Improvements	

**22. Court Appointed Special Advocates (CASA) – Direct Services Project FY 23-24 (CDBG-PSG)**

<b>Target Area(s):</b>	Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Unincorporated Stanislaus County
<b>Goals Supported:</b>	Access to Public Services for Low-Income Household
<b>Needs Addressed:</b>	Public Services
<b>Funding:</b>	CDBG - \$25,944.77
<b>Description:</b>	CASA connects youth in foster care with case managers who advocate for them throughout their time in the foster care system. At risk youth in the foster care system are referred to CASA by the Stanislaus County Superior Court to provide advocacy services for children in dependency. The advocate works with everyone involved and makes independent informed recommendation on the child’s behalf directly to the judge who makes all orders regarding the case. For many abused children their CASA advocate will be the one constant adult presence in their lives.

<b>National Objective:</b>	LMC
<b>Matrix Code:</b>	05D
<b>Presumed Benefit:</b>	No
<b>Objective:</b>	Provide case management, advocacy, and legal assistance to youth in the foster care system.
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>Number of dependent youths provided coordinated case management: 20</li> </ul>
<b>Target Date:</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	20 youth individuals
<b>Location Description:</b>	800 11 <sup>th</sup> Street, #4, Modesto, CA 95354
<b>Planned Activities:</b>	Case Management

### 23. Center for Human Services – Westside Family Resource Center Supportive Services FY 23-24 (CDBG-PSG)

<b>Target Area(s):</b>	Newman, Patterson and surrounding Unincorporated Stanislaus County
<b>Goals Supported:</b>	Access to Public Services for Low-Income Households
<b>Needs Addressed:</b>	Public Services
<b>Funding:</b>	CDBG - \$25,944.77
<b>Description:</b>	The Westside Family Resource Center will provide case management and crisis intervention, utility assistance, emergency food assistance and resource and referral services for low-income families in need residing on the west side of the County. Families and individuals that are in need of utility assistance must work with a case manager to complete a three session Budget and Financial Planning Training in order to receive the utility assistance. Families and individuals in need of emergency food receive a one-time emergency food bag and would be referred to our nutrition classes to help address any future emergency food needs. CHS will work with community partners on the Westside to maximize the number and depth of resources provided to the homeless or low-income residents seeking services and support.
<b>National Objective:</b>	LMC

<b>Matrix Code:</b>	05
<b>Presumed Benefit:</b>	No
<b>Objective:</b>	Provide case management, utility assistance and support services to low-income households.
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>Number of residents that receive case management and support services: 120</li> </ul>
<b>Target Date:</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	120 Individuals 40 Households
<b>Location Description:</b>	118 N. 2 <sup>nd</sup> Street, Suite D, Patterson, CA 95363
<b>Planned Activities:</b>	Case Management, Utility Assistance, basic financial literacy, food assistance and emergency housing assistance.

#### 24. Children's Crisis Center – Trauma Intervention & Recovery Program @ Guardian House FY 23-24 (CDBG-PSG)

<b>Target Area(s):</b>	Oakdale and surrounding Unincorporated Stanislaus County
<b>Goals Supported:</b>	Access to Public Services for Low-Income Households
<b>Needs Addressed:</b>	Public Services
<b>Funding:</b>	CDBG - \$25,944.77
<b>Description:</b>	This project will provide emergency childcare, meals, crisis intervention and support services to a disadvantaged population of high-risk infants, toddlers, and school-age children living in Oakdale, Valley Home, Hughson, Empire, Hickman, and Waterford. The projects will deliver specialized care to an impoverished population of children growing up within families experiencing abuse, domestic violence, and or homelessness. These children will be members of families living in very-low, low- and moderate-income households enduring various social and economic challenges.
<b>National Objective:</b>	LMC
<b>Matrix Code:</b>	05N
<b>Presumed Benefit:</b>	No

**Objective:** Provide essential support services to low- and moderate-income children at risk of abuse, neglect, homelessness by providing childcare shelter and meals.

**Performance Outcomes:**

- Number of residents that receive case management and support services: 197

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:** 197 Individuals  
57 Households

**Location Description:** Confidential due to nature of activity

**Planned Activities:** Case Management, Emergency Child Care, Shelter, and Supportive Services

**25. Children’s Crisis Center – Trauma Intervention & Recovery Program @ Marsha’s House FY 23-24 (CDBG-PSG)**

**Target Area(s):** Ceres, Patterson and surrounding Unincorporated Stanislaus County

**Goals Supported:** Access to Public Services for Low-Income Households

**Needs Addressed:** Public Services

**Funding:** CDBG - \$25,944.77

**Description:** This project will provide shelter, emergency care meals, crisis intervention and homeless supportive services to high-risk infants and toddlers ages birth to three years old living in Ceres, Empire, Grayson, Patterson, Salida, Westley, and incorporated Modesto. This project will deliver specialized shelter to this population of children growing up with families experiencing poverty, domestic violence, abuse and or homelessness.

**National Objective:** LMC

**Matrix Code:** 05N

**Presumed Benefit:** No

**Objective:** Provide essential support services to low- and moderate-income children at risk of abuse, neglect, homelessness by providing childcare shelter and meals.

**Performance Outcomes:**

- Number of residents that receive case management and support services: 122

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:** 122 Individuals  
35 Households

**Location Description:** Confidential due to nature of activity

**Planned Activities:** Case Management, Emergency Child Care, Shelter, and Supportive Services

## 26. Children's Crisis Center – Trauma Intervention & Recovery Program @ Verda's House FY 23-24 (CDBG-PSG)

**Target Area(s):** Newman, Patterson and surrounding Unincorporated Stanislaus County

**Goals Supported:** Access to Public Services for Low-Income Households

**Needs Addressed:** Public Services

**Funding:** CDBG - \$25,944.77

**Description:** This program will provide shelter, emergency care, meals, crisis intervention and homeless support services to an impoverished population of high-risk infants, toddlers, and school-age children birth to age 17, living in the incorporated areas of Turlock, Newman, Patterson, Hughson, Hickman, and Waterford.

**National Objective:** LMC

**Matrix Code:** 05N

**Presumed Benefit:** No

**Objective:** Provide essential support services to low- and moderate-income children at risk of abuse, neglect, homelessness by providing childcare shelter and meals.

**Performance Outcomes:**

- Number of residents that receive case management and support services: 65

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:** 65 Individuals  
20 Households

**Location Description:** Confidential due to nature of activity

**Planned Activities:** Case Management, Emergency Child Care, Shelter, and Supportive Services

**27. Haven Women’s Center – Emergency Shelter Program FY 23-24 (CDBG-PSG)**

**Target Area(s):** Stanislaus Urban County

**Goals Supported:** Access to Public Services for Low-Income Households

**Needs Addressed:** Public Services

**Funding:** CDBG - \$25,944.77

**Description:** This program will provide a variety of supportive services to individuals and families impacted by domestic violence, sexual assault, and human trafficking. HAVEN operates the only confidential domestic violence shelter in Stanislaus County. Victims fleeing abuse, who are homeless or imminently homeless, are eligible for up to six weeks of shelter or longer based on barriers. Available services include 24-hour crisis intervention, safety planning, peer counseling, legal advocacy, and support groups for adults and children affected by trauma. Many survivors come to the shelter with little or no personal belongings.

**National Objective:** LMC

**Matrix Code:** 05D

**Presumed Benefit:** No

**Objective:** Provide emergency shelter, case management and supportive services in the Stanislaus Urban County area.

**Performance Outcomes:**

- Number of residents that receive shelter, case management and support services: 120

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:** 50

**Location Description:** Confidential

**Planned Activities:** Homeless Services

### 28. United Samaritans Foundation – Daily Bread Mobile Lunch Program-Ceres/Keyes FY 23-24 (CDBG-PSG)

<b>Target Area(s):</b>	Ceres and surrounding Unincorporated Stanislaus County
<b>Goals Supported:</b>	Access to Public Services for Low-Income Households
<b>Needs Addressed:</b>	Public Services
<b>Funding:</b>	CDBG - \$25,944.77
<b>Description:</b>	This program will provide a daily meal program to those living in poverty in the Urban County areas.
<b>National Objective:</b>	LMC
<b>Matrix Code:</b>	05
<b>Presumed Benefit:</b>	No
<b>Objective:</b>	Provide emergency food assistance to low-income individuals/households.
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>Number of households that receive food assistance: 40</li> </ul>
<b>Target Date:</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities:</b>	100 Individuals 40 Households
<b>Location Description:</b>	220 S. Broadway, Turlock, CA 95830
<b>Planned Activities:</b>	Emergency Food Assistance

### 29. United Samaritans Foundation – Daily Bread Mobile Lunch Program-Hughson FY 23-24 (CDBG-PSG)

<b>Target Area(s):</b>	Hughson and surrounding Unincorporated Stanislaus County
<b>Goals Supported:</b>	Access to Public Services for Low-Income Households
<b>Needs Addressed:</b>	Public Services



**Funding:** CDBG - \$25,944.77

**Description:** This program will provide a daily meal program to those living in poverty in the Urban County areas.

**National Objective:** LMC

**Matrix Code:** 05

**Presumed Benefit:** No

**Objective:** Provide emergency food assistance to low-income individuals/households.

**Performance Outcomes:**

- Number of households that receive food assistance: 40

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:** 100 Individuals  
40 Households

**Location Description:** 220 S. Broadway, Turlock, CA 95830

**Planned Activities:** Emergency Food Assistance

30. United Samaritans Foundation – Daily Bread Mobile Lunch Program-Westside FY 23-24 (CDBG-PSG)

**Target Area(s):** Newman, Patterson, and surrounding Unincorporated Stanislaus County

**Goals Supported:** Access to Public Services for Low-Income Households

**Needs Addressed:** Public Services

**Funding:** CDBG - \$25,944.77

**Description:** This program will provide a daily meal program to those living in poverty in the Urban County areas.

**National Objective:** LMC

**Matrix Code:** 05

**Presumed Benefit:** No

**Objective:** Provide case management, emergency shelter, utility assistance, rental assistance, and support services to low-income individuals.

**Performance Outcomes:**

- Number of residents that receive food assistance: 50

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:** 50 Individuals  
50 Households

**Location Description:** 220 S. Broadway, Turlock, CA 95830

**Planned Activities:** Food Assistance

### 31. Stanislaus County – Emergency Solutions Grants (ESG) Program FY 23-24 (ESG)

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and surrounding Unincorporated Stanislaus County

**Goals Supported:** Shelter for Homeless Person  
Rapid Re-Housing for Homeless Persons  
Homeless Prevention  
Homeless Services Data Collection

**Needs Addressed:** Homeless Services

**Funding:** ESG - \$208,317

**Description:** The following are the proposed ESG funding recommendations for FY 2023-2024:

- Community Housing and Shelter Services- Homeless Prevention Rental Assistance: \$88,010.40
- We Care Program- Emergency Shelter: \$104,683.60
- Stanislaus County ESG Administration: \$15,623

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:**

An estimated 302 individuals will be sheltered with the assistance of federal ESG funded program funds by the We Care Program. Homeless Prevention Services and Rapid Re- Housing services will also be provided by Community Housing and Shelter Services (CHSS) to 36 individuals/10 households with rental assistance.

**Location Description:** 1010 10<sup>th</sup> Street, Suite #3400, Modesto, CA 95354

**Planned Activities:** Shelter, Homeless Services, Rental Assistance and Case Management

### Stanislaus HOME Consortium Projects

#### 1. Stanislaus County – HOME Program Administration FY 23-24 (HOME)

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Administration

**Needs Addressed:** Affordable Housing

**Funding:** HOME: \$170,836

**Description:** Stanislaus County will provide management and administration services to the Stanislaus HOME Consortium member jurisdictions. The funds will cover the costs of salary, publications, public notices, and other eligible costs directly related to the program.

**Target Date:** 6/30/2024

**Performance Outcomes:** N/A

**Location Description:** Stanislaus Planning Area

**Planned Activities:** Program Administration

#### 2. Stanislaus County – Community Housing Development Organization (CHDO) FY 23-24 (HOME)

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Increase and Improve Supply of Affordable Housing

**Needs Addressed:** Affordable Housing

**Funding:** HOME: \$256,255

**Description:** Funding will be made available to eligible CHDOs to acquire and or develop affordable housing. (Housing development activities Regulatory Citation: 92.205)

**Performance Outcomes:**

- Number of households: 1

**Target Date:** 6/30/2025

**Location Description:** Stanislaus Planning Area

**Planned Activities:** Community Housing Development Organization (CHDO) project

### 3. Stanislaus County – Consortium Affordable Housing Program FY 23-24 (HOME)

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Increase and Improve Supply of Affordable Housing

**Needs Addressed:** Affordable Housing

**Funding:** HOME: \$640,636.50

**Description:** Acquisition, development, and/or rehabilitation of property for the development of affordable rental housing to income eligible clients. Properties may be transferred to non-profit agencies to provide property management services. Project activity may include the purchase of affordability covenants on existing residential units. (Regulatory Citation: 92.205)

**Performance Outcomes:**

- Number of households: 5

**Target Date:** 6/30/2025

**Location Description:** Stanislaus Planning Area

**Planned Activities:** Acquisition, development and/or rehabilitation of property for the development of affordable housing.

### 4. Stanislaus County – Housing Rehabilitation Program FY 23-24 (HOME)

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Increase and Improve Supply of Affordable Housing

**Needs Addressed:** Affordable Housing

**Funding:** HOME: \$640,636.50

**Description:** Rehabilitation of both owner and renter occupied units. The Stanislaus HOME Consortium will offer loans and grants to maintain single and multifamily affordable housing stock for low to moderate income households/individuals. The program serves as a way to preserve and maintain affordable through the rehabilitation of existing housing (Regulatory Citation: 92.205). Project costs will include rehabilitation (materials and labor) and project delivery costs.

**Performance Outcomes:**

- Number of households: 5

**Target Date:** 6/30/2025

**Location Description:** Stanislaus Planning Area

**Planned Activities:** Consortium wide housing rehabilitation for both owner and renter occupied units.

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## AP-50 GEOGRAPHIC DISTRIBUTION

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed:**

The Stanislaus Planning Area is comprised of the geographical boundaries of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and unincorporated Stanislaus County. Assistance will be targeted throughout the Stanislaus Planning Area.

A requirement of the CDBG program is to benefit those members of the population that meet the definition of a Targeted Income. An example of a Targeted Income person is one who earns 80% or less of the Area Medium Income (AMI) for CDBG funds, and 30% or less than the AMI for ESG funds. Additionally, if a project benefits a specific neighborhood or community, at least 51% of the population within that geography boundary must be within the Targeted Income Group (TIG).

Approximately 10% of the Stanislaus Urban County's CDBG entitlement allocation is designated under the CDBG "Public Services" program. The CDBG Public Services program provides funds to nonprofit organizations, through a competitive application process, to provide essential public service programs throughout the participating Stanislaus Urban County member jurisdictions.

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, storm drainage, and sidewalk infill projects. Use of CDBG funds to address infrastructure improvements needs assists in efforts to improve the quality of life by promoting safe and healthy communities.

The eligibility of households for HOME assistance varies with the nature of the funded activity. For rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD-adjusted median household income for the area. In rental projects with five or more assisted units, at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD-adjusted median. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median.

Approximately 15% of the Stanislaus HOME Consortium's HOME entitlement allocation is required to be set-aside for eligible Community Housing Development Organization (CHDOs) to fund the acquisition and/or development of affordable housing to be owned or rented by income qualified families. The remaining funds will be allocated among Consortium members, based on a formula that takes into account the amount of HOME funds that a potential single consortium member jurisdiction might contribute to the overall HOME program based on HUDs HOME Consortium Builder Tool.

While funds will be annually allocated to each of the Stanislaus HOME Consortium member jurisdictions, the funds will be programed by Stanislaus County based project prioritization and funding availability, with a goal of distributing the funding equitably throughout the Stanislaus

Planning Area throughout the life of the Consortium and not simply on an annual basis. Stanislaus County, as lead entity, will be releasing Requests for Proposals (RFP) for housing rehabilitation and down payment assistant services for the entire Stanislaus HOME Consortium. All member jurisdictions will be given the opportunity to propose projects using their HOME allocation, with a requirement that funding for the project(s) must be encumbered for use within six (6) months of the beginning of each fiscal year. Stanislaus County will retain an ongoing list of projects, developed from member jurisdiction proposed projects and an annual RFP (to be released to developers, realtors, and with others interested in participating in affordable housing development) seeking projects ready to be developed. The project list will be prioritized based on community need, project feasibility (i.e., funding, entitlements, design stage, etc.), time frame for full implementation, and geographical distribution of funding. All member jurisdictions will be involved in the review and prioritization of projects.

### **Rationale for the priorities for allocation investments geographically.**

*Table 9 - Geographic Distribution*

Target Area	Percentage of Funds	
	CDBG	HOME
<b>West Modesto</b>	20	N/A
<b>Ceres</b>	16	11
<b>Hughson</b>	8	12
<b>Newman</b>	9	10
<b>Oakdale</b>	10	10
<b>Patterson</b>	11	10
<b>Riverbank</b>	9	11
<b>Waterford</b>	9	10
<b>Unincorporated Stanislaus County</b>	8	13
<b>Turlock</b>	N/A	13

CDBG funds allocated to the Stanislaus Urban County will be utilized for various programs including infrastructure improvements, public services, and fair housing. Some programs are funded collectively for the benefit of the entire Stanislaus Urban County, such as homeless and public services. Other programs are specific to individual member jurisdictions of the Stanislaus Urban County. Each member jurisdiction of the Stanislaus Urban County identifies the specific needs within its respective communities as a means to determine use of its specific allocation.

HOME funds are being proposed for the use of property acquisition, development, rehabilitation, and homebuyer's assistance. Some programs (owner occupied housing rehabilitation and first-time home buyers) will be funded collectively for the benefit of the entire Stanislaus HOME

Consortium. The percentages for the HOME program shown above in Table 9 are based on estimates from the HUD HOME Consortium builder and do not reflect any proposed projects by any of the consortium members.

## AP-55 AFFORDABLE HOUSING

### Introduction

The tables in this section provide estimates on the number of homeless, non-homeless, and special needs households to be provided affordable housing during the program year and the number of affordable units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

One Year Goals for the Number of Households to be Supported	
<b>Homeless</b>	4
<b>Non-Homeless</b>	8
<b>Special-Needs</b>	2
<b>Total</b>	<b>14</b>

One Year Goals for the Number of Households Supported Through	
<b>Rental Assistance</b>	0
<b>The Production of New Units</b>	0
<b>Rehab of Existing Units</b>	10
<b>Acquisition of Existing Units</b>	4
<b>Total</b>	<b>14</b>

### Discussion

The 2020-2025 Con Plan identifies affordable housing as a Priority Need. In Fiscal Year 2023-2024, the Stanislaus HOME Consortium will use funds available to address a variety of housing needs within the Stanislaus Planning Area. Despite being a Priority Need, the Stanislaus HOME Consortium members' ability to contribute toward the provision and development of affordable housing programs/projects is challenged limited funding and steadily increase costs for delivering affordable housing. In recent years the State of California has been expanding the funding available for the planning and development of affordable housing, however, many of the funding sources are competitive and limited in duration. Permanent Local Housing Allocation (PLHA) funding has been allocated to Stanislaus County, based the Stanislaus Urban County's 2017 allocation, but those funds are still in the early stages of implementation. The City of Riverbank was not part of the Stanislaus Urban County in 2017 and, as such, will be eligible to seek PLHA funding directly from the State of California. The City of Turlock, as a CDBG



Entitlement Jurisdiction, is also allocated PLHA funding directly from the State. Stanislaus County is undertaking Housing Stanislaus, a county-wide initiative to build a shared vision and policy framework for housing in Stanislaus County. The initiative seeks develop a unified and actionable countywide vision and strategy framework – inclusive of priorities, policies, and investments – for accelerating affordable and market-rate housing in Stanislaus County. All Cooperative members are participants in the Housing Stanislaus efforts.

## AP-60 PUBLIC HOUSING

### Introduction

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The Stanislaus HOME Consortium and the Stanislaus Regional Housing Authority (Housing Authority) continue to have a close working relationship and meet on an as-needed basis to discuss concerns relevant to public housing and other housing matters. The Stanislaus HOME Consortium will continue to work with the Housing Authority and other public and private housing and social service agencies to foster public housing improvements and resident initiatives.

#### **Actions planned during the next year to address the needs to public housing:**

The Housing Authority's mission is committed to addressing the unmet housing needs of residents and communities in the county, consistent with federal, state, and local law. The Housing Authority owns and operates public housing units in addition to operating the Housing Choice Voucher Program.

The Housing Authority operates 647 conventional public housing units throughout Stanislaus County in five Asset Management Properties (AMP). AMP 1 contains a total of 149 units located in Oakdale, Turlock, Ceres, and Hughson. AMP 2 contains a total of 66 units located in Newman, Patterson, and Westley. The remaining 432 units are located in AMPs 3, 4, and 5 in the City of Modesto.

The Housing Authority operates several affordable housing programs in addition to Public Housing, including year-round Farm Labor Housing, Seasonal Migrant Farm Worker Housing, and several smaller affordable housing properties including units funded under the Neighborhood Stabilization Program and the Housing Choice Voucher Program. These affordable housing programs will continue to operate in the 2023-2024 program year.

The Housing Authority continues to work on increasing the stock of affordable housing in Stanislaus County through other available resources, programs, and partnerships as opportunities arise.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership:**

The Housing Authority previously implemented a services and communication “quality control” system that provides the Housing Authority with immediate customer feedback and identifies areas that may need improvement. The Housing Authority has also implemented a resident education program with regularly scheduled meetings and written communications on agency policy, rules, and leases.

Efforts to improve communications with residents and program participants include: on site resident training/informational meetings, regular newsletters and flyers. The Housing Authority has implemented a “curbside” appearance program. The focus of the program is the exterior of buildings, parking areas, playgrounds and other areas of the complexes. Rodent and insect problems are addressed when residents report a problem and/or on Annual Inspections. In an effort to better educate residents concerning these problems, information is regularly provided through the Housing Authority newsletter. These actions have assisted the Housing Authority in creating an atmosphere which emphasizes customer satisfaction and communication

Further, the Housing Authority has a Resident Advisory Board (RAB) which represents the residents assisted by the agency. The RAB assists in the development of the Housing Authority’s five-year Plan. Resident involvement will continue to be supported in an effort to enhance the service delivery by taking into account input from those with lived experience.

These actions have assisted the Housing Authority in creating an atmosphere which emphasizes customer satisfaction and communication.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:**

The Housing Authority is not designated as a troubled Housing Authority.

## AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The Stanislaus Community System of Care (CSoc), the locally recognized CoC, is comprised of a membership elected Board and various sub-committees. The CoC Board is comprised of representatives from homeless advocates, community members, and service providers, as well as public and private sector agencies in the County. The CoC Board meets on a monthly basis to identify gaps and needs in homeless services and to pursue an overall systematic approach to address homelessness. There are public meetings in which the community of providers and stakeholders are welcome to attend and provide comment. Through regular attendance and participation in the CoC meetings, Stanislaus Cooperative member consult with the CoC to develop cooperative plans and strategies to leverage resources to provide emergency shelter and rapid re-housing services, and is informed of changes in local goals, objectives and performance measures. The recognition of homelessness as a social and economic issue is uniting service

providers, businesses, the public, and private sectors in achieving compliance with the HEARTH Act, adopting best practices to end chronic homelessness, and improving the system to rapidly re-house individuals and families.

The following are a few County-wide efforts that are not directly funded by HUD entitlements funds but contribute to the overall CoC:

### **Access Center Emergency Shelter (ACES)**

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The Access Center Emergency Shelter (ACES), a 182 bed, low-barrier shelter focused on providing shelter to the most vulnerable unsheltered population by decreasing common barriers to individuals accepting shelter service, such as, pets, partners, and possessions. ACES opened November 26, 2019 and is being operated by the Salvation Army through an agreement approved by the Board of Supervisors on October 1, 2019. Included in the bed count is a 22-bed dorm area available for those individuals' experiencing homelessness that suffer from a significant mental illness. This dorm-style room reduces instances of victimization and increases the efficacy of therapeutic intervention. The Community Assessment Response and Engagement (CARE) Multidisciplinary Team is also able to use the location to provide case management and shelter to the most vulnerable unsheltered individuals. The opening of ACES also afforded an opportunity for the most vulnerable unsheltered population to be sheltered and connected with case management services, with a strong emphasis on assisting shelter guests to become document ready for entry into the community's coordinated entry housing continuum. Additionally, Stanislaus County Animal Services Agency partnered with ACES to create a healthy pets program. This program provides pet food, crates, and animal health services to pets residing at ACES.

### **Empire Cold Weather Family Shelter**

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The Empire Cold Weather Family Shelter was initiated in November 2018 as a partnership with the Stanislaus Regional Housing Authority. The target population served are families who are currently being case managed in the Community Service Agency's (CSA) Housing Support Program (HSP) unit, have used all available temporary shelter nights, are still engaged in the search for permanent housing and have been unsheltered the longest based on date of referral to the HSP program.

CSA works in partnership with Community Housing and Shelter Services (CHSS) for placement of families at the Empire Cold Weather Family Shelter and has an existing contract with CHSS to administer, arrange and facilitate temporary housing services to CalWORKs and Welfare-to-Work eligible families. CHSS also provides case management services, which include assisting and educating participants on their income, household budgets, and housing options; aiding participants in completion of housing applications and landlord outreach; and providing housing search workshops.

CSA has staff onsite during standard business hours to work with the families and CHSS staff also

is available to assist families on a regular basis. Stanislaus County Affordable Housing Corporation (STANCO) provides on-site property management services including security and routine maintenance of the facility and units.

### **Family Housing Facility**

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In coordination with the countywide strategy to address the critical issue of homelessness especially as it impacts families with school aged children, Stanislaus County entered into a five-year lease with a motel located at 1128 South 9th Street in Modesto. The property has 21 units and a three-room office space. In November 2019, CSA began using this site to operate a year-round family shelter using the successful model implemented at the Empire Cold Weather Family Shelter. The Family Housing Facility operates 24-hours a day; CSA has contracted with STANCO for property management and security services.

### **Access Center**

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On February 3, 2020, the Access Center, a “hub location” for multiple homeless programs and the entry way into the shelter system, opened at 912 D Street, Modesto, California. The Access Center serves as a one-stop hub and physical entry point for individuals at-risk of or currently experiencing homelessness to access a wide range of co-located homelessness services including centralized homeless outreach and engagement; housing assessments and navigation; and homelessness support services and referrals. The Access Center also employs a “meet you where you are” strategy that has specialized homeless outreach workers meet individuals on the street and in homeless encampment areas and encourages individuals to connect to services.

The following partners are co-located at the Access Center - Center for Human Services; Community Housing and Shelter Services; Community Impact Central Valley; Disability Resource Agency for Independent Living; Downtown Streets Team Modesto; Golden Valley Health Centers; Salvation Army - Modesto; Stanislaus County (Behavioral Health and Recovery Services and Community Services Agency); Telecare Corporation and Turning Point Community Programs.

### **Homeless Strategic Plan**

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The Stanislaus Homeless Alliance (SHA) and the Stanislaus Community System of Care (CSOC) have collaborated to update the Regional Plan to Address Homelessness in Stanislaus County, originally prepared in January 2019. The updated plan, now referred to as the Homeless Strategic Plan, adopts a data-informed approach to addressing the needs of people experiencing homelessness by enhancing community decision-making, supporting organizational and provider capacity and improving systems coordination.

A work group formed for the plan update continues to meet monthly to discuss the goals in the plan and provide the SHA and CSOC with updates on the progress made towards meeting plan goals.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

The Stanislaus Cooperative is a partner and stakeholder in the CoC, regularly attending CoC meetings and actively contributing to creating efficient processes. The CoC has become increasingly efficient in use of funds and allocation of non-financial resources with the implementation of a Coordinated Entry System (CES). A CES Task Force was formed and meets regularly to continually improve the system and ensure it is an effective tool. There are several service providers within the CoC that conduct street outreach throughout the County. Through Behavioral Health and Recovery Services (BHRS) and a collaboration of several other County departments, an Outreach and Engagement Center (OEC) was established in 2018. The OEC coordinates the provision of multiple services throughout the County for those experiencing homelessness. Teams of outreach workers go out five (5) days a week to connect homeless individuals directly with benefits and services to engage those who may otherwise not seek assistance. The OEC also serves as a physical entry point for support through assessments and referrals and is open for walk-in access Monday through Friday.

*Addressing the emergency shelter and transitional housing needs of homeless persons.*

Shelters in Stanislaus County receive a combination of federal, state, local, private, and foundation funding from a diversified stream of sources including: federal CoC, ESG (state and federal) and CDBG programs, community foundations, and others. In total, there are 12 shelters represented on the 2021 HUD Housing Inventory Count (HIC), including several for specific populations like youth, families, or adults. There is a continued dedication to low-barrier, housing-focused shelters, to move those without a place to live into permanent housing, and clients from the We Care Program, Children's Crisis Center, Community Housing and Shelter Services (CHSS), and Family Promise are able to receive rapid re-housing assistance to become stably housed. Approximately 43% of the Stanislaus Urban County's Fiscal Year 2022-2023 ESG award funded programs provided emergency shelter (both seasonal and year-round).

*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 that 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.*

The CoC continues to hone-in on system processes and address gaps in the service delivery system to ensure that specific vulnerable sub-populations do not fall through the cracks. As the CoC partnerships grow and each entity becomes more understanding of their role as well as the roles of other agencies, the system will yield more effective results for those individuals and

families that are experiencing homelessness. The Coordinated Entry System (CES) is an effective tool in minimizing the number of days someone experiences homelessness.

The delivery of wrap-around services is critical to the long-term success of those individuals and families that have experienced homelessness but are now housed. Through the CoC, there are housing supports made available, offering financial assistance, security deposits, legal services, credit repair, utility payments, counseling, among others. It is understood by the CoC and its partners that the end goal is not to simply find housing, but to maintain stable housing.

Agencies that are funded through the Stanislaus Urban County's ESG program are required to participate in the planning and ongoing development of the CES. ESG sub-grantees must participate in the client referral system as long as it does not place a financial burden on the agency and compromises their other funding sources. Some of the larger agencies within the County that provide resources for homeless individuals and families include: We Care Program-Turlock, Family Promise of Greater Modesto, The Salvation Army, Children's Crisis Center, HOST House, Naomi's House, and the Modesto Gospel Mission. 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 is an overall goal of the CoC.

The Stanislaus Urban County works with the CoC towards this goal by funding programs with ESG funds that aim to shorten the period of time that individuals and families experiences homelessness, facilitate access for homeless individuals and families to affordable housing units, and prevent individuals and families who were recently homeless from becoming homeless again. The Stanislaus Urban County's homeless strategy also places a high priority on providing rental assistance, housing relocation and stabilization services to persons and households experiencing homelessness. Approximately 40% of the FY 23-24 ESG award will go towards ESG programs that provide 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 programs utilize housing search and placement services, intensive case management, and rental assistance to remove barriers to permanent housing for homeless persons and persons 30% or under the AMI who are at-risk of losing their housing.

***Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.***

The Plan to address homelessness in Stanislaus County identifies discharge planning as a key part of the strategy in addressing homelessness throughout the County moving forward. Acknowledging that further collaboration among public institutions and other community system of care providers needs to occur so that no individual or family is discharged into homelessness,

the CoC continues to work on these issues through awareness campaigns and coordinated efforts to align services and resources among CoC partners.

Local health care facilities have specific protocol in place requiring a safe discharge for all patients. The County's Public Health Agency established a task force to review the current protocol in place and address any gaps in services necessary to ensure successful discharge planning services. Currently in place there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing that could include HUD McKinney-Vento funded emergency shelters, transitional or permanent housing units and prevent the release of patients to the streets. For adults recently released from custody, the 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 Life Challenge, and Modesto Gospel Mission.

As a result of the CoC's coordination with the Probation Department and the Sheriff's Office, a diversion program has been established. The diversion program helps homeless who would otherwise be jailed for minor crimes stay at the Salvation Army shelter facility, where they receive overnight shelter and case management services. The County 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. The County develops a 90-day transition plan that includes a housing component. A lead officer received a list of those eligible minors from the case officers and works with the case officer, minor, family, and any services 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.

## AP-75 BARRIERS TO AFFORDABLE HOUSING

### Introduction

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The Stanislaus Cooperative will work to provide affordable housing opportunities. One of the main barriers to affordable housing, both rental and homeownership, has been the lack of affordable housing units. For residents that are renting, the rents in the area have increased and made it difficult for renters to move or new renters to find housing units. In the area of homeownership, many residents are outpriced and cannot afford to purchase the homes that are available. Some of the barriers that impact the availability of affordable housing are outlined below.

#### *Accessory Dwelling Units (ADUs)*

Separate living quarters on a property (also called a "granny flat" or "guesthouse") can add additional housing units into single-family residential neighborhoods. Government regulations of ADUs can reduce or eliminate this housing development. Passage of numerous California

legislative bills since 2017 have eliminated many of the local impediments to the construction of ADU's and all Cooperative members continue to update their ordinance to comply with changing State ADU laws. Where updates to ordinances have yet to occur, state law prevails.

### ***Shortage of Affordable Housing Funding***

The availability of funding for affordable housing has dropped dramatically in the past decade for all jurisdictions in California with the 2012 dissolution of redevelopment agencies in the State of California 2012.

While in recent years the State of California has been expanding the funding available for the planning and development of affordable housing, many of the funding sources are competitive and limited in duration. Permanent Local Housing Allocation (PLHA) funding, a source of ongoing funding, has been allocated to Stanislaus County, based on the Stanislaus Urban County's 2017 allocation, and to the City of Turlock, but those funds are still in the early stages of implementation. The success of new sources of funding will be challenged by the steady increase in the costs to deliver affordable housing.

### ***Planning and Development Fees***

Housing development imposes short- and long-term costs upon local government, such as the cost of providing site reviews, permitting and inspection, and maintaining General Plan and zoning regulations addressing housing development. Jurisdictions also charge impact fees to offset the cost of providing the infrastructure and public facilities that are required to serve new housing development. To help recoup costs and ensure that essential services and infrastructure are available when needed, Stanislaus County jurisdictions charge various types of development fees. The fee amounts vary based on the needs of each jurisdiction and the services provided.

The fees can be a significant factor in housing development throughout California, raising housing costs and disincentivizing new residential development, factors that contribute to statewide high housing costs. Among California jurisdictions, fees account for between six and eighteen percent of the price of housing. (Termer Center for Housing Innovation- UC Berkeley, It All Adds Up: The Cost of Housing Development Fees in Seven California Cities, March 2018.)

As a best practice, the public and developers should be able to access a jurisdiction's current fee schedules to estimate fees as a part of total development project costs in advance.

Until 1978, property taxes were the primary revenue source for financing the construction of infrastructure and improvements for residential development in California. Proposition 13, passed in 1978, limited a local jurisdiction's ability to raise property taxes and increasing reliance on other funding sources to provide infrastructure, public improvements, and public services. An alternative funding source widely used among local governments in California is the development



impact fee, which is charged to the project developers/owners, for publicly provided infrastructure that supports the development, including water and sewer facilities, parks, and transportation.

For jurisdictions to charge an impact fee, the California Mitigation Fee Act requires that the jurisdiction demonstrate the “nexus” between the type of development in question and the impact being mitigated by the proposed fee, and that fee amount be proportional to the impact caused by the development. Fees not covered by the California Mitigation Fee Act include inclusionary housing ordinance in-lieu fees, permit processing fees, utility connection fees, and fees included within specific development agreements between a jurisdiction and a developer.

Despite state law limiting direct impact fees, the fees can be a large part of a jurisdiction’s total fee requirements for housing development. Because developers tend to pass these fees onto the final housing owner, the effects of reducing these fees on housing affordability depend on the amount of the fee reduction and current home prices. Because the eventual owner bears the brunt of fees, high fees limit development of lower-cost housing more than higher-cost housing. (Termer Center for Housing Innovation- UC Berkeley, Current Practices and Policy Considerations to Improve Implementation of Fees Governed by the Mitigation Fee Act, August 2019)

A reduction in development fees for low-income housing may help these projects become financially feasible. A jurisdiction deferring development fees until a certain time after project completion can also help add flexibility the project’s upfront costs and assist in the development of low-income housing.

### ***Municipal Processing Time***

The processing time required to obtain full approval of a development project is often cited as a contributing factor to the high cost of housing in the State of California. Review and legislative approval, while often necessary steps in the development process, add to the cost of construction by increasing land holding costs and interest payments. Governments are not always able to control delays when multiple levels of government that must communicate, review, and approve plans, delays due to the schedule or timing of legislative boards of approval, or delays based on the amount of municipal staff capacity to review plans when demand for services is high. Various legislation has been adopted by the State in recent years to try to streamline processing times by making certain actions ministerial and/or exempt to environmental review under the California Environmental Quality Act.

### ***Prevailing Wages***

Davis-Bacon prevailing wage must be paid to laborers when federal Community Development Block Grant (CDBG) dollars are used to pay for any construction project over \$2,000 or on any multifamily housing project over eight units. Prevailing wage must also be paid on any HOME-funded multifamily housing project that directly funds twelve or more units. While competitive wages are currently high, Davis-Bacon wages may be higher and add additional cost to housing construction and rehabilitation activities.

California's Prevailing Wage Law requires contractors to pay minimum wage rates on public works projects that support housing construction such as roads, water and sewer projects, and other public utilities. The rates are set by the California Department of Industrial Relations. These additional costs could add to local costs for housing development.

### ***Expiration of Affordability Contracts***

Affordability contracts with private property owners have a time limit that runs out after a contractually-set number of years. Unless the affordability contracts are renewed with the property owner, the affordable rental housing units will expire and become market-rate housing.

***Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.***

Potential constraints to housing development vary by area throughout the Stanislaus Planning Area, but generally include cost of infrastructure, residential development fees, development standards, land use entitlement processing times, and limited funding for affordable housing development. Barriers to housing also include personal barriers such as poor credit history, involvement with the law, limited knowledge about tenants' rights and the complaints process.

### ***Development Process***

To expedite project facilitation and provide internal support to project applicants, the Stanislaus Cooperative will continue to undertake efforts to build relationships with the development community to identify the barriers and constraints to the development of affordable housing to identify public/private partnership opportunities for the development of affordable housing.

### ***Fee Structure***

Members of the Stanislaus Cooperative will continue to review its fee systems as a means of reducing the cost of housing development. The members recognize that fees can affect the cost of construction of affordable housing in the community.

### ***Subdivision Improvement Standards and Zoning Ordinance***

The Stanislaus Cooperative will review and provide input to modify Subdivision Improvements Standards, where reasonable and appropriate, to provide cost savings in the development of residential units while continuing to ensure the public health, safety, and welfare of residents.

### *Affordable Housing*

The Stanislaus Cooperative will continue to assign priority to educating the residents of Stanislaus County regarding the importance of providing affordable housing to support job growth. This will be done through public education, public participation, and fair housing information.

The Stanislaus Cooperative will continue to monitor constraints and where possible, undertake efforts that can address these constraints and their effect on the provision of affordable housing.

## AP-85 OTHER ACTIONS

### Introduction

The Stanislaus Cooperative targets federal funds to residents who have traditionally not been served or are underserved by programs. Project activities funded through the Con Plan are carefully designed to provide appropriate and needed services, particularly to those who may not be eligible for assistance from other sources, or are geographically isolated by lack of transportation, or lack basic amenities, particularly medical care, in their neighborhoods.

#### *Actions planned to address obstacles to meeting underserved needs:*

One of the ongoing 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, budgets every year. The Stanislaus Cooperative will continue to seek funding opportunities through different sources, encourage projects or programs that leverage funds, and ensure that projects and programs are operated as effectively and efficiently as possible.

The Stanislaus Cooperative members will continue being an involved stakeholder in the CoC and the Stanislaus Homeless Alliance (SHA). These organizations both function to bring stakeholders and residents together to identify needs, service gaps, and potential solutions and partnerships to address housing and homelessness needs within the region.

The Housing Authority supports low- and moderate-income families throughout the region, and also plays a key role in overcoming obstacles in meeting needs. Through working closely with the Housing Authority, the Stanislaus Cooperative will continue to support the Housing Authority in their efforts to first identify needs and further meet those needs.

#### *Actions planned to foster and maintain affordable housing:*

As stated throughout the Con Plan and AAP, affordable housing is considered a high priority. Accordingly, the use of the HOME funding is prioritized for the development and rehabilitation of

affordable housing that serves low-income households. Affordable housing strategies include both development of new affordable housing units as well as the preservation/conservation of existing affordable housing units. CDBG funding will be used to develop infrastructure critical to the development of new affordable housing units and maintenance of existing affordable housing units.

The Stanislaus Cooperative rely on private non-profit organizations and for-profit developers to acquire, develop, or rehabilitate affordable units. The Stanislaus Cooperative will continue to work closely with these entities to ensure that each year as many new affordable units are produced, or rehabilitated, as possible.

***Actions planned to reduce lead-based paint hazards:***

The Housing Authority serves as the lead agency in Stanislaus County the identification, documentation, and prevention of lead poisoning. The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the Housing Authority, 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 Housing Authority, in partnership with the Department of Environmental Resources, conducts the investigation of residences where children with elevated levels of lead reside.

The Stanislaus Cooperative partners with the Childhood Lead Poisoning Prevention Program to distribute information throughout the Stanislaus Planning area. If the source of lead exposure is related to the residential physical environment (e.g., peeling paint that indicates the presence of lead), then HOME funding available for housing rehabilitation programs may be used for eradication.

The Housing Authority actively addresses the issue of lead-based paint hazards by providing notices to landlords and tenants who participate in the Housing Choice Voucher Program, warning them of the hazards of lead-based paint. Individuals participating in CDBG or HOME funded rehabilitation and first-time home buyer assistance programs are provided the notice addressing lead-based paint hazard. Additionally, all units that are rehabilitated with CDBG and HOME funds are subject to lead-based paint compliance requirements.

***Actions planned to reduce the number of poverty-level families:***

The Stanislaus Cooperative works to reduce poverty through ensuring an adequate, affordable, quality housing supply, improving low-income neighborhoods, strengthening the employment skills of the community and ensuring access to basic needs such as food and shelter. The Stanislaus HOME Consortium is particularly focused on ensuring quality housing options to low-

income individuals through the production of new low-income units as well as the rehabilitation of existing low-income units and combating rental discrimination against minorities.

Stanislaus County updated the Analysis to Impediments to Fair Housing Choice (AI) alongside the development of the Fiscal Year 2020-2025 Consolidated Plan in May 2020 and outlined ways in which each jurisdiction can take actions to ensure protected classes have equitable access to quality schools and employers. The AI investigates zoning codes, permit processes, and fees to ensure all jurisdictions within Stanislaus County are as accommodating as possible to those developments and employers that will contribute to reducing poverty and increasing economic opportunity and housing stability.

The CoC has developed into a more coordinated organization over the past five years, and the Stanislaus Cooperative will continue to leverage those partnerships and resources to address the issues of poverty.

The Stanislaus County Alliance WorkNet (Alliance), The Community Services Agency's CalWorks Program, and the California Employment Development Department are all resources available to persons seeking employment.

In addition, all Stanislaus Cooperative members, through their various economic development efforts, strive to promote activities that will ultimately have major impacts on the community, such as job creation that in turn will reduce poverty. The Alliance partners with Stanislaus County, Turlock and the other 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.

In 2020, Stanislaus County updated its Comprehensive Economic Development Strategy (CEDS). The development of the County CEDS was primarily conducted by the Economic Development Action Committee which included representative from all the Urban County members. Each of the Urban County members have outlined specific economic development goals. The entire report can be found at: <http://www.stancounty.com/ceo/econ-dev/pdf/ceds.pdf>. The Economic Development Action Committee recommendations include various goals and priorities aimed at inspiring and facilitating future investments in infrastructure – both physical and human – so as to maintain a competitive place in the economic development of Stanislaus County. The identified development goals and priorities include:

- Encourage and support new business innovation and entrepreneurs
- Promote the region as a tourism destination
- Encourage the further development of a vibrant ag-based economy looking for ways to

add new products, generate food and beverage innovation, and promote our products and services

- Develop specialized education including higher education, career technical education, and workforce development
- Support the development of college level program infrastructure to provide opportunities for students to learn and stay here
- Enhance goods movement transportation projects that build capacity while increasing safety, decreasing congestion, improving air quality and promoting economic development
- Develop wet and dry utility infrastructure to increase business development interest
- Participate in the development of comprehensive regional water planning
- Continue to promote accessibility and utilization of advanced communications services (through targeted technology training efforts, etc.) as fundamental and necessary for all residents and businesses

On August 10, 2021, the Board of Supervisors approved an agreement with the Stanislaus Community Foundation (SCF) to provide consulting engagement in support for Stanislaus 2030, a collaboration among business, government, and civic stakeholders to create and deliver a joint strategy and investment plan for regional economic growth and opportunity in the coming decade. The intention was to deliver a community-wide vision for Stanislaus County's future economy, and corresponding investment agenda to define the path necessary to achieve that vision.

As part of the effort a community assessment was completed, community engagement efforts were initiated, and local researchers convened. Community outreach and public engagement augmented data analysis by providing a lived-experience perspective. This work uncovered some new insights:

- Over half of the County's population struggles to make ends meet, the majority of which, are struggling families with at least one adult in the family who is working. This equates to approximately 214,000 people.
- Stanislaus County's local job base does not provide opportunity for many residents to meet a basic level of economic self-sufficiency.
- Only 13% of jobs in Stanislaus County can be categorized as "good" jobs, an additional 22% can be categorized as "promising" and the remaining 65% of jobs, or approximately 124,000 positions, fail to meet standards for ensuring worker self-sufficiency.
- To reduce the share of children in struggling families by 50%, the region will need to create more than 40,000 "good" jobs than currently exist.

Equipped with this information, five workgroups, comprised of technical experts, local community members and key stakeholders, came together to move key focus areas from analysis to prototypes and solutions for inclusion in a comprehensive investment document.

The workgroups focused on:

- Entrepreneurship and small business dynamism
- Talent development
- Addressing non-skill barriers to jobs and training
- Bioproducts and the circular economy growth strategy
- Technology and skill adoption in the Ag sector

The comprehensive investment document, the Stanislaus 2030 Investment Blueprint (Investment Blueprint), is based on the understanding of larger market forces and future trends; current and future state of Stanislaus County economy; knowledge of demographic shifts; and authentic community input. Four strategic focus areas were identified: (1) Bioindustrial Manufacturing; (2) Talent Development; (3) Removal of NonSkill Barriers to Jobs & Training; and (4) Entrepreneurship and Small Business Dynamism. A copy of the Investment Blueprint is available in English and Spanish through the following link: [www.stanislaus2030.com/resources](http://www.stanislaus2030.com/resources).

The Investment Blueprint, accepted by the Board of Supervisors on November 1, 2022, identifies strategic focus areas with initial investment strategies and tactics; funding and policy aligned with each of the strategies and performance that is reported regularly to partners and the public.

### ***Actions planned to develop institutional structure:***

The Stanislaus Urban County publishes an annual Notice of Funding Availability (NOFA) of Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) funds. The NOFA includes an announcement of a Grant Technical Workshop and timeline for the upcoming grant cycle. The NOFA is published in the local newspaper, The Modesto Bee, in English and Spanish. An e-mail is sent out to all past and current grantees and applicants that have applied in the last five (5) years. The Stanislaus Urban County also announces the NOFA at the CoC meeting, distributes a reminder, and e-mails the CoC agencies a NOFA announcement.

The Stanislaus Urban County holds a Grant Technical Workshop to release the upcoming grant application and explain the grant requirements. County staff is available via phone, in person, and by e-mail to answer questions and provide technical assistance throughout the application process.

The Stanislaus Urban County also requires those receiving grants (sub-grantees) to attend a Grantee Technical Workshop prior to receiving their agreements. Attendance of this workshop and a fully executed agreement is required prior to any reimbursements. At the technical workshop, the policies, procedures, program regulations, requirements and obligations of the grant are explained. All sub-grantees receive the electronic copies of the documents covered in the Grantee Technical Workshop.

***Actions planned to enhance coordination between public and private housing and social service agencies:***

Stanislaus County, as administrator of the Stanislaus Urban County and the Stanislaus HOME Consortium, coordinates and consults with services and housing 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: Stanislaus Regional Housing Authority, Stanislaus County Health Services Agency, Stanislaus County Community Services Agency, Stanislaus County Behavioral Health and Recovery Services; California Department of Housing and Community Development; U.S. Department of Agriculture/Rural Development, U.S. Economic Development Administration, U.S. Department of Housing and Urban Development (HUD); California Coalition for Affordable Housing; Habitat for Humanity, Stanislaus County Affordable Housing Corporation (STANCO), California Rural Legal Assistance (CRLA), Great Valley Housing Corporation, Visionary Home Builders and Self-Help Enterprises. This will assure that the activities outlined in the AAP are given the fullest attention for design and implementation or construction.

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 members of the Stanislaus Cooperative. This will assure that the activities outlined in the AAP are given the fullest attention for design and implementation or construction.

The Stanislaus Cooperative member jurisdictions will maintain active involvement in the CoC, 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.

## AP-90 PROGRAM SPECIFIC REQUIREMENTS

### Introduction

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There are three specific goals of the Federal CDBG and HOME programs:

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

This AAP has been developed to assist in achieving these three goals. The overriding consideration 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 AMI for CDBG funds. 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).

As identified in the 2020-2025 Consolidated Plan, priority will be given to projects in the following areas: public infrastructure and facility improvement, affordable housing, community and economic development, Public Services, homeless services, and community emergency responses.

**Community Development Block Grant Program (CDBG)**

*Reference 24 CFR 91.220(l)(1)*

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$1,200
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$ 0
3.	The amount of surplus funds from urban renewal settlements	\$ 0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$ 0
5.	The amount of income from float-funded activities	\$ 0
<b>Total Program Income:</b>		<b>\$1,200</b>

**Other CDBG Requirements**

1.	The amount of urgent need activities	0
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

**\*\*\* Space Below Intentionally Left Blank \*\*\***

**Emergency Solutions Grant (ESG)***Reference 91.220(l)(4)***1. Include written standards for providing ESG assistance (may include as attachment)**

The Stanislaus Urban County adopted performance standards in line with HUD and HCD guidelines and in coordination with the CoC. These standards include: rapid re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six (6) months; attaining or maintaining income while in permanent housing. Agencies are required to do housing stability planning with their clients and are strongly encouraged to use a progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing.

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Stanislaus Urban County continues to work with the local Continuum of Care (CoC) to further develop the Coordinated Entry System and include a larger scale of community participation. The CoC has established a working committee to implement this system to ensure compliance with the HEARTH Act. The recently updated (January 2020) Coordinated Entry System Policies and Procedures Manual can be found at: <https://csocstan.com/coordinated-entry-system-ces-policies-and-procedures-manual/>

**3. Identify the process for making sub-awards and describe how the ESG allocation was made available to private nonprofit organizations (including community and faith-based organizations).**

For Fiscal Year 2023-2024, ESG funds were allocated based on a competitive grant cycle to which public service providers could apply for ESG funds. Applicants were restricted to submitting one (1) application per agency for ESG funds. All applicants were required to attend a Grant Technical Workshop prior to submission of an application. A panel made up of representation from the Stanislaus Urban County, the County's Chief Executive Office, and the local Continuum of Care (CoC) reviewed each written application submission and oral presentation and scored them individually.

The following is the scoring criteria that is utilized by the Grant Review Panel for CDBG Public Services Grant and Emergency Solutions Grants (ESG) Program grant applications:

**Capacity & Experience**

- Agency & Staff Experience with Grant Administration
- Program Sustainability Outlook
- Funding prioritization will be provided to agencies with successful experience in administering HUD funding

Addressing the Need/Extent of the Problem

- Prevention Focus
- Consistent with Adopted Consolidated Plan Consistent/Priority Need
- Identifying and Addressing a Community Need
- Funding prioritization will factor in equitable distribution throughout the Stanislaus Urban County
- Use of health index tool or similar tool

Collaboration

- Does the Proposed Program Include Cross Sector Engagements?
- Are there Partnerships and Collaborations?
- Outreach and Referrals

Accomplishments & Program Evaluation

- Are Accomplishments Measurable?
- Standardized Methods and Tools to Evaluate Progress
- Are Goals Verifiable and Attainable?
- Will Program be Impactful and Effective?
- Use of Racial Equity Assessment

Financials

- Clear and Efficient Budget
- Leveraging Sources

Performance & Risk Assessment

- Implementation- Soundness of Approach
- Monitoring Results and Timeliness

Program InnovationGrant Submittal

- Is the Application Clear?
- Presentation Value

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Stanislaus Urban County consults with the local Continuum of Care which has formerly homeless individuals as members. Sub-grantees who administer the shelters and the rapid re-housing programs have formerly homeless individuals in their organizations who help shape policies and make decisions about services and programs that receive ESG funding.

5. Describe performance standards for evaluating ESG.

Under the Emergency Solutions Grants (ESG) Program, Stanislaus County staff reviews quarterly ESG statistical tables, narratives, Request for Funds forms and budget printouts, which identify the total funds uses/requested by each grantee during that reporting period. Stanislaus County staff verifies match funding (i.e. - local unrestricted donations). In this manner, the subrecipient in turn ensures that dollar to dollar matching requirements are satisfied by paying the remainder of the expenses from non-ESG sources.

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

*Reference 24 CFR 91.220(l)(2)*

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Stanislaus HOME Consortium will permit HOME funds to be invested as loans, grants, deferred payment loans, and other types of investment as permitted by the regulations described in 92.205(b). Other forms of investment will not be permitted without the prior approval of HUD.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME statute states that resale provisions must limit subsequent purchase of the property to income-eligible families, provide the owner with a fair return on investment, including any improvements, and ensure that the housing will remain affordable to a reasonable range of low- income homebuyers. The HOME statute also specifies that recapture provisions must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. Under the recapture provision, the property may be sold without income-edibility restrictions. The Stanislaus HOME Consortium has elected to establish a recapture provision as part of its program.

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 Stanislaus HOME Consortium is not required to repay the difference between the total direct HOME subsidy and the amount recaptured from available net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. In applying the option of the recapture provision, the following formulas will be used:

HOME investment / (HOME investment + Homeowner investment) X Net proceeds = HOME amount to be repaid

Homeowner investment / (HOME investment + Homeowner investment) X Net proceeds = Amount to Homeowner

### Affordable Homeownership Limits

HUD provides that the HOME affordable homeownership limits (initial purchase price or after-rehabilitation value) of homeownership units assisted with HOME funds not to exceed 95 percent of the area median purchase price for single family housing. Under the Code of Federal Regulations at title 24, part 92, section 254, paragraph (a)(2)(iii), HUD allows jurisdictions to prepare a market analysis to determine this limit following HUD guidance.

The 95 percent of median area purchase price must be established in accordance with a market analysis that ensured that a sufficient number of recent housing sales are included in the survey. Sales must cover the requisite number of months based on volume. The address of the listed properties must include the location within the consortia's jurisdiction. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire consortia jurisdiction. After identifying the median sales price per HUD's guidance, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price. Final limits are rounded to the nearest thousand. The Stanislaus HOME Consortium will use the highest limit as determined by HUD or the HUD approved market analysis.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

In the case of affordability, the HOME Consortium will recapture the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. The HOME Consortium's recapture amount will be limited to the net proceeds available from the sale. While the home may be sold without restriction on the new buyers' income, the recaptured funds will be used to assist other income eligible homebuyers.

Recapture provision will be ensured through the use of real estate lien notes and/or restrictive covenants outlining the Stanislaus HOME Consortium's recapture provisions. Homeownership projects undertaken using the resale provision shall use deed restrictions, covenants running with the land, or other similar mechanisms per 92.254(a)(5)(i)(A) to ensure the resale requirements are met. The period of affordability specified in the mortgage will be the minimum period for the recapture scenario as specified above. The period of affordability will be based on the total amount of direct HOME funds invested in the housing project.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Stanislaus HOME Consortium does not intend to refinance any kind of existing debt with HOME funds.

# Stanislaus County Citizen Participation Plan (CPP) For HUD Entitlement Programs

DRAFT Update March 31, 2023

Last Amended July 28, 2020, Board of Supervisors Resolution #2020-0396



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# Stanislaus County Citizen Participation Plan

## INTRODUCTION

As required by the U.S. Department of Housing and Urban Development (HUD) regulations found at 24 CFR 91.105 “Citizen Participation Plan,” this Citizen Participation Plan sets forth the policies and procedures for resident participation within the Stanislaus Urban County and the Stanislaus HOME Consortium with respect to Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG) programs, HOME Investment Partnerships Program (HOME), Neighborhood Stabilization Program (NSP 1 and 3), and the following Consolidated Plan Documents:

- Citizen Participation Plan (CPP)
- Consolidated Plan (Con Plan)
- Annual Action Plan (AAP)
- Consolidated Annual Performance and Evaluation Report (CAPER)
- **Affirmatively Furthering Fair Housing Assessment (AFFH)** ~~Assessment of Fair Housing (AFH)~~

The Stanislaus Urban County was formed in 2002 to receive entitlement CDBG and ESG funds. As of 2023, the Stanislaus Urban County includes the unincorporated areas of Stanislaus County and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson and Waterford. **Up until July 1, 2023, all Stanislaus Urban County members were members of the City of Turlock/Stanislaus County HOME Consortium established in 2000 with City of Turlock as the “lead entity”. Effective July 1, 2023, Stanislaus County will take over as the lead entity of the Stanislaus HOME Consortium comprised of the Stanislaus Urban County members and the City of Turlock.**

~~All Stanislaus Urban County members are members of the City of Turlock/Stanislaus County HOME Consortium, which was established in 1991, to obtain a direct allocation of funds under the Cranston-Gonzalez National Affordable Housing Act of 1990.~~

The requirements for resident participation do not restrict the responsibility or authority of the jurisdiction for the development and execution of the above-mentioned programs and documents, but rather facilitate resident access to, and engagement with, the HUD Community Planning and Development funding sources.

Subsequent to Board of Supervisors approval of a CPP ~~this Amended Citizen Participation Plan~~, the plan will be effective until it is amended or otherwise replaced.

As the Lead Entity of the Stanislaus Urban County **and the Stanislaus HOME Consortium** for the respective HUD entitlement programs, Stanislaus County is responsible for the implementation of this CPP ~~Citizen Participation Plan~~ on behalf of the Urban County **and HOME Consortium** membership. As such, any reference to “Stanislaus County,” throughout this document, may capture actions taken by either Stanislaus County solely or the Stanislaus Urban County **and the Stanislaus HOME Consortium** as a whole. **Any reference to the “Cooperative” in this document will mean that it includes both the Urban County and the HOME Consortium.**

## PURPOSE

This Citizen Participation Plan (CPP) is intended to provide residents an adequate opportunity to participate in an advisory role in planning, implementing, and assessing the HUD Programs administered

by Stanislaus County, as required by the U.S. Department of Housing and Urban Development (HUD) in 24 CFR Part 91.105.

Interested groups and individuals are encouraged to provide input into all aspects of the **Cooperative's** ~~Urban County's~~ consolidated planning activities from assessing needs and setting priorities through performance evaluation. This CPP offers numerous opportunities for residents to contribute information, ideas; and opinions about ways to provide decent housing, establishing and maintain a suitable living environment, and expanding economic opportunities, particularly for low- and moderate-income persons.

## SCOPE OF FEDERAL REQUIREMENTS

This CPP sets forth policies and procedures to provide for and encourage participation by the residents of the **Cooperative** ~~Urban County~~ in the development of the **AFFH** ~~Assessment of Fair Housing (AFH)~~, the **Con Plan** ~~Consolidated Plan (Con Plan)~~ for housing and community development, NSP Action Plans, the **AAP** ~~Annual Action Plan (AAP)~~ and the **CAPER** ~~to the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER)~~ that evaluates progress towards the Consolidated Plan objectives. The CPP also applies to any minor or Substantial Amendments to these Plans. The ~~Urban County~~, **on behalf of the Cooperative**, submits a **Con Plan** ~~Consolidated Plan~~ to HUD every five years and an **AAP** ~~Annual Action Plan~~ to HUD every year. These documents are due to HUD by May 15 unless otherwise instructed by HUD. The NSP Action Plans and Substantial or minor Amendments are done as needed for each HUD program's need for adjustment and program implementation. The CAPER is submitted to HUD by September 30 each year unless otherwise instructed by HUD. **The City of Turlock, although a member of the Stanislaus HOME Consortium, is still required by HUD to submit an AAP and CAPER independently for their City's CDBG activities.**

## STANDARDS OF PARTICIPATION

The Stanislaus Urban County shall provide a process for resident participation at the community-wide level.

1. All aspects of resident participation shall be conducted in an open manner, with freedom of access for all interested persons.
2. In developing its **AFFH** ~~AFH~~, Con Plan, AAP, Substantial and minor Amendments, CAPER, and applications to HUD, the **Cooperative** ~~Urban County~~ will take appropriate actions to encourage the participation of all its residents including:
  - a. Low- and moderate-income (LMI) persons, particularly those living in areas where federal funds are proposed to be used;
  - b. Residents of predominantly low- and moderate-income neighborhoods, especially those residing in low- and moderate-income (LMI) Census Tract Block Groups;
  - c. Minorities;
  - d. People with Limited English Proficiency (LEP);
  - e. People with Disabilities;
  - f. Residents of public and other assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations); and
  - g. Local and regional institutions, the local Continuum of Care (CoC) (locally recognized as the Stanislaus Community System of Care (CSOC)) and other organizations, both public and private (including businesses, developers, non-profit organizations, and community-based and faith-based organizations).
3. Residents shall be provided adequate and timely information so as to enable them to be meaningfully involved in important decisions at various stages of the HUD programs.
4. To facilitate citizen participation, Stanislaus ~~Urban~~ County staff shall provide technical assistance



to citizen organizations, groups of low- to moderate- income persons, and residents of affected neighborhoods which request assistance in developing proposals.

The following outlines the ~~Cooperative's Stanislaus Urban County's Citizen Participation Plan~~ CPP process when developing or amending the named Consolidated Plan documents:

## I. CONSOLIDATED PLAN AND ANNUAL ACTION PLAN DEVELOPMENT

**As the lead entity for the Cooperative, Stanislaus County provides for and encourages the participation of residents and stakeholders in the development of all the documents covered by this Citizen Participation Plan.** Stanislaus County ~~provides for and~~ further encourages participation by low- and moderate-income persons, particularly those living in blighted areas and in areas where HUD funds are proposed to be used and by residents of predominantly low- and moderate-income neighborhoods<sup>1</sup>.

Stanislaus County will implement the following procedures in the development and approval of the Consolidated Plan and each Annual Action Plan (hereafter referred to as "the Plans"):

### A. Plan Considerations – HUD requirements (24 CR 91.100 (a), (c) & (e))

In the development of the Plans, Stanislaus County will consult other public and private agencies and public organizations including but not limited to those providing:

- Assisted housing;
- Health services;
- Social services and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, economic development, neighborhood development and other housing and community development services); and
- Municipal Advisory Councils (MACS);
- Organizations that represent protected class members;
- Organizations that enforce fair housing laws;
- Public and private fair housing service agencies, including fair housing organizations and non-profits receiving funding under the Fair Housing Initiative Program (FHIP);
- Adjacent governments, including agencies with area wide planning and transportation responsibilities, particularly for problems that go beyond a single jurisdiction;
- Entities previously listed in the Con Plan and Con Plan regulations, such as public and private agencies that provide assisted housing, health services, and social services;
- Public housing agencies (PHAs) not only about the ~~AFH AFH~~ AFFH, but also about proposed strategies and actions for affirmatively furthering fair housing in the Con Plan;
- Advocacy groups for special needs households;
- Affordable housing providers;
- Banks and other financial institutions; and
- Educational institutions.

Consultation with the groups and agencies listed above will occur at various points in the fair housing planning process for the development of the ~~AFH AFH~~ AFFH and the Con Plan. Consultations regarding the Con Plan will seek specific input about how the ~~AFH AFH~~ AFFH goals related to the priorities and objectives of the Con Plan.

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<sup>1</sup> Predominately low- and moderate-income neighborhoods are defined as those in which 51% of the residents have incomes at or below 80% of area median income.

When preparing the section of the Plans describing Stanislaus County’s homeless strategy and the resources available to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons at risk of homelessness, Stanislaus County will consult with:

- The HUD approved Continuum of Care (locally recognized as the Stanislaus Community System of Care (CSOC));
- Public and private agencies that address housing, health, social services, victim services, employment, or education needs of low-income individuals and families<sup>2</sup>; homeless individuals and families, including homeless veterans; youth; and/or other persons with special needs;
- Publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and
- Business and civic leaders.

When preparing the portion concerning lead-based paint hazards, Stanislaus County will consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead poisoned.

When preparing the description of priority non-housing community development needs, Stanislaus County will notify adjacent units of general local government, to the practical extent. ~~A non-housing community development plan will be submitted to the State of California Housing and Community Development Department.~~

Stanislaus County will also consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond Stanislaus County’s jurisdiction.

Stanislaus County will consult with the **Stanislaus Regional Housing Authority (SRHA)** ~~Housing Authority of Stanislaus (HACS)~~, the local public housing agency (PHA), concerning consideration of public housing needs and planned programs and activities.

As a recipient of ESG funds, Stanislaus County will consult with the **CSOC** ~~Continuum of Care~~ **in identifying service needs and gaps in homeless services to assist** in determining how to allocate its ESG funds toward eligible activities; in developing the performance standards for, and evaluating the outcomes of, projects and activities assisted by ESG funds; and in developing funding, policies, and procedures for the operation and administration of the Homeless Management Information System (HMIS).

In addition, in accordance to the ESG Final Rule requirements, Stanislaus County will consult with the following entities in the planning for ESG related activities:

- Public and private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families;
- Homeless individuals and families, including homeless veterans; youth; and/or other persons with special needs;
- Publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other

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<sup>2</sup> Low-income individuals and families are defined as those with incomes of, or less than 80% of the Stanislaus County Area Median Income (AMI), as established by HUD.

- youth facilities, and corrections programs and institutions); and
- Business and civic leaders.

A variety of mechanisms may be utilized to solicit input about the Con Plan or AAP from these persons, service providers, and agencies listed above. These include posting or mailing notices of public meetings and hearings, telephone or personal interviews, mail surveys, internet-based feedback and consultation workshops.

#### B. Public Review and Comment

Drafts of the Plans will be made available for public review for a 30-day period prior to Board of Supervisors consideration at a scheduled public hearing. Written comments will be accepted by the County's Director of Planning and Community Development or designee during the public review period. A summary of all comments, written and verbal, received during the public comment period will be attached to the Plans prior to submission to HUD. Copies will be made available following the process described in Section V of this document.

#### C. Public Hearing

The Board of Supervisors will conduct a public hearing to accept public comment on the draft Plan prior to approval and submittal to HUD. ~~Cooperative Stanislaus Urban County~~ members are not required to hold a public hearing, but at a minimum must present the draft Plans to their respective City Councils thereby obtaining approval of their individual planned activities and informing the public of Stanislaus County's public comment period. Prior to consideration of the Plans by Stanislaus County, cities shall submit a resolution of concurrence and acceptance to Stanislaus County. Section V describes the process for publishing notice for and conducting public hearings.

#### D. Submittal to HUD

The approved Plans will be submitted to HUD with a summary of all comments, written and verbal, received during the public comment period, including those received at public meetings and hearings, and proof of compliance with the minimum 30-day public review and comment period requirement. The Plans will be submitted to HUD a minimum of 45 days before the program year, or as otherwise required, pursuant to regulations.

#### E. Plan Access and Comments

Approved Plans will be kept on file by Stanislaus County at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354 and online at <http://www.stancounty.com/planning/> and can be made available to those requesting the Plans.

## II. **CONSOLIDATED PLAN AND ANNUAL ACTION PLAN AMENDMENT**

Stanislaus County will follow the procedures outlined in section C-~~EF~~ below, in order to complete substantial amendments to the Consolidated Plan and Annual Action Plan (hereafter referred to by their specific name or "the Plans"), as needed:

#### A. Consolidated Plan Amendment Considerations 24 CFR Part 91.505

Stanislaus County will substantially amend the Consolidated Plan if a "substantial change", as defined below, is proposed. For the purpose of the Consolidated Plan, a "substantial change" is defined as:

- The addition or deletion of Consolidated Plan priorities or goals.

All other changes may be handled administratively and are not subject to the public hearing requirements of this Citizen Participation Plan; however, public outreach and Board of Supervisors approval will be conducted as required by County practice.

#### B. Annual Action Plan Amendment Considerations

Stanislaus County will substantially amend an Annual Action Plan if a “substantial change”, as defined below, is proposed. For the purpose of the Annual Action Plan, a "substantial change" is defined as:

- Addition of a new activity not previously identified in the Annual Action Plan;
- Deletion or cancelation of an activity identified in the Annual Action Plan which has NOT been deemed ineligible or determined to be infeasible (provided any allocated funds are transferred to another approved activity as part of a subsequent Annual Action Plan approval); and
- The addition of new CDBG Public Service or ESG award grantees.
- A proposed action or change that may create a significant community impact. A significant community impact is defined as either:
  1. Any federal grant-funded project or activity that results in a significant environmental impact as that term is defined pursuant to the National Environmental Policy Act (NEPA) (42 U.S.C 4231 *et seq*); or
  2. Any federal grant-funded project or activity that generates relocation of at least 20 resident households and/or two existing businesses which are subject to the federal Uniform Relocation Act (42 U.S.C 4601 *et seq*, 42 USC 4621 *et seq*, and U.S.C 4651 *et seq*),

All other changes may be handled administratively and are not subject to the public hearing requirements of this Citizen Participation Plan; however, public outreach and Board of Supervisors approval will be conducted as required by County practice. The following changes are considered administrative:

- Proportional adjustment to CDBG Public Services and ESG award amounts to accommodate actual HUD allocations amounts (provided new grantees are not awarded funds);
- **Proportional adjustment to CDBG or HOME approved activities to accommodate actual HUD allocation amounts (provided new project or programs are not funded);**
- Shifts of funds, not exceeding an amount of \$150,000, between approved activities; and
- Shift of fund balance, in any amount, from a completed activity to another approved activity.

In any case where the shifting of funds occur, the shifting will be reported accordingly in the CAPER.

Additionally, County Program staff will select and include in AAP’s alternate public infrastructure projects which can be implemented if projects approved by the Board of Supervisors and the **Cooperative’s Stanislaus Urban County’s members’** **respective** city councils are rejected by HUD or if approved projects subsequently are determined to be ineligible or unable to secure all of the funding necessary to allow the project to proceed.

#### C. Public Review and Comment

Drafts of Substantial Amendments to the Plans will be made available for public review for a 30-day period prior to Board of Supervisors consideration at a scheduled public hearing. Written comments

will be accepted by the County's Director of Planning and Community Development or designee during public review period. A summary of the comments received, written and verbal, will be attached to the Substantial Amendment prior to submission to HUD. Copies will be made available following the process described in Section V of this document.

D. Public Hearing

The Board of Supervisors will conduct a public hearing to accept public comments on the draft Substantial Amendment of the Plans prior to approval and submittal to HUD. Section V describes the process for publishing notice for and conducting public hearings. **Cooperative members Stanislaus Urban County participating cities** who are implementing Consolidated Plan and/or Annual Action Plan changes that would trigger a substantial amendment specific to their activities must present the draft Substantial Amendment to their respective city councils at a public hearing, following the citizen participation plan process, and submit a resolution of approval to Stanislaus County. Stanislaus County may require a resolution of concurrence from all **Cooperative members Stanislaus Urban County participating cities** for any amendment that may affect city activities.

E. Submittal to HUD

The approved Substantial Amendment will be submitted to HUD with a summary of all comments, written and verbal, received during the public comment period, including those received at public meetings and hearings, and proof of compliance with the minimum 30-day public review and comment period requirement will be submitted to HUD for their records.

F. Plan Access and Comments

Approved Substantial Amendments will be kept on file by Stanislaus County at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354 and online at <http://www.stancounty.com/planning/> and can be made available to those requesting the plan.

### III. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Stanislaus County will follow the following procedure in the drafting and adoption of the Consolidated Annual Performance and Evaluation Report (CAPER):

A. Plan Considerations

Staff will evaluate and report the accomplishments of the previous program year for CDBG, **HOME**, NSP, and ESG, and will summarize expenditures that took place during the previous program year.

B. Plan Review and Comment

The draft CAPER will be made available for public review for a 15-day period prior to Board of Supervisors consideration at a scheduled public hearing. Written comments will be accepted by the County's Director of Planning and Community Development or designee during public review period. A summary of the comments received, written and verbal, will be attached to the CAPER prior to submission to HUD. Copies will be made available following the process described in Section V of this document.

C. Public Hearing

The Board of Supervisors will conduct a public hearing to accept public comments on the draft CAPER prior to approval and submittal to HUD. **Cooperative members Stanislaus Urban County participating**

cities are not required to hold a public hearing but must present the draft CAPER to their respective city councils thereby obtaining approval of their accomplishments reported in the CAPER and informing the public of Stanislaus County's public comment period. Section V describes the process for publishing notice for and conducting public hearings.

#### D. Submittal to HUD

The approved CAPER will be submitted to HUD with a summary of all comments, written and verbal, received during the public comment period, including those received at public meetings and hearings, and proof of compliance with the minimum 15-day public review and comment period will be submitted to HUD for their records. The CAPER will be submitted to HUD within 90 days following the end of the program year pursuant to regulations.

#### E. Plan Access and Comments

The approved CAPER will be kept on file by Stanislaus County at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354 and online at: <http://www.stancounty.com/planning/> and can be made available to those requesting the plan.

### IV. FIVE-YEAR ASSESSMENT OF FAIR HOUSING

**Effective in 2023, the requirements for an Assessment of Fair Housing have been replaced with a required for an Affirmatively Furthering Fair Housing Assessment.** Stanislaus County will follow the following procedure in the drafting and adoption of the **Affirmatively Furthering Fair Housing Assessment (AFFH)** ~~Assessment of Fair Housing (AFH)~~:

#### A. Plan Considerations (24 CFR 91.100 (a), (c) & (e))

In an effort to solicit input on fair housing issues during the development of the Five-Year **AFFH** ~~AFH~~, Stanislaus County will consult public and private agencies and public organizations including but not limited to those listed below:

- Organizations that represent protected class members;
- Organizations that enforce fair housing laws;
- Fair housing organizations and non-profits receiving funding under the Fair Housing Initiative Program (FHIP);
- Other public and private fair housing service agencies;
- Adjacent governments, including agencies with area wide planning and transportation responsibilities, particularly for problems that go beyond a single jurisdiction;
- Entities previously listed in the Con Plan and Con Plan regulations, such as public and private agencies that provide assisted housing, health services, and social services;
- Public housing agencies (PHAs) not only about the **AFFH** ~~AFH~~, but also about proposed strategies and actions for affirmatively furthering fair housing in the Con Plan;
- Advocacy groups for special needs households;
- Affordable housing providers;
- Banks and other financial institutions; and
- Educational institutions.

Consultation with the groups and agencies listed above will occur at various points in the fair housing planning process for the development of the **AFFH** ~~AFH~~ and the Con Plan.

A variety of mechanisms may be utilized to solicit input from these groups and agencies. These include, but are not limited to, telephone or personal interviews, mail surveys, and consultation workshops.

**B. Affirmatively Furthering Fair Housing Assessment ~~Assessment of Fair Housing Amendment Considerations~~**

Stanislaus County will amend an **Affirmatively Furthering Fair Housing Assessment** ~~Assessment of Fair Housing~~ if a “material change”, which is a change that affects the information the **AFFH AFH** is based on so that the analysis, fair housing contributing factors, or priorities and goals do not reflect the current situation in the community. Examples include:

- A Presidentially declared disaster;
- Major demographic changes;
- New significant contributing factors; or,
- Significant civil rights findings.

HUD may also require a revision if it detects a significant change.

All other changes may be handled administratively and are not subject to the public hearing requirements of this Citizen Participation Plan; however, public outreach and Board of Supervisors approval will be conducted as required by County practice.

An amended **AFFH AFH** must be submitted to HUD within 12 months of the onset of the material change. For Presidentially declared disasters, the amended **AFFH AFH** is due two years after the date of the disaster is declared.

**C. Plan Review and Comment**

The draft **AFFH AFH** or amended **AFFH AFH** will be made available for public review for a 30-day period prior to Board of Supervisors consideration at a scheduled public hearing. Written comments will be accepted by the County’s Director of Planning and Community Development or designee during public review period. A response to written complaints from the public about the **AFFH AFH** or any revisions will be given in writing and be provided within 15 business days. A summary of the comments received, written and verbal, will be attached to the **AFFH AFH** prior to submission to HUD. Copies will be made available following the process described in Section V of this document.

**D. Public Hearing**

The Board of Supervisors will conduct a public hearing to accept public comments on the draft AI as prior to approval and submittal to HUD. **Cooperative members** ~~Stanislaus Urban County participating cities~~ are not required to hold a public hearing, but at a minimum must present the **AFFH AFH** to their respective city councils and informing the public of Stanislaus County’s public comment period. Section V describes the process for publishing notice for and conducting public hearings.

**E. Submittal to HUD**

The approved **AFFH AFH** will be submitted separate from the Con Plan to HUD with a summary of all comments, written and verbal, received during the public comment period, including those received at public meetings and hearings, and proof of compliance with the minimum 30-day public review and comment period requirement. Under **the current AFFH AFH** rule, the initial **AFFH AFH** is required to be submitted 270 calendar days before the start of the first program year in which a new Con Plan is submitted. After the first **AFFH AFH** the following **AFFHs AFHs** must be submitted to HUD a minimum

of 195 calendar days before the start of the first program year of the next five year Con Plan, or as otherwise required, pursuant to regulations.

F. Plan Access, Records, and Comments 24 CFR Part 570.506

The County will provide access to information and records relating to the **AFFH AFH** from the last five years in a reasonable and timely manner. Any HUD-provided data and any supplemental information the jurisdiction intends to use in preparing the **AFFH AFH** will be made available to the public as soon as practical but after the start of the public participation process.

The approved **AFFH AFH** will be kept on file by Stanislaus County at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354 and online at: <http://www.stancounty.com/planning/> and can be made available to those requesting the plan.

**V. PUBLIC HEARINGS, NOTIFICATION AND ACCESS**

Stanislaus County will follow the following procedure in conducting public hearings and providing notification and access to all Consolidated Plan documents discussed in this Citizen Participation Plan:

A. Public Hearing Process

Stanislaus County will conduct at least two public hearings per year to obtain residents' views and comments on planning documents during the public review and comment period for the Annual Action Plan and CAPER. These meetings will be conducted at different times of the program year and together will cover the following topics:

- Housing and Community Development Needs
- Development of Proposed Activities
- Review of Program Performance

During a program year when Stanislaus County develops a Consolidated Plan, at least one public hearing will be conducted prior to Board of Supervisors consideration of the Consolidated Plan. This public hearing may be conducted jointly with the hearing to consider the Annual Action Plan. Stanislaus County, at its discretion, may conduct additional outreach, public meetings or public hearings as necessary to foster citizen access and engagement.

B. Public Hearing Notification

Notices will be printed and posted at least 15 days prior to the meeting date. Noticing may include:

- Printing a public notice in newspaper(s) of general circulation in Stanislaus County;
- Display ads and/or press releases; or
- Posting notices at County Administrative Office.

Notices will include information on the subject and topic of the meeting including summaries when possible and appropriate to properly inform the public of the meeting. Notices may be published in additional languages as appropriate and will be accessible to those with disabilities. Meeting location and access is described below.

C. Public Review and Comment Period



Public notices will be printed and posted prior to the commencement of any public review and comment period alerting residents of the documents for review. The minimum public comment and review period for each Consolidated Plan document is listed below:

Document	Public Comment Period
Consolidated Plan	30 days
Annual Action Plan	30 days
Substantial Amendments	30 days
Consolidated Annual Performance Evaluation Report	15 days
<b>Affirmatively Furthering Fair Housing Assessment</b> <del>Assessment of Fair Housing</del>	30 days
Citizen Participation Plan	30 days

Copies of all documents and notices will be available for public review at the following location:

Stanislaus County Planning & Community Development Department  
1010 10th Street, Suite 3400  
Modesto, CA 95354

A copy of each document will also be made available for public review at County libraries and at the Planning Departments of each **Cooperative member** city.

Documents and notices will also be posted to the Stanislaus County website at: <http://www.stancounty.com/planning/>

D. Access to Meetings

Unless otherwise noted, Public Hearings requiring Board of Supervisors action will be conducted at the Board of Supervisors Chambers (1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354). For public meetings not requiring Board of Supervisors participation, Stanislaus County will conduct such meetings at a location that is:

- Within target areas;
- Easily accessible for the low- and moderate-income residents; and
- Convenient to potential and actual beneficiaries.

The County will work with neighborhood groups and other stakeholders for guidance in selecting meeting locations and times.

It is the intent of Stanislaus County to comply with the Americans with Disabilities Act (ADA) and Title VI of the Civil Rights Act of 1965 and related statuses in all respects. If an attendee or participant at a public hearing and/or meeting needs special assistance beyond what is normally provided, Stanislaus County will attempt to accommodate these people in every reasonable manner.

E. Access to Records

Approved Consolidated Plan documents will be kept on file by Stanislaus County at Stanislaus County Planning and Community Development Department (1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354) and online at: <http://www.stancounty.com/planning/> and can be made available to those requesting the Plans.

Stanislaus County will ensure timely and reasonable access to information and records related to the development of the Consolidated Plan documents, and the use of HUD funds from the preceding five years.

Requests for information and records must be made to Stanislaus County in writing. Staff will respond to such requests within **ten (10) fifteen (15)** working days or as soon as possible thereafter.

F. Technical Assistance 24 CFR Part 91.1 05 (i)

Stanislaus County shall make available, upon request, technical assistance to groups or individuals representing persons of low- and moderate-income (and other special needs) that request such assistance in developing proposals for funding assistance under any of the programs covered by the Plans. The County shall also hold at least one workshop for community agencies applying for County funding on or near the time of issuance of a Request for Proposals to explain issues related to various funding sources available, eligible activities, the application process itself, and to answer any questions.

County staff shall determine the necessary level and degree of assistance. Such technical assistance might include, but is not limited to, the following:

- Assisting with forms and applications.
- Explaining the process for submitting proposals;
- Explaining federal and local requirements;
- Providing comments and advice on the telephone or in meetings; or
- Reviewing and commenting on draft proposals.

G. Comments and Complaints 24 CFR Part 91.1 (050)

Written and verbal comments received at public hearings, public meetings, or during the comment period will be summarized and considered in the development of the Consolidated Plan documents subject to this Citizen Participation Plan and included as an attachment to final Consolidated Plan documents submitted to HUD. Written comments are strongly encouraged and should be addressed to:

Stanislaus County  
Planning and Community Development Department  
Attn: Director  
1010 10th Street, Suite 3400  
Modesto, CA 95354  
[CommunityDevelopment@stancounty.com](mailto:CommunityDevelopment@stancounty.com)

A complaint regarding any of the Consolidated Plan documents covered by this Citizen Participation Plan must be submitted in writing to the County's Director of Planning and Community Development.

Stanislaus County will accept written complaints provided they specify:

- The description of the objection, and supporting facts and data; and
- Provide name, address, telephone number **or email**, and a date of complaint.

Pursuant to the Code of Federal Regulations (Section 24, CFR 91.105 (j)), a written response will be made to all written complaints within fifteen (15) working days, acknowledging the letter and identifying a plan of action, if necessary.

## H. Individuals with Limited English Proficiency

In compliance with Title VI of the Civil Rights Act of 1964, Stanislaus County will take responsible steps to ensure meaningful access to benefits, services, information, and other important aspects of the programs covered by the Consolidated Plan documents for individuals with Limited English Proficiency (LEP). If an individual or participant with Limited English proficiency needs assistance beyond what is normally provided, Stanislaus County will attempt to accommodate their request in every reasonable manner.

If anyone needs any information related to the Consolidated Plan documents in an alternate format, please contact the Stanislaus County **Director of Planning and Community Development ADA Title II/Civil Rights Title VI Coordinator** at **(209) 525-6330** ~~(209) 525-4494~~.

## VI. ANTI-DISPLACEMENT AND RELOCATION POLICY AND PLAN

### A. Anti-Displacement Policy

The **Cooperative Stanislaus Urban County** seeks to minimize, to the greatest extent feasible, the involuntary displacement, whether permanently or temporarily, of persons (families, individuals, businesses, nonprofit organizations, or farms) from projects funded with CDBG, ESG, NSP, or HOME involving single or multi-family rehabilitation, acquisition, commercial rehabilitation, demolition, economic development, or capital improvement activities.

Projects that the **Cooperative Stanislaus Urban County** deems beneficial but that may cause displacement may be recommended and approved for funding only if the **Cooperative Stanislaus Urban County** or its sub-grantee demonstrates that such displacement is necessary and vital to the project and that they take efforts to reduce the number of persons displaced. Further, it must be clearly demonstrated that the goals and anticipated accomplishments of a project outweigh the adverse effects of displacement imposed on persons who must relocate.

The **Cooperative's Stanislaus Urban County's** Anti-displacement and Relocation Plan describes how it will assist persons who will be temporarily relocated or permanently displaced due to the use of HUD funds. This plan takes effect whenever the **Cooperative Stanislaus Urban County** sponsors projects using **CDBG** ~~CDBG~~, ESG, NSP or HOME funds that involve the following:

- Property acquisition; or
- The demolition or conversion of low- and moderate-income dwelling units.

### B. Background

Two acts apply whenever any of the above issues are present: the Uniform Relocation Assistance and Real Property Policies Act of 1970 (URA) and Section 104(d) of the Housing and Community Development Act of 1974. Each of these acts places different obligations on the **Cooperative Stanislaus Urban County**.

The URA governs the processes and procedures which the **Cooperative Stanislaus Urban County** must follow to minimize the burden placed on low- and moderate-income tenants, property owners, and business owners who must move (either temporarily or permanently) as the result of a project funded in whole or in part by the CDBG, ESG, NSP, or HOME programs. The URA applies to:

- Displacement that results from acquisition, demolition, or rehabilitation for HUD-assisted projects carried out by public agencies, nonprofit organizations, private developers, or others;

- Real property acquisition for HUD-assisted projects (whether publicly or privately undertaken);
- Creation of a permanent easement or right of way for HUD-assisted projects (whether publicly or privately undertaken); and
- Work on private property during the construction of a HUD-assisted project even if the activity is temporary.

#### C. What is Displacement?

Displacement occurs when a person moves as a direct result of federally assisted acquisition, demolition, conversion, or rehabilitation activities\*, because he or she is:

- Required to move; or
- Not offered a decent, safe, sanitary and affordable unit in the project;
- Treated “unreasonably” as part of a permanent or temporary move.

A person may also be considered displaced if the necessary notices are not given or provided in a timely manner and the person moves for any reason.

\*Persons who voluntarily participate in a CDBG, ESG, NSP, or HOME funded rehabilitation activity may only qualify for relocation assistance when no other housing options are available to them.

#### D. What is a Displaced Person?

The term *displaced person* means any person that moves from real property or moves his or her personal property from real property permanently as a direct result of one or more of the following activities:

- Acquisition of real property, in whole or in part, for a project;
- Rehabilitation or demolition of real property for a project;

Stanislaus County may offer advisory and financial assistance to eligible tenants (or homeowners) who meet the above definition.

#### E. Persons Not Eligible for Assistance

A person is not eligible for relocation assistance under the provisions of the URA if any of the following occurs:

- The person was evicted for serious or repeated violation of the terms and conditions of the lease or occupancy agreement, violation of applicable Federal, State, or local law, or other good cause. However, if the person was evicted only to avoid the application of URA, then that person is considered displaced and is eligible for assistance;
- The person has no legal right to occupy the property under State or local law;
- The **Cooperative Stanislaus Urban County** determines that the person occupied the property to obtain relocation assistance and the HUD Field Office concurs in that determination;
- The person is a tenant-occupant that moved into the property after a certain date, specified in the applicable program regulation, and, before leasing and occupying the property, the **Cooperative Stanislaus Urban County** or its sub-grantee provided the tenant-occupant written notice of the application for assistance, the project's impact on the person, and the fact that he or she would not qualify as a “displaced person” because of the project;

- The person is a tenant-occupant of a substandard dwelling that is acquired or a tenant-occupant of a dwelling unit to which emergency repairs are undertaken and the HUD field office concurs that:
  1. Such repairs or acquisition will benefit the tenant;
  2. Bringing the unit up to a safe, decent, and sanitary condition is not feasible;
  3. The tenant's new rent and average estimated monthly utility costs will not exceed the greater of: the old rent and utility costs or 30 percent of gross household income; and
  4. The project will not impose any unreasonable change in the character or use of the property.
- The person is an owner-occupant of the property who moves because of an arm's length acquisition;
- The **Cooperative Stanislaus Urban County** or its sub-grantee notifies the person that they will not displace him or her for the project;
- The person retains the right of use and occupancy of the real property following the acquisition; or
- The **Cooperative Stanislaus Urban County** determines that the person is not displaced as a direct result of the acquisition, rehabilitation, or demolition for the project and the HUD field office concurs in the determination.

#### F. Minimizing Displacement

Stanislaus County will take reasonable steps to minimize displacement occurring as a result of its CDBG, ESG, NSP, and HOME activities. This means that the **Cooperative Stanislaus Urban County** will:

- Consider if displacement will occur as part of funding decisions and project feasibility determinations;
- Assure, whenever possible that occupants of buildings to be rehabilitated are offered an opportunity to return;
- Plan substantial rehabilitation projects in "stages" to minimize displacement; and
- Meet all HUD notification requirements so that affected persons do not move because they have not been informed about project plans and their rights.

#### G. Displacement Assistance

Consistent with the goals and objectives of the CDBG, ESG, NSP, and HOME programs, the **Cooperative Stanislaus Urban County** will take all reasonable steps necessary to minimize displacement of persons, even temporarily. If displacement occurs, the **Cooperative Stanislaus Urban County** will provide relocation assistance to all persons directly, involuntarily, and permanently displaced according to HUD regulations.

If the **Cooperative Stanislaus Urban County** temporarily displaces a low- or moderate-income household, that household becomes eligible for certain relocation payments. The assistance applies to those persons residing in the residence at the time the application is processed and is based on the following procedures:

- If the structure and its occupants are determined eligible for temporary relocation assistance, the owner-occupants and tenants are eligible for the actual reasonable cost (based on fair market rent) of temporary lodging facilities until the structure is determined habitable by a housing or building inspector authorized by Stanislaus County to make the determination;

- The ~~Cooperative Stanislaus Urban County~~ must approve housing and the Lessor and Lessee must sign a rental agreement before move in. Housing must be functionally equivalent to the displacement dwelling, decent, safe, and sanitary. This does not mean that the housing must be in comparable size. The term “functionally equivalent” means that it performs the same function, has the same principal features present, and can contribute to a comparable style of living. Approved lodging accommodations include apartments and houses. The ~~Cooperative Stanislaus Urban County~~ does not reimburse “rental expenses” for living with a friend or family member;
- The ~~Cooperative Stanislaus Urban County~~ may facilitate moving and storage of furniture with a moving company;
- Damage deposits, utility hookups, telephone hookups and insurance costs are not eligible for reimbursement; and
- The ~~Cooperative Stanislaus Urban County~~ may pay the cost of relocation assistance from available Federal funds.

#### H. One-For-One Replacement Dwelling Units

The ~~Cooperative Stanislaus Urban County~~ will generally avoid awarding funds for activities resulting in displacement. However, should the ~~Cooperative Stanislaus Urban County~~ fund an activity, specific documentation is required to show the replacement of all occupied and vacant dwelling units demolished or converted to another use. The following exception applies to the demolition of units:

- Vacant blighted dwelling units that have been determined by the ~~Cooperative Stanislaus Urban County~~ to be unsafe for human occupancy and subsequently demolished using federal funds shall not require replacement.

Should the ~~Cooperative Stanislaus Urban County~~ fund an activity resulting in displacement, the ~~Cooperative Stanislaus Urban County~~ will assure that relocation assistance is provided as described in 24 CFR 570.606(b)(2).

Consistent with the goals and objectives of the CDBG, ESG, NSP, and HOME programs, the ~~Cooperative Stanislaus Urban County~~ will take all reasonable steps necessary to minimize displacement of persons from their homes. The ~~Cooperative Stanislaus Urban County~~ will avoid funding projects that cause displacement of persons or businesses and will avoid funding any project that involves the conversion of low- and moderate-income housing to non-residential purposes.

### VII. **Community Emergency Response Procedures**

**When** special emergency procedures are in place, in the event of a local, state, and national emergency, resulting in existing and/or new funding becoming available for distribution or re-allocated in an expedited timeframe, **all applicable procedures shall be followed by the Cooperative Stanislaus Urban County**. The procedures may provide for, **but are not limited to:**

- Streamlining the allocation process and reducing delays in accessing grant funds following the receipt of guidance, and in accordance with, HUD notices, waivers, award letters, or other HUD communications.
- Allowing for reduced citizen participation requirement in accordance with HUD notices, waivers, award letters, or other HUD communications.

Expedited procedures **may** include a **reduced periods for public review and comment as allowed for by HUD**. ~~period of no less than 5 days, reduced 2020 Page 17 Amended Citizen Participation Plan from the CPP required 30 days. The reduced 5-day public review and comment period for a CPP~~

~~amendment may run concurrently with the public review and comment period for the any other action identified in the CPP as requiring a longer period.~~

~~Expedited procedures may also include alternate methods to provide opportunities for the public to comment and review documents **as allowed for by HUD**. Public meetings and hearings may be conducted online, by telephone, or by other method allowing for reasonable public participation. In person meetings and/or public hearings are not required. The County may meet public hearing requirements through alternative means if: 1) national and local health authorities recommend social distancing and limiting public gatherings for public health reasons; and 2) the alternative means provides for: reasonable notification and access for public participation; timely responses from County officials to all public questions and issues; and public access to all questions and responses.~~

# Stanislaus County Fiscal Year 2023 Annual Action Plan

Board of Supervisors  
May 2, 2023





# Regional Approach

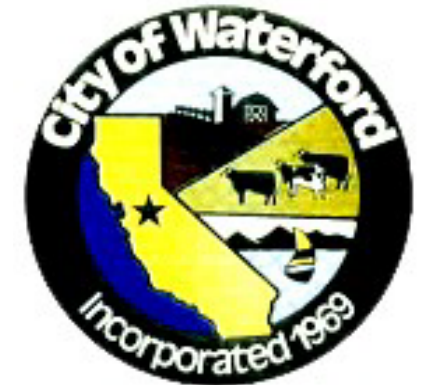
## **Stanislaus Urban County:**

- CDBG – Community Development Block Grant
- ESG – Emergency Solutions Grants

## **Stanislaus HOME Consortium:**

- HOME – HOME Investment Partnership Program
  - **Includes City of Turlock**

# Annual Action Plan “Stanislaus Cooperative”



# Plan Development and Citizen Participation

- Community Meetings
- Stakeholder Outreach
- City Councils & Staff of Member Jurisdictions
- County's Community Development Committee

# Fiscal Year 2023 Annual Action Plan

## Stanislaus County Allocation:

CDBG:	\$2,335,030*
ESG:	\$ 208,317**
HOME:	<u>\$1,708,364***</u>
<b>TOTAL</b>	<b>\$4,251,711</b>

\* reflects \$35,183 decrease compared to FY 2022-2023

\*\* reflects \$740 increase compared to FY 2022-2023

\*\*\* reflects \$21,947 decrease compared to FY 2022-2023

# FISCAL YEAR 2023-2024 CDBG AND ESG ALLOCATIONS

## FINAL CDBG AND ESG ALLOCATIONS

URBAN COUNTY MEMBER	ACTIVITIES	ADMINISTRATION	TOTAL
City of Ceres	\$223,633	\$10,160	\$233,793
City of Hughson	\$168,013	\$10,160	\$178,173
City of Newman	\$154,712	\$10,160	\$164,872
City of Oakdale	\$173,825	\$10,160	\$183,985
City of Patterson	\$186,648	\$10,160	\$196,808
City of Riverbank	\$150,074	\$10,160	\$160,234
City of Waterford	\$227,555	\$10,160	\$237,715
Stanislaus County	\$344,728	\$376,219	\$720,947
Public Services @10%	\$233,503		\$233,503
Fair Housing		\$25,000	\$25,000
<b>CDBG Total</b>	<b>\$1,862,691</b>	<b>\$472,339</b>	<b>\$2,335,030</b>
<b>ESG Total</b>	<b>\$192,694</b>	<b>\$15,623</b>	<b>\$208,317</b>
<b>TOTAL ALLOCATION</b>	<b>\$2,055,385</b>	<b>\$487,962</b>	<b>\$2,543,347</b>

# Fiscal Year 2023

## Stanislaus Urban County

### CDBG Proposed Projects

- County: West Modesto Sewer Infrastructure Project and Fair Housing Services
- Ceres: Morrow Village ADA Improvements Phase 2 Project
- Hughson: Walker Lane Project
- Newman: Steffensen-Sunshine Park Area Project
- Oakdale: Wood Basin Area Phase 2 Improvements Project
- Patterson: Washburn Improvements Project
- Riverbank: Castleberg Park ADA Improvements Project and Riverside-High Street Waterline Installation Project
- Waterford: Dorsey, Pecan and N. Western Avenue Project

# Fiscal Year 2023

## Notice of Funding Availability Process

- Capacity and Experience (50 points)
  - Funding prioritization will be provided to agencies with successful experience in administering HUD and HCD funding.
- Addressing the Need/Extent of the Problem (50 points)
  - Funding prioritization will factor in equitable distribution throughout the Stanislaus Urban County (and countywide for State ESG funding).
  - Use of health index tool or similar tool.
- Collaboration (50 points)
- Accomplishments and Program Evaluation (20 points)
  - Use of racial equity assessment.
- Financials (20 points)
- Performance and Risk Assessments (20 points)
- Program Innovation (30 points)
- Grant Submittal (10 points)

# Fiscal Year 2023 CDBG Public Service Grants

RANKING NO.	AGENCY	PROGRAM	GRANT	SCORE	REQUESTED	ESTIMATED AWARD
1	CASA of Stanislaus County	Direct Services Project	PSG	141.88	\$ 25,000.00	\$ 25,944.77
2	Children's Crisis Center	Children's & Youth Trauma Intervention & Recovery Program (Guardian House)	PSG	141.75	\$ 25,000.00	\$ 25,944.77
3	United Samaritans Foundation	Daily Bread Mobile Lunch Westside Program	PSG	139.50	\$ 25,000.00	\$ 25,944.77
4	Center for Human Services	Westside Family Resource Centers Supportive Services	PSG	138.88	\$ 25,000.00	\$ 25,944.77
5	Children's Crisis Center	Children's & Youth Intervention & Recovery Program (Verda's House)	PSG	138.75	\$ 25,000.00	\$ 25,944.77
6	United Samaritans Foundation	Daily Bread Mobile Lunch Ceres/Keyes Program	PSG	138.75	\$ 25,000.00	\$ 25,944.77
7	Children's Crisis Center	Children's Trauma Intervention & Recovery Program (Marsha's House)	PSG	138.13	\$ 25,000.00	\$ 25,944.77
8	Haven Women's Center	Emergency Shelter Program	PSG	137.94	\$ 25,000.00	\$ 25,944.77
9	United Samaritans Foundation	Daily Bread Mobile Lunch Hughson Program	PSG	137.88	\$ 25,000.00	\$ 25,944.77
10	Center for Human Services	Ceres Partnership Family Resource Center - Concrete Support in Times of Need	PSG	135.44	\$ 25,000.00	\$ -
11	Center for Human Services	Oakdale Family Resource and Counseling Center	PSG	133.25	\$ 25,000.00	\$ -
12	The Salvation Army Red Shield	Meet The Need Program	PSG	132.11	\$ 25,000.00	\$ -
13	Parent Resource Center	Housing Smarts Program	PSG	130.75	\$ 25,000.00	\$ -
14	The Salvation Army Red Shield	Senior Program	PSG	123.25	\$ 25,000.00	\$ -
15	Cambridge Academies	Newman Community Services Program	PSG	122.22	\$ 25,000.00	\$ -
16	The Salvation Army Red Shield	At Risk Teen Program	PSG	114.11	\$ 25,000.00	\$ -
17	Cambridge Academies	Migrant & Low-income GED Program	PSG	113.33	\$ 25,000.00	\$ -
18	Cambridge Academies	Citizenship Pathway Program	PSG	109.67	\$ 25,000.00	\$ -
N/A	Project Sentinel	Fair Housing Services	FH	138.50	\$ 25,000.00	\$ -
Total Amount Requested					\$ 475,000.00	
Estimated Amount Available						\$ 233,502.93



# Fiscal Year 2023 Emergency Solutions Grants (ESG)

Ranking No.	Agency	Program	Grant	Score	Requested	Estimated Award	Breakdown	Shelter	Rapid Re-Housing	HMIS	Administration
N/A	County Planning & Community Development Dept.	Administration	ESG	N/A	N/A	\$ 15,623.00		\$ -	\$ -	\$ -	\$ 15,623.00
1	We Care Program	Emergency Shelter Program	ESG	140.75	\$ 100,000.00	\$ 104,683.60		\$ 100,000.00	\$ -	\$ 4,683.60	\$ -
2	Community Housing and Shelter Services	Homeless Prevention Rental Assistance	ESG	140.56	\$ 63,000.00	\$ 88,010.40		\$ -	\$ 83,326.80	\$ 4,683.60	\$ -
3	Center for Human Services	Low Barrier Youth Shelter	ESG	137.44	\$ 78,020.00			\$ -	\$ -	\$ -	\$ -
4	Haven Women's Center	Emergency Shelter	ESG	136.89	\$ 130,000.00			\$ -	\$ -	\$ -	\$ -
5	Cambridge Academies	Naomi's House Shelter	ESG	135.33	\$ 200,000.00			\$ -	\$ -	\$ -	\$ -
6	Cambridge Academies	HOST House Shelter	ESG	133.67	\$ 200,000.00			\$ -	\$ -	\$ -	\$ -
					\$ 771,020.00	\$ 208,317.00		\$ -	\$ -	\$ -	\$ -
								\$ 100,000.00	\$ 83,326.80	\$ 9,367.20	\$ 15,623.00

*All funding recommendations will be proportionally increased or decreased from the estimated funding levels to match final HUD allocation amounts.*

FY 23-24 Funding Amount \$208,317			
ESG Program Limits	Eligible Activities	Allowed Amounts	Awarded Amounts
60% maximum	Shelter	\$ 124,990.20	\$ 100,000.00
40% minimum	Rapid Re-Housing (no cap)	\$ 83,326.80	\$ 83,326.80
7.5% maximum	Homeless Management Information System (HMIS)	\$ 15,623.00	\$ 9,367.20
7.5% maximum	Administration	\$ 15,623.00	\$ 15,623.00
			\$ 208,317.00

# FISCAL YEAR 2023-2024 HOME ALLOCATIONS

## FINAL HOME ALLOCATIONS

HOME CONSORTIUM MEMBER	ALLOCATION
City of Ceres	\$143,893
City of Hughson	\$127,110
City of Newman	\$135,827
City of Oakdale	\$139,079
City of Patterson	\$133,355
City of Riverbank	\$134,005
City of Turlock	\$156,123
City of Waterford	\$127,500
Stanislaus County	\$184,381
Community Housing Development Organization (CHDO) Set-aside @ 15%	\$256,255
<b>HOME Total</b>	<b>\$1,537,528</b>
<b>County Administration Total</b>	<b>\$170,836</b>
<b>TOTAL ALLOCATION</b>	<b>\$1,708,364</b>

# Fiscal Year 2023

## New Stanislaus HOME Consortium

### HOME Proposed Programs

- Consortium Affordable Housing Program
- Housing Rehabilitation Program
- Community Housing Development Organization (CHDO) Housing Set-Aside

# Citizen Participation Plan Amendment

- Include language in the Citizen Participation Plan about the County as the lead entity for the new HOME Consortium
- Update HUD description of the Affirmatively Furthering Fair Housing Assessment (AFFH).

# Public Comments Received

- One public comment received via email during, from Miguel Donoso the 30-day public comment period – closed May 1, 2023.
- Ceres – Public Comments:
  - April 10, 2023- City Council directed city staff for additional community outreach and moved the AAP approval to April 24;
  - April 20, 2023- Ceres conducted an additional community meeting to solicit feedback on the AAP;
  - April 24, 2023- Residents provided feedback on the need for more affordable housing, assistance for homeowners, seniors and sidewalks.

# Staff Recommendations

- Close the Public Review Period
- Conduct Public Hearing
- Approvals
  - CEQA Notice of Exemption
  - Fiscal Year 2023-2024 Annual Action Plan
  - Citizen Participation Plan Amendment

# Staff Recommendations

## (continued)

- Authorizations
  - Authorize Director of Planning & Community Development to sign HUD Program Certifications.
  - Authorize Chief Executive Officer to sign CDBG and HOME Sub-Recipients Agreements.
  - Authorize Director of Planning & Community Development to sign HUD Program Certifications.
  - Authorize Chief Executive Officer to sign CDBG and HOME Subrecipients Agreements.

# Staff Recommendations

## (continued)

- Authorizations
  - Authorize Director of Planning and Community Development to sign any related HUD agreements, contracts or documentation needed for implementation.
  - Authorize staff to document any feedback received and incorporate any changes as required by HUD.
  - Authorize staff to submit to HUD final documents.



# QUESTIONS

