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

DEPT: Planning and Community Development

BOARD AGENDA: 6.1
AGENDA DATE: May 12, 2026

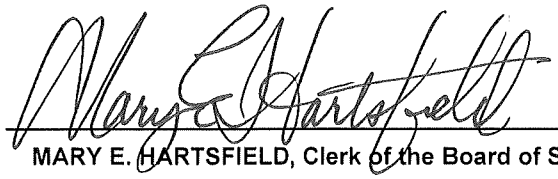
SUBJECT:
Public Hearing to Consider Approval of the Annual Action Plan for Fiscal Year 2026-2027 for the U.S. Department of Housing and Urban Development Entitlement Programs and Filing of a Notice of Exemption

BOARD ACTION AS FOLLOWS: **RESOLUTION NO. 2026-0238**

On motion of Supervisor Withrow **Seconded by Supervisor** B. Condit
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

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

MOTION:



ATTEST: **MARY E. HARTSFIELD, Clerk of the Board of Supervisors**

File No.

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Planning and Community Development BOARD AGENDA:6.1
AGENDA DATE: May 12, 2026

CONSENT ☐

CEO CONCURRENCE: YES 4/5 Vote Required: NO

SUBJECT:

Public Hearing to Consider Approval of the Annual Action Plan for Fiscal Year 2026-2027 for the U.S. Department of Housing and Urban Development Entitlement Programs and Filing of a Notice of Exemption

STAFF RECOMMENDATION:

1. Close the 30-day public review period for the Annual Action Plan (AAP) and conduct a public hearing.
2. Approve the AAP for Fiscal Year 2026-2027 for the Stanislaus Urban County and the Stanislaus HOME Consortium for submittal to the U.S. Department of Housing and Urban Development (HUD).
3. Approve the filing of a Notice of Exemption finding that approval of the AAP for Fiscal Year 2026-2027 is Exempt under provisions of the California Environmental Quality Act (CEQA) pursuant to State Guidelines.
4. Authorize the Director of Planning and Community Development to sign and submit to HUD the Applications for Federal Assistance (SF-424, SF-424B, SF-424C, 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 2026-2027 CDBG Annual Allocation Agreement with the Stanislaus Urban County.
6. Authorize the Director of Planning and Community Development to execute any related program and funding agreements, contracts, or other documentation required for implementation of CDBG, ESG, HOME, Neighborhood Stabilization Programs (NSP), and any other programs identified in the AAP. This authorization includes the use of any program income in accordance with applicable program guidelines.
7. Authorize the Planning and Community Development Department to incorporate any comments received prior to the close of the 30-day public review period and during the public hearing in the final AAP document and to make alterations to the AAP document 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 Annual Action Plan (AAP) for Fiscal Year 2026-2027.

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" responsible for implementing and administering CDBG and ESG funding. Stanislaus County is also the "lead entity" responsible for implementing and administering HUD HOME Investment Partnerships Program (HOME) funds for the Stanislaus HOME Consortium, which is comprised of all the Stanislaus Urban County members and the City of Turlock. Approval of the proposed AAP is necessary for continued compliance for HUD funding.

The current Consolidated Plan (Con Plan) 2025-2029 was adopted on May 13, 2025, by the Board of Supervisors, and covers Fiscal Years 2025-2026 to 2029-2030. The Con Plan is a strategic planning document that helps HUD Entitlement jurisdictions assess their affordable housing and community development needs, as well as market conditions. The plan serves as a framework to identify priorities and align funding from HUD's Community Planning and Development (CPD) formula block grant programs, such as the CDBG, HOME, and ESG programs.

The Fiscal Year 2026-2027 AAP is the second annual action plan of the adopted 2025-2026 to 2029-2030 Con Plan and describes projects and activities, with assigned goals and accomplishments, that will be undertaken during the fiscal year.

As an entitlement jurisdiction receiving its own CDBG funding and as a member of the Stanislaus HOME Consortium, the City of Turlock must utilize the same adopted Con Plan as the Stanislaus Urban County. The City of Turlock will adopt its own AAP independent of the Stanislaus Urban County. The Stanislaus HOME Consortium became effective on July 1, 2023, as a replacement to the City of Turlock/Stanislaus Urban County HOME Consortium. The City of Turlock remains responsible, as the lead entity, for outstanding activities associated with the Consortium prior to July 1, 2023.

The draft AAP that is being considered for adoption is provided as Attachment 1 of this report. Any community feedback or written comments received during the public review period will be presented to the Board of Supervisors at the public hearing and incorporated into the AAP before submittal to HUD. A series of community meetings were held by the various Stanislaus Urban County and Stanislaus HOME Consortium members during the 30-day comment period. Staff's recommendations include the authorization 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.

Below is an overview of the funding allocations and projects identified in the AAP.

Funding Allocations

The Fiscal Year 2026-2027 HUD funding allocations are as follows.

Program	Allocation
Stanislaus Urban County	
CDBG	$2,302,998
ESG	$202,398
Stanislaus HOME Consortium	
HOME	$1,191,578
Total	**$3,696,974**

The allocations to each respective Stanislaus Urban County member is reflected in Table One below, and the HOME Consortium allocations are reflected in Table Two later in the report. All allocations have been determined based on the above program funding levels and United States Census poverty and population data.

Stanislaus Urban County CDBG and ESG Funding

Table One • Final CDBG and ESG Allocations

STANISLAUS URBAN COUNTY MEMBER	ACTIVITIES	ADMINISTRATION/ ACTIVITY DELIVERY	TOTAL
City of Ceres	$255,115	$5,000	$260,115
City of Hughson	$108,332	$5,000	$113,332
City of Newman	$124,002	$5,000	$129,002
City of Oakdale	$162,509	$5,000	$167,509
City of Patterson	$171,875	$5,000	$176,875
City of Riverbank	$172,663	$5,000	$177,663
City of Waterford	$112,565	$5,000	$117,565
Stanislaus County	$389,804	$400,600	$790,404
Public Services @15%	$345,534		$345,534
Fair Housing		$25,000	$25,000
CDBG Total	**$1,842,398**	**$460,600**	**$2,302,998**
ESG Total	**$187,219**	**$15,179**	**$202,398**
TOTAL ALLOCATION	**$2,029,787**	**$475,779**	**$2,505,396**

All Stanislaus Urban County members will 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 receives independent CDBG activity delivery funding (shown in Table One above) to cover project related costs for CDBG projects. As the lead entity responsible 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 and the Cities receive a minimum of $5,000 as Activity Delivery for direct project oversight. 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 persons accessing services, and program monitoring for the Stanislaus Urban County.

As a current 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.

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 2026-2027.

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 and, since approval of the Fiscal Year 2018-2019 AAP, funds have been allocated to the West Modesto Sewer Infrastructure (WMSI) Project, which includes the following three project areas:

- 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.

All together 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 California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) has been completed for the entire WMSI Project and HUD has provided the County an Authority to Use Grant Funds (AUGF) that authorizes the release of funds for the entire project. For Fiscal Year 2026-2027, staff is recommending the continued allocation of funding to the WMSI Project. In addition to the use of CDBG funding, the County has been awarded State Water Resources Control Board (SWRCB) 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 for the entire project area, along with the construction of two phases of the project, using CDBG funding. In 2025, the County was awarded SWRCB funding to complete the third and final phase of construction. Construction is tentatively scheduled for spring 2026.
- Beverly/Waverly – Design and engineering plans have been partially completed using CDBG funding.
- Rouse/Colorado – Design and engineering plans have been completed for the entire project area using both CDBG and American Rescue Plan Act (ARPA) funding. Construction of the Colorado Fly Line was completed in May of 2024, in partnership with the City of Modesto, using CDBG funds. ARPA funds, along with SWRCB funds, will be used to construct the project. Construction of the project started in early 2026.

One of the challenges in securing funding from the SWRCB was the requirement to demonstrate that individual sewer connections would occur within a reasonable timeframe following construction of the sewer system. In coordination with the City of Modesto, Self-Help Enterprises, and the West Modesto Collaborative, County staff conducted outreach to property owners within the project areas to assess willingness to connect to the proposed sewer system.

As part of this effort, property owners were surveyed and voluntary connection agreements were obtained to demonstrate commitment to connect once infrastructure improvements were completed. These signed agreements were submitted to the SWRCB to provide the assurances required to support funding approval.

The County has also worked in partnership with the City of Modesto to leverage SWRCB funding with the City's Sewer Connection Program in an effort to provide the SWRCB with the necessary assurances. The City of Modesto will implement its City Septic to Sewer Program for on-site (private property) improvements consisting of installing sewer service laterals, septic tank abandonment, inspection, and associated work.

With SWRCB funding secured to complete the Spencer/Marshall area, ARPA and SWRCB funding secured to complete the Rouse/Colorado area, the County will shift the use of CDBG funding to support final design and engineering activities for the Beverly/Waverly area and to seek SWRCB funding for construction.

The AAP provides flexibility in the use of CDBG funding among project areas to account for uncertainties in funding timelines and to ensure compliance with CDBG timeliness requirements. The WMSI Project was designed to allow for phased construction, reducing risk associated with potential delays in state funding. County staff also balanced the use of CDBG funds for design activities with anticipated construction timelines, recognizing that use of CDBG funds for design without subsequent construction could create a potential repayment risk. Accordingly, project planning and implementation are coordinated to align design, engineering, and construction activities.

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 will begin

construction on Phase Three of the project in the fall of 2026. 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 7th Street Sidewalk Infrastructure Improvement Project in fall of 2026. 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, and street paving as necessary. The project area is located on 7th Street along the west side of the road, south of the Whitmore intersection.

City of Newman:

The City of Newman will continue the planning, design, engineering, and begin construction in fall of 2026, 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 begin the planning, design, and engineering on two additional projects in the fall of 2026, the North 5th Avenue project located between A Street and D Street and the South 6th Avenue project located between F Street and J Street. Both projects consist of improvements for bike and pedestrian use as well as ADA improvements. The projects include the repair/replacement of sewer and water lines, re-pavement of sidewalk and infill/replacement of ADA ramps, and update striping as needed. The projects will be completed in phases and will include engineering, design and construction costs.

City of Patterson:

The City of Patterson will begin construction in fall of 2026 of the Washburn Infrastructure Improvements Project. This project includes the installation of curb, gutter, sidewalk, and ADA improvements in a phased approach. 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 1st Street to the west. The City will continue the planning and engineering work on the Apricot Estates Infrastructure project that consists of sidewalk improvements, the installation of streetlights, and ADA curb ramps. The Apricot Estates Infrastructure Project is bounded by N. Hartley Street to the west, E. Las Palmas Avenue to the south, Weber Avenue to the east, and Knutson Street to the north.

City of Riverbank:

The City of Riverbank will continue the planning and design work on the Pioneer Park Improvements Project in the fall of 2025 that consists of ADA improvements and park improvements. The park is located on the corner of High Street and 1st Street. The City will continue the planning and engineering work on the Texas and Kansas Sewer Line Installation Project that consists of the area on Kansas Avenue from 8th Street to Chief

Tucker Avenue and on Texas Avenue between Terminal Avenue to 8th Street. In addition, the City will also continue the planning and design of the Waterline Replacement Project. This project is located in a 20' wide alley running from 3017 High Street to Riverside Drive, north of High Street.

City of Waterford:

The City of Waterford will begin the planning and design of the North Pasadena Improvements Project. The project includes frontage improvements, curb, gutter, and ADA ramps along north Pasadena from Yosemite Boulevard (State 132) to Pecan Avenue. The project will include engineering, design, and construction costs.

Project Eligibility and Income Verification:

All projects included in this AAP have been reviewed and vetted by County staff to ensure compliance with CDBG eligibility requirements. As part of this review process, County staff evaluates proposed project locations to confirm that activities are located within eligible low- and moderate-income areas based on the most current HUD Low- and Moderate-Income Summary Data (LMISD) or other approved HUD data sources.

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 County staff works with Urban County members on assessing new projects for LMA eligibility and confirming projects remain eligible.

CDBG Public Service Grants (CDBG-PSG) Program

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, no more than 15% of an entitlement jurisdiction's CDBG funding allocation may be set-aside for CDBG-PSGs. The County typically sets aside 15% of its CDBG allocation for public service activities; however, at the direction of the County's Community Development Committee, for Fiscal Year 2026-2027, the 15% will be set aside and a priority focus in the grant scoring has been given to applications providing substance abuse and treatment programs in the community. The maximum funding award of $35,000 was also increased to 50% of the total amount set-aside for CDBG Public Services, which is estimated to be $172,000 for the priority focus area. Organizations that are eligible to apply for CDBG-PSG funding include, but are not limited to, organizations that provide services to at-risk youth, seniors, and the homeless.

A Notice of Funding Availability (NOFA) for CDBG-PSG funding was released on December 19, 2025, and all grant applications for funding were reviewed and ranked by a Grant Review Panel utilizing the following scoring factors:

- Capacity and Experience
- Addressing the Need/Extent of the Problem
- Collaboration

- Accomplishments and Program Evaluation
- Financials
- Performance and Risk Assessments
- Program Innovation
- Grant Submittal

In addition to the scoring points allocated for each of the factors above, additional bonus points have been allocated to applications meeting the priority focus funding criteria. 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 – Housing First • Housing Navigation and Stability Program
- Children's Crisis Center – Guardian Children's Trauma and Behavioral Recovery Shelter
- Children's Crisis Center – Marsha's and Verda's House Trauma and Behavioral Recovery Shelters
- Court Appointed Special Advocates (CASA) – Direct Services Project
- Healthy Alternatives to Violent Environments (HAVEN) – Legal Program
- We Care Program – We Care Substance Abuse Counseling and Treatment Program

Attachment 2 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. We Care Program – We Care Substance Abuse Counseling/Treatment Program was the only application received for the priority focus funding and ranked first overall.

All CDBG-PSG applicants were notified of the ranking scores and the funding recommendations in April 2026, and no concerns with the ranking have been presented to staff.

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.

<u>Emergency Solutions Grants (ESG) Program</u>

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 can be used to provide operational and essential services funding for 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 (40%) 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. The ESG grant applications are reviewed by the same grant review panel that reviews the CDBG-PSG grant applications

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

- Center for Human Services – Low Barrier Youth Shelter
- HAVEN – Emergency Shelter Program
- Community Housing and Shelter Services – Rapid Re-Housing Program

Attachment 3 includes a list of all Federal ESG grant applications (in order of highest to lowest ranking) with grant applications recommended for funding reflected in bold print. All Federal ESG applicants were notified of their ranking score and the funding recommendations in April 2026 and no concerns with the rankings have been presented to staff.

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 2026-2027 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 approximately $459,201 in NSP 1 and $722,798 in NSP 3 program income funding available for activities. In Fiscal Year 2026-2027, 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 close out.

HOME Investment Partnerships Program (HOME) Funding

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 allocations to each respective Stanislaus HOME Consortium member are reflected in Table Two below. 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	$115,194
City of Hughson	$82,115
City of Newman	$85,534
City of Oakdale	$96,720
City of Patterson	$96,382
City of Riverbank	$97,166
City of Turlock	$141,014
City of Waterford	$82,760
Stanislaus County	$96,799
Community Housing Development Organization (CHDO) Set-aside @ 15%	$178,737
HOME Total	**$1,072,421**
County Administration	$119,157
TOTAL ALLOCATION	**$1,191,578**

As the lead entity responsible for implementing, monitoring, and administering HOME funding, Stanislaus County will be receiving the entire 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, timely expenditure of funds, environmental documentation for projects, eligibility determination of programs and persons accessing services of the programs, and program monitoring for the Stanislaus HOME Consortium.

As specified within the executed three-year agreements entered into by the County and all of the member cities, funds allocated to individual Consortium members are required to be committed by December 31, 2026, unless such deadline is extended by the County. In order for a project to be funded, it must be included within a HUD certified Annual Action Plan, meet all HUD HOME program requirements, and be approved by the County. If there are no approved projects by the deadline, the funding will be made

available to the Consortium members for projects through a Request for Proposal (RFP) selection process to be overseen by the County on behalf of the Consortium.

The Fiscal Year 2026-2027 AAP identifies general categories for funding (affordable housing development, rehabilitation, and administration), but no specific projects have been identified by any of the Consortium members. The County is working on updating policies and procedures for the administration of HOME program funds and preparing a Request for Proposals (RFP) to select a housing service provider to operate the County's Housing Rehabilitation Program on behalf of the entire Consortium. The RFP is estimated to be released in late spring of 2026.

Fiscal Year 2026-2027 is the fourth year of the Stanislaus HOME Consortium. On September 15, 2025, Stanislaus County issued an RFP for affordable rental housing projects utilizing HOME Investment Partnerships Program (HOME) and Permanent Local Housing Allocation (PLHA) funding. The RFP was designed to solicit qualified developers to acquire, construct, and/or rehabilitate affordable rental housing that serves low- and moderate-income households, including special needs populations.

The County conducted outreach to affordable housing developers and provided technical assistance during the application period to encourage participation and ensure competitive proposals. Submitted proposals were evaluated based on established criteria, including project feasibility, readiness to proceed, leveraging of additional funding sources, developer experience, and consistency with Consolidated Plan priorities.

Through this competitive process, the County identified projects that support the development of new affordable housing units and the preservation of existing affordable housing. On December 16, 2025, the Board of Supervisors authorized the awarding of HOME funding to the following two projects proposed by the Stanislaus Regional Housing Authority (SRHA):

- Abbie Street Project – 100 S. Abbie Street, Empire: $1,262,970

  Acquisition of a site with four existing units and development of five additional units.

- Park Street Cottages Project – 1143/1145 Park Street, Turlock: $1,664,392

  Development of eight additional units on a SRHA-owned site with four existing units.

The HOME funding awards provided only partial funding for the development of the projects, required the SRHA to secure the remaining funding, and for the County to complete the environmental assessments for the projects, within six months of the award. If all funding requirements are met, the County will enter into funding agreements with the SRHA and continue working with the SRHA to finalize construction. If all funding requirements are not met, staff will return an item to the Board with alternative recommendations for the use of the funding.

Part of the County's efforts include working with the City of Turlock to coordinate the programming of unallocated City of Turlock/Stanislaus Urban County HOME Consortium funds (both annual allocations and program income) held by the City of Turlock.

Public Review

In accordance with Federal regulations, the Stanislaus Urban County and Stanislaus HOME Consortium Citizen Participation Plan (CPP) requires a minimum 30-day public review period prior to Board of Supervisors consideration to approve an AAP. The proposed document was released for public review on April 8, 2026, distributed by email to interested parties known to the Planning Department, and distributed via the CSOC's listserv. Also, a notice of the public hearing, along with notice of the document availability, was published in The Modesto Bee on April 8, 2026. During the public review period April 8, 2026 to May 8, 2026, the AAP was available online at: https://www.stancounty.com/planning/cdbg/documents/action-plan/2026-2027-action-plan-draft.pdf.

As this item was prepared prior to the close of the 30-day public review period, any written or verbal comments received during the 30-day public review period will be presented to the Board of Supervisors at the public hearing May 12, 2026, prior to consideration of this item. Comments will include any feedback received during each member city's council meeting as they consider approval of the AAP for their respective projects.

POLICY ISSUE:

As per Federal regulation 24 CFR Part 91, HUD Entitlement Jurisdictions are required to hold a public hearing in accordance to 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, 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. These programs and services as outlined in the AAP are consistent with the goals and objectives of the Consolidated Plan and the General Plans, specifically the Housing Elements, of the respective Stanislaus Urban County and HOME Consortium members.

FISCAL IMPACT:

During Fiscal Year 2026-2027, the Stanislaus Urban County expects to receive $2,302,998 in CDBG program funding and $202,398 in ESG funding. As of March 31, 2026, the amount of prior years' unspent funds was approximately $5,636,132 in Federal CDBG and $254,650 in Federal ESG funds.

In addition, the Stanislaus HOME Consortium expects to receive $1,191,578 in HOME funding. This is the fourth year of the Stanislaus HOME Consortium and the projects and program are tentatively scheduled to begin in early June 2026; there is no HOME program income anticipated. As of March 31, 2026, the amount of prior years' unspent HOME funds was approximately $4,003,971.

The $4,003,971 in previously awarded HOME funds is available to support affordable housing projects, the County's housing rehabilitation program, and program administration. These funds are required to be used within established timelines. Once

agreements are executed, funds must generally be expended within two years to ensure timely implementation of projects and compliance with Federal requirements.

The County also currently holds a balance of $459,201 in NSP 1 and $722,798 in NSP 3 program income funding.

The AAP is required to be submitted to HUD and is used to obligate funds and establish the operational plan for the applicable projects and goals within the Con Plan. Appropriations for Stanislaus County's allocations will be included in the 2027 Adopted Budget.

BOARD OF SUPERVISORS' PRIORITY:

Approval of these actions support the Board's priorities of *Supporting a Strong and 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, and HOME Program funds allocated to the Stanislaus Urban County and the Stanislaus HOME Consortium will be assumed by existing Planning and Community Development Department staff.

CONTACT PERSON:

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

Ana San Nicolas, Community Development Deputy Director
Telephone: (209) 525-6330

ATTACHMENT(S):

1. Fiscal Year 2026-2027 Annual Action Plan Draft
2. Fiscal Year 2026 CDBG-PSG Ranking Scores
3. Fiscal Year 2026 ESG Ranking Scores
4. Levine Act Forms

ATTACHMENT 1

Prepared by the Stanislaus County
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https://www.stancounty.com/planning/cdbg/plans-and-reports.shtm

FISCAL YEAR 2026-2027 DRAFT ANNUAL ACTION PLAN

STANISLAUS URBAN COUNTY

STANISLAUS HOME CONSORTIUM

FOR HUD ENTITLEMENT PROGRAMS ANNUAL ACTION PLAN

Stanislaus Urban County and the Stanislaus HOME Consortium

Stanislaus County

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Councilmember Cassandra Abram
Councilmember Kevin Bixel
Councilmember Erika Phillips

City of Waterford

Mayor Charlie Goeken
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Councilmember Guadalupe Gutierrez
Councilmember Christine Harris
Councilmember Elizabeth Talbott

**Note: The City of Turlock is not a member of the Stanislaus Urban County; however, it is a member of the Stanislaus HOME Consortium.*

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ES-05 EXECUTIVE SUMMARY

Introduction

Each year the United States Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the Stanislaus Urban County and the City of Turlock, specifically Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME) grant. The Stanislaus Urban County consists of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford and the unincorporated areas of Stanislaus County. The Stanislaus Urban County and the City of Turlock form the Stanislaus HOME Consortium for purposes of receiving federal Housing and Urban Development (HUD) HOME Investment Partnerships (HOME) Program funds. Together, the Stanislaus Urban County and the City of Turlock prepared a joint Five-Year Consolidated Plan (Consolidated Plan) for Fiscal Years 2025-2029 which serves as the blueprint for the expenditures of federal funds.

Beginning in 2000, with the City of Turlock serving as the lead entity, the Stanislaus Urban County was part of the City of Turlock/Stanislaus Urban County HOME Investment Partnerships Program (HOME) Consortium for purposes of receiving federal HOME grant funding. On July 1, 2023, Stanislaus County became the lead entity 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 will be reported in this Annual Action Plan (AAP) for the Stanislaus HOME Consortium, and the City of Turlock will report their CDBG activities in their own separate AAP.

For Fiscal Year 2026-2027 the final HUD funding allocations are as follows:

<u>Stanislaus Urban County:</u>	
CDBG:	$2,302,998.00
ESG	$202,398.00
<u>Stanislaus HOME Consortium:</u>	
HOME:	$1,191,577.79

Throughout this document the following geographic terms will be used.

- **Stanislaus Planning Area:** Includes the entirety of the planning area considered under the Fiscal Year 2025-2029
- **Consolidated Plan:** the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, 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, 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.

This Annual Action Plan (AAP) outlines the projects and activities that will be undertaken to address housing and

community development needs using CDBG, ESG, and HOME funds during Fiscal Year 2026–2027. This AAP represents Year 2 of the currently approved Consolidated Plan**.**

The document is prepared in accordance with HUD requirements and is largely generated through HUD's Integrated Disbursement and Information System (IDIS). It serves as both a planning and reporting tool to guide the use of federal resources and track progress toward meeting local housing and community development goals.

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

The Stanislaus Urban County and the City of Turlock have identified five goals to address housing and community development needs during the 2025-2029 Consolidated Plan:

1. Improve public infrastructure and facilities;
2. Provide and ensure access to essential public services;
3. Support affordable housing and promote accessible housing options;
4. Work to address, prevent and mitigate homelessness; and
5. Administration.

CDBG funds are used by the Stanislaus Urban County to support a variety of community development activities, including public services, public facilities and infrastructure improvements, housing-related programs, and planning and administrative costs. These activities primarily benefit low- and moderate-income households and address identified community needs.

ESG funds are used to support programs that assist individuals and families experiencing or at risk of homelessness. Eligible activities include homelessness prevention, rapid re-housing, emergency shelter operations, Homeless Management Information System (HMIS) participation, and administrative costs.

HOME funds are used by the Stanislaus HOME Consortium to increase and preserve the supply of affordable housing. These funds support activities such as the development of new affordable housing units, rehabilitation of existing housing, and assistance to low-income households through homeownership and housing rehabilitation programs.

Evaluation of Past Performance

Stanislaus Urban County:

In many older neighborhoods and communities, 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 always requirements at the time older neighborhoods developed. As a result, Stanislaus Urban County member jurisdictions have continued to utilize Community Development Block Grant (CDBG) funds to support infrastructure improvement projects that benefit low- and moderate-income neighborhoods.

Through the CDBG Public Services Program, the Stanislaus Urban County may set aside up to 15% of its annual CDBG allocation for programs that provide services to low- to moderate-income households (families or individuals). In Fiscal Year 2025-2026, a total of eight public service programs were awarded $345,430 to carry-out a variety of services addressing community needs. As of March 31, 2026, approximately 889 individuals have received a form of service through the funded agencies. Services provided through these programs have included meals and shelter assistance for low-income households, emergency food distribution, and other supportive services.

Stanislaus HOME Consortium:

As the lead agency for the Stanislaus HOME Consortium, Stanislaus County continues to work with consortium member cities to identify and support affordable housing projects that address local housing needs. During Fiscal Year 2025–2026, the County worked with a housing consultant to update HOME program policies and procedures and to prepare and release a Request for Proposals (RFP) to identify eligible housing development and rehabilitation projects throughout the consortium area.

Following the evaluation of proposals received through the RFP process, the County brought forward funding recommendations to the Board of Supervisors in December 2025. The Board approved the award of HOME and Permanent Local Housing Allocation (PLHA) funds to three affordable housing projects proposed by the Stanislaus Regional Housing Authority (SRHA). These projects will support the development and preservation of affordable housing units within the consortium area and represent a continued commitment to increasing the supply of safe, decent, and affordable housing for low- and moderate-income households.

In addition to these development efforts, the County is currently preparing a Housing Services Request for Proposals (RFP) to support the implementation of its Housing Rehabilitation Program. The goal of this effort is to select a qualified service provider to administer housing rehabilitation activities, with program implementation anticipated in early Fiscal Year 2026–2027.

ESG program funding is used to support emergency shelter operations and provide assistance to households experiencing homelessness or at risk of becoming homeless. In Fiscal Year 2025–2026, a total of three programs were awarded $187,389 to provide shelter and homelessness prevention services. As of March 31, 2026, approximately 189 individuals have received services through ESG-funded programs.

Throughout Fiscal Year 2025-2026, the Stanislaus HOME Consortium and the local Continuum of Care (CoC) continued to strengthen collaboration to address homelessness within the region. These efforts included coordinating resources and providing funding to eligible shelters for operations and supportive services through federal and state funding sources, including the Homeless Housing Assistance and Prevention (HHAP), ESG, and PLHA programs.

Community Outreach

The Stanislaus HOME Consortium conducted community outreach and consultation activities in accordance with its adopted Citizen Participation Plan during the preparation of the AAP. Community engagement efforts included a combination of virtual community meetings, stakeholder interviews, in-person community meetings, and consultations conducted through phone and email with local service providers and partner agencies. The County also coordinated with the local CoC to gather input regarding community needs and priorities related to homelessness and housing stability.

Draft AAP documents were made available for public review through multiple methods to encourage community participation. The draft plan was posted on the County's website and made available at the offices of the Planning and Community Development departments of the Stanislaus HOME Consortium member jurisdictions. In addition, draft documents were distributed electronically to known interested parties, community organizations, and stakeholders by Consortium staff.

- **Summary of Public Comments**
  Any public comments received during the public review period or provided at the subsequent final 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 subsequent final public hearing not accepted and the reasons for not accepting them will be incorporated into the final AAP submitted to HUD.

PR-05 LEAD AND RESPONSIBLE AGENCIES

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 on behalf of the Stanislaus Urban County and Stanislaus HOME Consortium, 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

Each year the United States Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the Stanislaus Urban County and the Stanislaus HOME Consortium, specifically CDBG, ESG, and HOME grants.

In order to receive CDBG, ESG, and HOME funds, the Stanislaus Urban County, along with the City of Turlock, have prepared a joint Five-Year Consolidated Plan for Fiscal Years 2025-2029 which serves as the blueprint for the expenditures of federal funds.

Consolidated Plan Public Contact Information

Stanislaus County
Angela Freitas, Director
Department of Planning and Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Telephone: 209-525-6330
E-mail: communitydevelopment@stancounty.com

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PR-10 CONSULTATION

Introduction

In preparing the AAP, the Stanislaus HOME Consortium consulted with various organizations that provide housing, community development, and supportive services to residents throughout the Stanislaus Planning Area. Many of these consultations occur as part of ongoing coordination between member jurisdictions and partner agencies involved in addressing housing, infrastructure, and community development needs. The community outreach process for the AAP included online community meetings, in person community meetings, stakeholder interviews, agency phone and email consultations, and consultation with the local CoC. Draft documents were made available to the public via the County's website as well as emailed directly by County staff to interested parties.

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)).

The Stanislaus HOME Consortium continues to enhance coordination among public and assisted housing providers and private and governmental service agencies through ongoing collaboration with local jurisdictions, housing providers, and community-based organizations. The Consortium works closely with the SRHA, the local CoC, and a variety of nonprofit service providers to coordinate housing assistance, homelessness services, and supportive programs for low- and moderate-income households.

These coordination efforts include regular communication and consultation with agencies providing health, mental health, and social services to ensure that housing programs are aligned with available supportive services and community resources. In addition, the County's Planning and Community Development Department participates in monthly meetings with Behavioral Health and Recovery Services (BHRS) as part of the Behavioral Health Collaborative. These meetings provide an opportunity for County departments and partner agencies to discuss related programs, funding opportunities, and emerging issues and challenges affecting individuals experiencing homelessness and those in need of supportive housing and behavioral health services.

The County and its partner jurisdictions also collaborate with service providers administering programs funded through federal and state sources including the CDBG, HOME, ESG, HHAP, and PLHA programs.

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.

Stanislaus County staff collaborate with the 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 (SRHA), law enforcement agencies, housing service providers, social service providers, health service providers, and homeless service providers. Announcements for all funding opportunities through the Stanislaus Urban County and the Stanislaus HOME Consortium are routinely advertised at the CoC meetings.

Stanislaus County staff participate in regularly scheduled monthly CoC meetings and maintain ongoing coordination with partner agencies to identify housing needs, service gaps, and opportunities to improve the delivery of housing and supportive services. Through this collaboration, the County works with partners to address the needs of chronically

homeless individuals and families, families with children, veterans, and unaccompanied youth by coordinating housing resources, supportive services, and outreach efforts.

In preparation of this AAP, Stanislaus County consulted with a wide range of service providers and stakeholders. These involved both the public sector and private nonprofit sector. These personal contacts asked those who help to meet the housing and social services needs of 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 the county's 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.

Stanislaus County coordinates closely with the local CoC in the planning and administration of ESG and CDBG Public Services funding. A representative from the CoC participates on the County's Grant Review Panel, which reviews and scores applications submitted by nonprofit organizations and service providers through a competitive funding process.

This process typically begins approximately six months prior to the start of the upcoming fiscal year, except during years in which a new Consolidated Plan is developed. In those years, the funding process begins after the Consolidated Plan that establishes updated goals and funding priorities is approved by the Board of Supervisors.

In addition to the CoC representative, the Grant Review Panel includes a representative from each Stanislaus Urban County member jurisdiction. ESG and CDBG Public Services funding recommendations are also presented to the CoC during a regularly scheduled meeting, typically in April, to provide an opportunity for review and input prior to final consideration by the Board of Supervisors.

More detailed coordination regarding ESG implementation and HMIS occurs through the CoC's HMIS subcommittee, which meets on a monthly basis. This subcommittee supports the implementation of ESG and HMIS requirements, including data collection standards, reporting practices, and system improvements. Through this collaboration, the County works with the CoC and HMIS lead agency to promote data quality, ensure compliance with federal requirements, and improve the consistency of reporting across funded programs.

In addition, the County, in coordination with the CoC, routinely consults with public agencies and nonprofit organizations that provide permanent supportive housing, health services, and social services. These efforts help identify available resources and service gaps and inform strategies to address the needs of individuals and families experiencing chronic homelessness.

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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	**Agency/Group/Organization(s)**	Ceres Healthy Start Family Resource Center The Salvation Army Red Shield
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
2	**Agency/Group/Organization(s)**	Area Agency on Aging Healthy Aging Association Stanislaus Advocacy Network
	Agency/Group/Organization Type	Services-Seniors
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
3	**Agency/Group/Organization(s)**	Center for Human Services Central Valley Opportunity Center
	Agency/Group/Organization Type	Services-Education Services Employment Food Bank
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings

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4	Agency/Group/Organization	Healthy Alternatives to Violent Environments (HAVEN)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
5	**Agency/Group/Organization(s)**	Cambridge Academies Stanislaus Workforce Development
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
6	**Agency/Group/Organization**	United Samaritans Foundation
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
7	**Agency/Group/Organization(s)**	Cambridge Academies Center for Human Services Children's Crisis Center Family Promise We Care Program
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless - Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
8	**Agency/Group/Organization**	Project Sentinel
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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 Consolidated Application	Stanislaus County	Homeless Strategy
General Plan Housing Elements	Stanislaus Urban County and Stanislaus HOME Consortium members	Goals of the Housing Element of the General Plan were considered when preparing the Annual Action Plan. The goals of the Annual Action Plan address some of the housing needs identified in the Housing Element.
Stanislaus 2021 Regional Strategic Plan to Address Homelessness	Stanislaus Community System of Care (CoC)	The Strategic Plan addresses homelessness via various funded projects/activities including ESG, CDBG, or HOME funds.
Public Housing Agency (PHA) Plan	Stanislaus Regional Housing Authority	Both include the need to increase affordable housing stock and integrate quality services.
Action Plan for Preventing and Ending Homelessness in California	State of California – Homeless Coordinating and Finance Council	This Action Plan orients the State's efforts to drive purposeful, meaningful, and measurable progress toward preventing and ending homelessness in California, motivated by a vision of a future in which homelessness in California
Broadband Infrastructure Deployment	Public Utilities Commission	Order Instituting Rulemaking Regarding Broadband Infrastructure Deployment and to Support Service Providers in the State of California.
2022-2027 Local Hazard Mitigation Plan	Stanislaus County – Office of Emergency Services	The Stanislaus County Office of Emergency Services in collaboration with the cities of Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and the County Office of Education is updating their 2017 Local Hazard Mitigation Plan (LHMP). The LHPM 2017 recognized earthquakes, floods, dam inundation, landslides and wildfire as the local natural hazards.
Housing Stanislaus	Stanislaus County	A countywide initiative to develop a common vision for housing in Stanislaus County.

PR-15 CITIZEN PARTICIPATION

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 HOME Consortium 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.

The public review period for the Fiscal Year 2026-2027 Annual Action Plan is from April 8, 2026 to May 8, 2026. A public meeting notice was published in The Modesto Bee on April 8, 2026, in both English and Spanish, a newspaper covering the entire Stanislaus Planning Area. In addition, each Stanislaus HOME Consortium member city 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. The Stanislaus HOME Consortium/Stanislaus Urban County also utilizes existing listservs to notify interested parties of the AAP's availability for review.

Summary of Citizen Participation

Information pending the end of the Public Review Period

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Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response	Summary of Comments Received	Summary of Comments Not Accepted	URL (If applicable)
Public Meetings	Non-English Speaking Specify other language: Spanish Non-targeted/broad community	<u>Ceres</u> • April 16, 2026, at 5:30 p.m. Community Meeting, Via Zoom. • April 16, 2006, at 5:30 p.m. Community Meeting/City Hall, 2701 4th Street, Ceres. • May 11, 2026, at 6:00 p.m. City of Ceres Community Meeting/City Hall 2701 4th Street, Ceres. <u>Hughson</u> • April 27, 2026, at 5:15 p.m., Community Meeting, Via Zoom. • April 27, 2026, at 5:15 p.m., Community Meeting/City Hall, 7018 Pine Street, Hughson. • May 11, 2026, at 6:00 p.m., Hughson City Council Meeting/City Hall, 7018 Pine Street, Hughson. <u>Newman</u> • April 15, 2026, at 2:00 p.m., Newman City Council Meeting/City Hall, 938 Fresno Street, Newman. • April 15, 2026, at 3:00 p.m., Community Meeting, Via Zoom. • April 28, 2026, at 7:00 p.m., Newman City Council Meeting/City Hall, 938 Fresno Street, Newman.	Comments pending for April/May Meetings Comments pending for April/May Meetings Comments pending for April Meetings	N/A	N/A

Mode of Outreach	Target of Outreach	Summary of Response	Summary of Comments Received	Summary of Comments Not Accepted	URL (If applicable)
Public Meetings	Non-English Speaking Specify other language: Spanish Non-targeted/broad community	<u>Oakdale</u> • April 14, 2026, at 10:00 a.m., Community Meeting/City Hall, 455 South Fifth Ave., Oakdale. • April 14, 2026, at 10:00 a.m., Community Meeting, Via Zoom. • April 20, 2026, at 7:00 p.m., Oakdale City Council Meeting/City Hall, 455 South Fifth Ave., Oakdale. <u>Patterson</u> • April 16, 2026, at 5:00 p.m., Community Meeting/City Hall, 1 Plaza, Patterson. • April 16, 2026, at 5:00 p.m., Community Meeting, Via Zoom. • April 21, 2026, at 7:00 p.m., Patterson City Council Meeting/City Hall, 1 Plaza, Patterson. <u>Riverbank</u> • April 28, 2026, at 6:00 p.m., Community Meeting/City Hall, 6707 Third Street, Suite B, Riverbank. • April 28, 2026, at 6:00 p.m., Community Meeting, Via Zoom. • April 28, 2026, at 6:00 p.m., Riverbank City Council Meeting/City Hall, 6707 Third Street, Suite B, Riverbank. <u>Turlock</u> • April 21, 2026, at 1:30 p.m., Turlock Community Collaborative Meeting, Via Zoom. • May 12, 2026, at 6:00 p.m., Turlock City Council/City Hall, 156 S. Broadway, Turlock.	Comments pending for April Meetings Comments pending for April Meetings Comments pending for April/May Meetings		

Mode of Outreach	Target of Outreach	Summary of Response	Summary of Comments Received	Summary of Comments Not Accepted	URL (If applicable)
Public Meetings	Non-English Speaking Specify other language: Spanish Non-targeted/broad community	Waterford • April 27, 2026, at 5:30 p.m., Community Meeting/City Hall, l 101 E. Street, Waterford. • April 27, 2026, at 5:30 p.m., Community Meeting, Via Zoom. • May 21, 2026, at 6:30 p.m., Waterford City Council Meeting/ City Hall, l 101 E. Street, Waterford. Stanislaus County • April 16, 2026, at 2:30 p.m., 3800 Cornucopia Way, Modesto. Continuum of Care (CoC) Meeting • May 4, 2026, at Noon, 1010 10th Street, Basement Training Room, Modesto. • May 5, 2026, at Noon, via Microsoft TEAMS video conferencing. • May 5, 2026, at 5:30 p.m., via Microsoft TEAMS video conferencing • May 6, 2026, at 5:30 p.m., 1010 10th Street, Basement Training Room, Modesto (Board of Supervisors Meeting) • May 12, 2026, at 9:00 a.m., 1010 10th Street, Board Chambers, Modesto.	Comments pending for April/May Meetings Comments pending for April/May Meetings		
Newspaper Ad	Non-targeted/broad community	All public hearings/meetings and notice of the availability of the draft AAP for public review, were published in newspapers covering the Stanislaus Planning Area (Ceres Courier, Hughson/Denair Dispatch, Modesto Bee (English and Spanish), Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal and Patterson Irrigator).	Comments pending for April and May meetings	N/A	N/A

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AP-15 EXPECTED RESOURCES

Introduction

During Fiscal Year 2026-2027, the Stanislaus Urban County expects to receive approximately $2,302,998 in CDBG program funding and $202,398 in ESG funding. As of March 31, 2026, the amount of prior years' unspent funds was approximately $5,636,132 in federal CDBG and $254,650 in federal ESG funds.

During Fiscal Year 2026-2027, the Stanislaus HOME Consortium expects to receive approximately $1,191,577.79 in HOME funding. This is the fourth year of the Stanislaus HOME Consortium and the projects and program are tentatively scheduled to begin in early June 2026, there is no HOME program income anticipated. As of March 31, 2026, the amount of prior years' unspent HOME funds was approximately $4,003,971.34

Anticipated Resources

Stanislaus Urban County

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of Consolidated Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Administration and Planning, Economic Development, Housing, Public Infrastructure, and Public Services	$2,302,998	$0	$5,636,132	$7,939,130	$6,908,994	Majority of funds will be utilized for infrastructure projects. 15% will be set aside for public services. 20% for Administration. Prior year resources are projected to be approximately $5.6 million that will be carried forward to HUD approved infrastructure projects.
ESG	public - federal	Overnight shelter operations and services, rapid re-housing (rental assistance), and homeless prevention, HMIS data support services	$202,398	$0	$254,650	$457,048	$607,194	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. Prior year ESG funds in the amount of $254,650 are awarded to service providers and will be spent in FY 2026-2027.

Stanislaus HOME Consortium

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of Consolidated Plan $	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 and Tenant Based Rental Assistance (TBRA).	$1,191,577.79	$0	$4,003,971.34	$5,195,549.13	$3,574,733.37	Funds will be utilized for affordable housing development, rehabilitation, and administration. Prior year HOME funds in the amount of $4,003,971.34 have been allocated to projects and programs and will be spent within the Consolidated Plan time frame.

The projects and programs' allocated funding listed in the AAP will be adjusted proportionally according to the final HUD allocations awarded to Stanislaus County. The Stanislaus Urban County also has a balance of approximately $459,200.98 in Neighborhood Stabilization Program (NSP) 1 and $722,798.26 in NSP 3 program income funding. The NSP funding is anticipated to be utilized during Fiscal Year 2026-2027 for housing development and/or infrastructure activities. In Fiscal Year 2026-2027 NSP Program Income (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. In Fiscal Year 2026-2027, 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 close out.

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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.

CDBG Program - Infrastructure: Stanislaus Urban County members will continue the use of state and other non-HUD federal funds (as they become available) as leverage for infrastructure projects. The County has set aside approximately $55.8 million in American Rescue Plan Act of 2021 (ARPA) funding to Community Infrastructure. The County's West Modesto Project is one of the areas that will be receiving ARPA funds to assist with the installation of sewer lines and sewer connections. The County was awarded approximately $25.6 million from the State Water Board for the West Modesto Project to be utilized in Fiscal Year 2026-2027.

CDBG Program - Public Services Grants: Fiscal Year 2026-2027 CDBG- Public Services applications are expected to leverage approximately $4,147,385.

HOME Program - 25% Match Requirement: The Stanislaus HOME Consortium uses local funds, state funds, and program income from various funding sources as contributions to housing pursuant to HOME matching requirements. No match funds have been identified for use with HOME projects.

ESG Program - 100% Match Requirement: Leverage funding identified by applicant agencies awarded funding identified utilizing CDBG, CoC funding, private donation, foundation funding, and in-kind as sources to meet the program match requirement. Fiscal Year 2026-2027 ESG (federal and state) allocations are expected to leverage approximately $2,163,937 in funding.

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 and the cities of Ceres, Newman and Riverbank are the only Stanislaus HOME Consortium members with identified surplus lands within the Stanislaus Planning Area. County staff currently is 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. The City of Ceres is exploring options for a vacant 0.17-acre lot at the northwest corner of Arthur Way and Hollister Street. The vacant property is the former site of a city well which was removed and could be used for residential development. The City of Riverbank identified a 10-acre city-owned parcel at the northwest corner of Eleanor Avenue and Kentucky Avenue as surplus land. City staff is exploring possibilities of developing affordable housing units, if no interest in the property is found then the City has the option to sell the property on the open market. The City of Newman identified a 4.77-acre parcel located at 648 W. Mariposa as a potential housing opportunity site during the development of its Housing Element.

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AP-20 ANNUAL GOALS AND OBJECTIVES

Goals and Summary Information

Goal Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Infrastructure and Facilities	2026	2029	Non-Housing Community Development	Public Infrastructure Improvement	CDBG: $1,496,864	Households: 1,023
2	Provide and Ensure Access to Essential Public Services	2026	2027	Non-Homeless Special Needs	Public Services	CDBG: $345,534	Persons: 700
3	Work to Address, Prevent and Mitigate Homelessness	2026	2028	Homeless	Homeless Services Public Services	ESG: $187,219	Persons:380
4	Support Affordable Housing and Promote Accessible Housing Options	2026	2029	Affordable Housing	Affordable Housing	HOME: $1,072,420.79	Households: 21
5	Administration	2026	2027	Administration	Public Infrastructure Improvement Homeless Services Public Services Affordable Housing	CDBG: $460,600 ESG: $15,179 HOME: $119,157	Other: 1

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Goal Description

1	Goal Name	Improve Public Infrastructure and Facilities
	Goal Description	Provide infrastructure improvements and facility projects in income-qualified residential neighborhoods lacking sewer, water, or stormwater systems, or where infrastructure exists but needs repair.
2	Goal Name	Provide and Ensure Access to Essential Public Services
	Goal Description	Projects and activities under this goal may support organizations that offer services such as educational programs, food boxes, health care services, and economic development.
3	Goal Name	Work to Address, Prevent, and Mitigate Homelessness
	Goal Description	Projects under this goal will support organizations providing homeless prevention services and shelter services for those individuals or families experiencing homelessness, including emergency shelters, and rapid re-housing.
4	Goal Name	Support Affordable Housing and Promote Accessible Housing Options
	Goal Description	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.
5	Goal Name	Administration
	Goal Description	Administration for CDBG, ESG, and HOME programs.

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AP-35 PROJECTS

Introduction

As shown in the previous section, AP-20 Annual Goals and Objectives, the Stanislaus HOME Consortium have identified goals to address housing and community development needs that both entities will work towards achieving in Fiscal Year 2026-2027. Below are the proposed projects to be funded with FY 2026-2027 federal funding from the CDBG, ESG, and 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 proposed HOME programs include the County's administration of the program and housing programs that will be made available to Stanislaus HOME Consortium members. Annually, HOME allocations are distributed amount the Consortium members and Consortium members are given six months from the beginning of each fiscal year to propose projects using their HOME allocation. 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 through a competitive process such as a RFP process.

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Stanislaus Urban County

#	Project Name
1.	Stanislaus County - CDBG Program Administration FY 26-27 (CDBG)
2.	Stanislaus County - West Modesto Sewer Infrastructure Project FY 26-27 (CDBG)
3.	Stanislaus County – Project Sentinel, Inc.,- Housing Services FY 26-27 (CDBG)
4.	City of Ceres - CDBG Project Activity Delivery FY 26-27 (CDBG)
5.	City of Ceres - Morrow Village ADA Improvements Phase 3 (4 Phases) FY 26-27 (CDBG)
6.	City of Hughson - CDBG Project Activity Delivery FY 26-27 (CDBG)
7.	City of Hughson – 7th Street Sidewalk Improvement Project FY 26-27 (CDBG)
8.	City of Newman - CDBG Project Activity Delivery FY 26-27 (CDBG)
9.	City of Newman – Steffensen-Sunshine Park Area Improvements Project FY 26-27 (CDBG)
10.	City of Oakdale - CDBG Project Activity Delivery FY 26-27 (CDBG)
11.	City of Oakdale – North Fifth Avenue Improvements Project FY 26-27 (CDBG)
12.	City of Oakdale – South Sixth Avenue Improvements Project FY 26-27 (CDBG)
13.	City of Patterson - CDBG Project Activity Delivery FY 26-27 (CDBG)
14.	City of Patterson – Apricot Estates Improvements Project FY 2627 (CDBG)
15.	City of Patterson – E Street & 9th Street Water Improvements Project FY 26-27 (CDBG)
16.	City of Riverbank - CDBG Project Activity Delivery FY 26-27 (CDBG)
17.	City of Riverbank – Texas Avenue Sewer Improvements Project FY 26-27 (CDBG)
18.	City of Riverbank – Pioneer Park Improvements Project FY 26-27 (CDBG)
19.	City of Riverbank – Water Line Replacement Project FY 26-27 (CDBG)
20.	City of Waterford - CDBG Project Activity Delivery FY 26-27 (CDBG)
21.	City of Waterford – North Pasadena Avenue Improvement Project FY 26-27 (CDBG)
22.	We Care Program – Turlock- Shelter Substance Abuse Counseling- Treatment Program FY 26-27 (CDBG-PSG)
23.	Court Appointed Special Advocates (CASA)- Direct Services Project FY 26-27 (CDBG-PSG)
24.	Children's Crisis Center- Guardian Children's Trauma and Behavioral Recovery Shelter FY 26-27 (CDBG-PSG)
25.	Children's Crisis Center- Marsha's & Verda's House Trauma and behavioral Recovery Shelters FY 26-27 (CDBG-PSG)
26.	Healthy Alternatives to Violent Environments (HAVEN) – Legal Program FY 26-27 (CDBG-PSG)
27.	Center for Human Services – Housing First- Navigation and Stability Program FY 26-27 (CDBG-PSG)
28.	Stanislaus County – Emergency Solutions Grants (ESG) Program FY 26-27

Stanislaus HOME Consortium

#	Project Name
1.	Stanislaus County - HOME Program Administration FY 26-27 (HOME)
2.	Stanislaus County – Community Housing Development Organization (CHDO) FY 26-27 (HOME)
3.	Stanislaus County – Consortium Affordable Housing Program FY 26-27 (HOME)
4.	Stanislaus County – Housing Rehabilitation Program FY 26-27 (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; and
- 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 2025-2029 Consolidated Plan identifies the following priority needs for the Stanislaus HOME Consortium:

- 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 Consolidated Plan Needs Assessment and Market Analysis data and are reflected in the projects identified below.

Obstacles in addressing underserved needs are:

- A lack of available funds and resources; and
- 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 26-27 (CDBG)

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

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Work to Address, Prevent and Mitigate Homelessness
Support Affordable Housing and Promote Accessible Housing Options
Administration

Needs Addressed: Public Infrastructure and Facility Improvement
Affordable Housing
Community and Economic Development
Public Services
Homeless Services

Funding: CDBG - $400,600

Description: Stanislaus County will provide management and administration services to the Stanislaus Urban County and Stanislaus HOME Consortium member Cities. The funds will cover the costs of staff, publications, public notices, and other eligible costs directly related to the CDBG 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).

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

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

- N/A

Location Description: 1010 10th Street, Suite 3400, Modesto, CA 95354

Planned Activities: Administration of CDBG, ESG and HOME programs, and projects for FY 26-27

2. Stanislaus County - West Modesto Sewer Infrastructure Project FY 26-27 (CDBG)

Target Area(s): Unincorporated Stanislaus County

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $389,803.53

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: Low/Moderate Area Benefit (LMA)

Matrix Code: 03K

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: 6/30/2030

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

- 1,004 Households
- 3,000 Individuals

Location Description: 1010 10th Street, Suite 3400, Modesto, CA 95354

Planned Activities: FY 26-27 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 (3 Activities/Phases).
- 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 and Sunset Avenues, south of South Avenue, and north of Garden Avenue (2 Activities/Phases).

3. Project Sentinel Inc., - Housing Services FY 26-27 (CDBG)

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

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Affordable Housing

Funding: CDBG - $25,000

Description: Services include outreach, education, counseling, and the intake and processing of housing discrimination complaints.

Outreach and education efforts will focus on increasing awareness of fair housing rights and responsibilities, with targeted efforts toward populations that may be more vulnerable to housing discrimination, including veterans, immigrants, victims of domestic violence, persons with disabilities, and families with children.

Program activities include community presentations, trainings, and one-on-one consultations. Multilingual educational materials, including

Spanish and select Asian languages, will be distributed to improve access to information for diverse populations.

Through these efforts, community members and service providers will gain a better understanding of fair housing laws and how to identify potential violations. Individuals who experience housing discrimination will be supported in pursuing complaints, and when appropriate, cases will be referred for further investigation and enforcement. Education will also be provided to housing providers to promote compliance with fair housing requirements.

National Objective: N/A

Matrix Code: 21D

Presumed Benefit: No

Objective: Address the need to assist residents with housing issues and to provide housing counseling.

Target Date: 6/30/2027

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

- Number of Households: 5
- Number of Individuals: 12

Location Description: 1231 8th Street, Suite #425, Modesto, CA 95354

Planned Activities: Project Sentinel will carry out housing counseling and housing services. Funds will be used to provide housing information, housing counseling and tenant/landlord mediation services to residents of the Stanislaus Urban County.

4. City of Ceres-CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Ceres

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

Needs Addressed: Public Infrastructure Improvement
Affordable Housing
Economic Development

Public Services
Homeless Services

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

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

- N/A

Location Description: 2720 2nd Street, Ceres, CA 95307

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Ceres in FY 26-27.

5. City of Ceres-Morrow Village ADA Improvements Phase 3 (4 Phases) FY 26-27 (CDBG)

Target Area(s): Ceres

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $255,115.18

Description: The project has four phases and will provide sidewalk, installation of curb and gutter on Morrow Avenue. The project is located in the City of Ceres, on Eloise Avenue from Garrison Street to Joy Avenue, in the Morrow Village Subdivision. Project will be phased out and costs include design, engineering, and construction.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03L

Presumed Benefit: No

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

Performance Outcomes:

- Number of households with access to infrastructure improvements: 70
- Number of residents impacted by infrastructure improvement: 250

Target Date: 6/30/2030

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

- 70 Households
- 210 Individuals

Location Description: 2720 2nd Street, Ceres, CA 95307

Planned Activities: Infrastructure Improvements

6. City of Hughson-CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Hughson

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

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

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

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

- N/A

Location Description: 7018 Pine Street, Hughson, CA 95326

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Hughson in FY 26-27.

7. City of Hughson- 7th Street Sidewalk Improvement Project FY 26-27 (CDBG)

Target Area(s): Hughson

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $108,331.69

Description: 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 on 7th Street along the west side of the road, south of the Whitmore intersection. This project will connect existing subdivision improvements to the south with the existing accessible paths along Whitmore Avenue and provide safe paths for students at the nearby elementary school and high school. The project will be phased out and costs include design, engineering, and construction.

National Objective: Low/Moderate Area Benefit (LMA)
Matrix Code: 03M

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: 100

Target Date: 6/30/2030

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

- 100 Individuals
- 50 Households

Location Description: 7018 Pine Street, Hughson, CA 95326

Planned Activities: Infrastructure Improvements

8. City of Newman-CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Newman

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

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

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

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: Project activity delivery costs related to CDBG projects for the City of Newman in FY 26-27.

9. City of Newman – Steffensen-Sunshine Park Area Improvements FY 26-27 (CDBG)

Target Area(s): Newman

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $124,001.66

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

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03M

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: 6/30/2030

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 Activity Delivery FY 26-27 (CDBG)

Target Area(s): Oakdale

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

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

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

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

- N/A

Location Description: 280 N. 3rd Avenue, Oakdale, CA 95361

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Oakdale in FY 26-27.

11. City of Oakdale – North Fifth Avenue Improvements Project FY 26-27 (CDBG)

Target Area(s): Oakdale

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – $81,254.44

Description: The project includes the repair/replacement of sewer and water lines, re-pavement of sidewalk, and infill/replacement of handicamp ramps, and update striping as needed. The project will be completed in phases and will include engineering, design, and construction costs.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03L

Presumed Benefit: No

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

Performance Outcomes:

- Number of households with access to infrastructure improvements: 50
- Number of residents impacted by infrastructure improvement: 150

Target Date: 6/30/2030

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

- 150 Individuals
- 50 Households

Location Description: 280 N. 3rd Street, Oakdale, CA 95361

Planned Activities: Infrastructure Improvements

12. City of Oakdale – South Sixth Avenue Improvements Project FY 26-27 (CDBG)

Target Area(s): Oakdale

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – $81,254.45

Description: The project includes the repair/replacement of sewer and water lines, re-pavement of sidewalk, and infill/replacement of handicamp ramps, and update striping as needed. The project will be completed in phases and will include engineering, design, and construction costs.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03L

Presumed Benefit: No

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

Performance Outcomes:

- Number of households with access to infrastructure improvements: 50
- Number of residents impacted by infrastructure improvement: 150

Target Date: 6/30/2030

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

- 150 Individuals
- 50 Households

Location Description: 280 N. 3rd Street, Oakdale, CA 95361

Planned Activities: Infrastructure Improvements

13. City of Patterson – CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Patterson

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

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

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

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

- N/A

Location Description: 1 Plaza, Patterson, CA 95363

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Patterson in FY 26-27.

14. City of Patterson – Apricot Estates Improvements Project FY 26-27 (CDBG)

Target Area(s): Patterson

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $100,000

Description: This project includes the installation of curb, gutter, sidewalk, the installation of streetlights and installation of 33 ADA compliant curb ramps. The project will be multi-phased, and costs include design, engineering, and construction.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03M

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: 140
- Number of residents impacted by infrastructure improvements: 420

Target Date: 6/30/2030

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

- 420 Individuals
- 140 Households

Location Description: 1 Plaza, Patterson, CA 95363

Planned Activities: Infrastructure Improvements

15. City of Patterson – E Street and 9th Street Project FY 26-27 (CDBG)

Target Area(s): Patterson

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $71,874.65

Description: The project consists of the design and replacement of waterlines and water service lines to numerous properties in the E Street neighborhood. The project includes the replacement of an estimated 17,750 linear feet of existing water pipes of various sizes, and the installation of an estimated 1,000 feet of new water pipes in various sizes. The 9th Street portion of the project includes the reconstruction of 9th Street between Las Palmas and Sperry Avenues. Four existing ADA ramps and two driveways will be removed and replaced to meet ADA standards. The project will be multi-phased and costs include design, engineering, and construction.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03K

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: 80
- Number of residents impacted by infrastructure improvements: 280

Target Date: 6/30/2030

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

- 280 Individuals
- 80 Households

Location Description: 1 Plaza, Patterson, CA 95363

Planned Activities: Infrastructure Improvements

16. City of Riverbank – CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Riverbank

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

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

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

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

- N/A

Location Description: 6707 3rd Street, Riverbank, CA 95367

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Riverbank in FY 26-27.

17. City of Riverbank – Texas Avenue Sewer Improvements Project FY 26-27 (CDBG)

Target Area(s): Riverbank

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – $50,000.00

Description: The project consists of the replacement of sewer infrastructure within 20 feet alleys and a 50-foot street at the following locations: on Texas Ave., between Kansas Ave alley from 8th Street to Chief Tucker Avenue; and on Texas Ave between Terminal Avenue to 8th Street. The project consists of approximately 1,925 linear feet of sewer line replacement, all six-inch sewer lines will be removed and replaced with eight-inch sewer line, including reconnection of approximately 53 sewer laterals. This is a multi-year project that will be phased based on funding availability and will include design, engineering, and construction costs.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03K

Presumed Benefit: No

Objective: Improve health and safety issues for residents in conformance with the City of Riverbank adopted General Plan.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 35
- Number of residents impacted by infrastructure improvement: 105

Target Date: 9/30/2028

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

- 1,838 Individuals
- 525 Households

Location Description: 6707 3rd Street, Riverbank, CA 95367

Planned Activities: Infrastructure Improvements

18. City of Riverbank – Pioneer Park Improvements Project FY 26-27 (CDBG)

Target Area(s): Riverbank

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – $72,663.12

Description: ADA accessibility improvements to Pioneer Park located at the corner of 1st 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: Low/Moderate Area Benefit (LMA)

Matrix Code: 03E

Presumed Benefit: No

Objective: Improve health and safety issues for residents in conformance with the City of Riverbank adopted General Plan.

Performance Outcomes:

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

Target Date: 6/30/2030

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

- 225 Individuals
- 65 Households

Location Description: 6707 3rd Street, Riverbank, CA 95367

Planned Activities: Infrastructure Improvements

19. City of Riverbank – Waterline Replacement Project FY 26-27 (CDBG)

Target Area(s): Riverbank

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – $50,000

Description: The project consists of approximately 1,650 linear feet of an 8-inch water line and the reconnection of 35 water service connections. The proposed project will tie-in connections to the existing water line, water valves and hydrant connections. The project will include mobilization, erosion control, traffic control, sawcut, demolition/off haul of asphalt and concrete, paving, setback, curb and gutter and potholing. The project is located in a 20' wide alley running from 3017 High Street to Riverside Drive, north of High Street. This is a multi-year project that will be phased based on funding availability and will include design, engineering, and construction costs.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03J

Presumed Benefit: No

Objective: Improve health and safety issues for residents in conformance with the City of Riverbank adopted General Plan.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 375
- Number of residents impacted by infrastructure improvement: 1,125

Target Date: 6/30/2030

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

- 1,125 Individuals
- 375 Households

Location Description: 6707 3rd Street, Riverbank, CA 95367

Planned Activities: Infrastructure Improvements

20. City of Waterford – CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Waterford

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

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

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

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: Project activity delivery costs related to CDBG projects for the City of Waterford in FY 26-27.

21. City of Waterford – North Pasadena Avenue Improvement Project FY 26-27 (CDBG)

Target Area(s): Waterford

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $112,565.28

Description: The project includes frontage improvements, curb, gutter, and ADA ramps along North Pasadena from Yosemite Boulevard (State Route 132) to Pecan Avenue. The project costs include design, engineering and construction.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03L

Presumed Benefit: No

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

Performance Outcomes:

- Number of households with access to infrastructure improvements: 30
- Number of residents impacted by infrastructure improvement: 90

Target Date: 6/30/2027

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

- 90 Individuals
- 30 Households

Location Description: 101 E Street, Waterford, CA 95386

Planned Activities: Infrastructure Improvements

22. We Care Program – Turlock- Shelter Substance Abuse Counseling- Treatment Program FY 26-27 (CDBG-PSG)

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

Goals Supported: Provide and Ensure Access to Essential Public Services
Work to Address, Prevent and Mitigate Homelessness

Needs Addressed: Public Services

Funding: CDBG-PSG - $172,000

Description: The We Care Program provides emergency shelter and supportive services to adult men experiencing homelessness in southern Stanislaus County. CDBG funding will support on-site substance use counseling and treatment services for shelter residents. These services are designed to address the connection between homelessness and substance use and to help participants move toward stability and housing.

Services will include individual assessments, one-on-one counseling, recovery planning, relapse prevention support, and referrals to detoxification, residential treatment, outpatient programs, and medication-assisted treatment. Participants will also receive overdose prevention education and referrals to mental health and medical services as needed.

These services are provided in coordination with existing shelter supports, including case management, housing navigation, employment assistance, and connection to public benefits. The goal of this program is to increase participant engagement in recovery services, improve health and stability, and support individuals in transitioning to permanent housing.

Program success will be measured by the number of participants receiving services, engagement in counseling, referrals to treatment programs, and progress toward recovery and housing stability.

National Objective: Limited Clientele (LMC)

Matrix Code: 05J

Presumed Benefit: No

Objective: Address the needs of the homeless with a substance abuse and treatment program, counseling and shelter services.

Performance Outcomes:

- Number of homeless people that will receive services: 150
- Number of homeless people that will receive shelter: 150

Target Date: 6/30/2027

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

- 300 Individuals
- 300 Households

Location Description: 219 S. Broadway, Turlock, CA 95380

Planned Activities: Counseling, case management, shelter operations and services

23. Court Appointed Special Advocates (CASA)- Direct Services Project FY 26-27 (CDBG-PSG)

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

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Public Services

Funding: CDBG-PSG - $35,000

Description: Court Appointed Special Advocates (CASA) of Stanislaus County provides advocacy services to children involved in the foster care system. Trained volunteers are appointed by the Juvenile Court to advocate for the best interests of children and youth, ensuring their needs are addressed and their voices are heard throughout the court process.

CASA volunteers conduct independent assessments, maintain regular contact with children, and collaborate with social workers, caregivers, and service providers to help ensure children receive appropriate services and support. Volunteers also help children understand the court process and advocate for safe and stable living arrangements.

CDBG funding will support staff responsible for recruiting, training, and supervising volunteer advocates, allowing CASA to serve additional children in foster care. The program aims to increase the number of

children receiving advocacy services and improve outcomes related to safety, stability, and well-being.

Program success will be measured by the number of children served, number of volunteers recruited and trained, and progress toward improved stability and support for participating children.

National Objective: Limited Clientele (LMC)

Matrix Code: 05N

Presumed Benefit: Yes

Objective: Address the needs of youth at risk in and leaving the foster care system.

Performance Outcomes:

- Number of youth that will receive services: 15

Target Date: 6/30/2027

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

- 15 Individuals
- 15 Households

Location Description: 915 17th Street, Modesto, CA 95354

Planned Activities: Case management

24. Children's Crisis Center- Guardian Children's Trauma and Behavioral Recovery Shelter FY 26-27 (CDBG-PSG)

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

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Public Services

Funding: CDBG-PSG - $35,000

Description: The Children's Crisis Center of Stanislaus County provides emergency shelter and trauma-informed care services for children experiencing family crises, abuse, neglect, or homelessness. The Guardian Children's Trauma and Behavioral Recovery Shelter Program offers a safe and supportive environment for children from birth to 14 years of age, while also providing support services for their families.

CDBG funding will support crisis intervention services, emergency shelter, case management, and trauma-informed care for children and families in eastern Stanislaus County. Services include short-term shelter, behavioral support, counseling, parent support, referrals to community resources, and coordination with schools, healthcare providers, and social service agencies.

The program aims to improve child safety, reduce family stress, and support stabilization for families experiencing crisis. Expected outcomes include increased child safety, improved emotional well-being, strengthened family stability, and reduced risk of abuse, neglect, or homelessness.

Program success will be measured by the number of children and families served, engagement in supportive services, and progress toward improved family stability and child well-being.

National Objective: Limited Clientele (LMC)

Matrix Code: 05N

Presumed Benefit: Yes

Objective: Address the needs of youth and their caregivers that are in situations of neglect and abuse.

Performance Outcomes:

- Number of individuals that will receive services: 133
- Number of households that will receive services: 36

Target Date: 6/30/2027

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

- 133 Individuals
- 36 Households

Location Description: Confidential

Planned Activities: Case management, shelter services, food services and health referrals.

25. Children's Crisis Center- Marsha's & Verda's House Trauma and Behavioral Recovery Shelters FY 26-27 (CDBG-PSG)

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

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Public Services

Funding: CDBG-PSG - $35,000

Description: The Children's Crisis Center of Stanislaus County operates Marsha's House in Ceres and Verda's House in Turlock, which provide emergency shelter and trauma-informed care services for children and families experiencing crisis situations. These programs serve children from birth to 14 years of age from low- and moderate-income households throughout Stanislaus County who are experiencing abuse, neglect, homelessness, or family instability.

CDBG funding will support emergency shelter, crisis intervention, case management, and trauma-informed care services. Additional services include parent support, referrals to community resources, and coordination with schools, healthcare providers, and social service agencies to help stabilize families and improve child well-being.

The program aims to improve child safety, reduce family stress, and support long-term family stability. Expected outcomes include increased child safety, improved emotional and behavioral well-being, and strengthened family support systems.

Program success will be measured by the number of children and families served, engagement in supportive services, and progress toward improved family stability and child well-being.

National Objective: Limited Clientele (LMC)

Matrix Code: 05N

Presumed Benefit: Yes

Objective: Address the needs of youth and their caregivers that are in situations of neglect and abuse.

Performance Outcomes:

- Number of individuals that will receive services: 187
- Number of households that will receive services: 67

Target Date: 6/30/2027

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

- 187 Individuals
- 67 Households

Location Description: Confidential

Planned Activities: Case management, shelter services, food services and health referrals.

26. Healthy Alternatives to Violent Environments (HAVEN) – Legal Program FY 26-27 (CDBG-PSG)

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

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Public Services

Funding: CDBG-PSG - $35,000

Description: HAVEN provides legal advocacy services to survivors of domestic violence, sexual assault, stalking, and harassment. These services help survivors reduce safety risks and maintain stable housing by addressing legal barriers that may place them at risk of homelessness.

CDBG funding will support trauma-informed legal advocacy services, including assistance with restraining order paperwork, safety planning, court preparation, and court accompaniment when available. Services focus on helping survivors obtain civil legal protections, such as Domestic Violence Restraining Orders and Civil Harassment Orders, to improve safety and housing stability.

All services are voluntary, confidential, and provided at no cost to participants. The program aims to help survivors remain safely housed, reduce the risk of homelessness, and improve long-term stability.

Program success will be measured by the number of individuals served and successful connections to legal protections and supportive services

National Objective: Limited Clientele (LMC)

Matrix Code: 05J

Presumed Benefit: Yes

Objective: Address the needs of clients feeling domestic violence receive legal guidance.

Performance Outcomes:

- Number of individuals that will receive services: 60
- Number of households that will receive services: 60

Target Date: 6/30/2027

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

- 60 Individuals
- 60 Households

Location Description: Confidential

Planned Activities: Case management, legal and shelter services.

27. Center for Human Services – Housing First- Navigation and Stability Program FY 26-27 (CDBG-PSG)

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

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Public Services

Funding: CDBG-PSG - $33,534

Description: The Housing First – Housing Navigation and Stability Program will assist approximately 50 households (estimated 150 individuals) in overcoming housing barriers through individualized housing plans, direct case management, and coordination with local housing providers and

community partners. Services are grounded in a Housing First approach, focused on reducing homelessness and improving housing stability without requiring preconditions such as employment, income, or sobriety.

Participants will receive comprehensive housing stabilization services including housing search assistance, landlord engagement, connection to supportive services, and ongoing case management to promote long-term housing stability.

This program supports the Stanislaus Urban County Consolidated Plan goal of expanding housing stability services and improving access to housing resources for low- and moderate-income residents.

National Objective: Limited Clientele (LMC)

Matrix Code: 05U

Presumed Benefit: N/A

Objective: Address the needs of residents needing employment search, utility, housing and food assistance to find stable housing.

Performance Outcomes:

- Number of individuals that will receive services: 150
- Number of households that will receive services: 50

Target Date: 6/30/2027

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

- 150 Individuals
- 50 Households

Location Description: 1010 10th Street, Suite #3400, Modesto, CA 95354

Planned Activities: Case management

28. Stanislaus County – Emergency Solutions Grants (ESG) Program FY 26-27

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

Goals Supported: Work to Address, Prevent and Mitigate Homelessness

Needs Addressed: Homeless Services

Funding: ESG - $202,398

Description: Stanislaus County will utilize Emergency Solutions Grant (ESG) funds to support programs that assist individuals and families experiencing homelessness. ESG funding will support emergency shelter operations and rapid rehousing services to help individuals and families obtain and maintain stable housing.

Stanislaus County is recommending ESG funding for the following projects:

- Center for Human Services – Low Barrier Youth Shelter
  Amount: $60,546
  This project will support operations of a low-barrier emergency shelter serving youth experiencing homelessness. Services will include temporary shelter, case management, and connections to supportive services to assist youth in transitioning to stable housing.
- HAVEN – Emergency Shelter Services
  Amount**:** $45,714
  HAVEN will provide emergency shelter and supportive services for individuals and families experiencing homelessness, including survivors of domestic violence. Services will include shelter operations, case management, and referrals to community resources.
- Community Housing and Shelter Services – Rapid Re-Housing Program
  Amount**:** $80,959
  This project will provide rapid rehousing assistance including rental assistance, housing search assistance, and case management to help individuals and families experiencing homelessness quickly obtain permanent housing and maintain housing stability.
- Stanislaus County – ESG Administration
  Amount: $15,179
  Stanislaus County will utilize ESG administration funds to support program oversight, monitoring, reporting, and compliance with federal ESG regulations.

ESG Program Goals:

- Reduce homelessness in Stanislaus County
- Increase access to emergency shelter and housing services
- Assist individuals and families in obtaining permanent housing
- Improve housing stability for program participants
- Strengthen coordination among homeless service providers

Target Population:

The ESG Program will serve individuals and families experiencing homelessness, including:

- Youth experiencing homelessness
- Survivors of domestic violence
- Chronically homeless individuals
- Families with children
- Individuals with disabilities

Expected Outcomes:

Through ESG-funded activities, Stanislaus County anticipates:

- Increasing the number of individuals served in emergency shelters
- Increasing the number of households placed into permanent housing
- Reducing the length of time individuals experience homelessness
- Improving housing stability for program participants

Target Date: 6/30/2028

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

- To Be Determined-Pending NOFA

Location Description: 1010 10th Street, Suite #3400, Modesto, CA 95354

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

Stanislaus HOME Consortium

1. Stanislaus County – HOME Program Administration FY 26-27 (HOME)

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

Goals Supported: Administration
Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: $119,157

Description: Stanislaus County will provide management and administration of the HOME Investment Partnerships Program (HOME) on behalf of the Stanislaus HOME Consortium member jurisdictions, which include the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Turlock. As the Lead Entity for the Consortium, Stanislaus County is responsible for ensuring compliance with all federal HOME program requirements and overseeing the implementation of HOME-funded activities.

HOME administrative funds will be used to support eligible administrative and planning activities necessary to effectively operate the HOME program. Eligible costs may include staff salaries and benefits, environmental review activities, program monitoring, reporting, publication of required public notices, development of program policies and procedures, and other administrative expenses directly related to the administration of the HOME program.

These activities support the successful implementation of HOME-funded projects and ensure compliance with HUD regulations.

Target Date: 6/30/2028

Performance Outcomes: N/A

Location Description: Stanislaus Planning Area

Planned Activities: Program Administration

2. Stanislaus County – Community Housing Development Organization (CHDO) FY 26-27 (HOME)

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

Goals Supported: Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: $178,736.79

Description: Stanislaus County will reserve HOME funds for eligible Community Housing Development Organizations (CHDOs) to support the acquisition, development, and/or rehabilitation of affordable housing for low-income households. This funding will be made available to qualified CHDOs through a competitive application process, consistent with HOME program requirements.

Eligible activities may include acquisition, new construction, and rehabilitation of affordable housing units to increase the supply of decent, safe, and affordable housing within the Stanislaus HOME Consortium jurisdictions.

These activities are authorized under HOME regulations at 24 CFR 92.205 and CHDO set-aside requirements at 24 CFR 92.300**.**

Target Date: 6/30/2030

Performance Outcomes:

- Number of households: 1

Location Description: Stanislaus Planning Area

Planned Activities: CHDO project.

3. Stanislaus County – Consortium Affordable Housing Program FY 26-27 (HOME)

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

Goals Supported: Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: $446,842

Description: The Stanislaus HOME Consortium will provide funding for the acquisition, development, and/or rehabilitation of properties for the creation and preservation of affordable rental housing for income-eligible households. This program is intended to increase the supply of affordable housing and address identified housing needs within the Stanislaus HOME Consortium jurisdictions.

Eligible activities may include acquisition of property, new construction, rehabilitation of existing structures, and preservation of affordable housing units. In some cases, properties developed through this program may be transferred to qualified nonprofit organizations or other eligible entities to provide long-term property management and ensure ongoing affordability.

Project activities may also include the purchase of affordability covenants on existing residential units to preserve affordability and prevent displacement of low-income households.

These activities are authorized under HOME regulations at 24 CFR 92.205**.**

Target Date: 6/30/2030

Performance Outcomes:

- Number of households: 5

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 26-27 (HOME)

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

Goals Supported: Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: $446,842

Description: The Stanislaus HOME Consortium will provide funding for the rehabilitation of owner-occupied housing units to preserve and maintain affordable housing for low- and moderate-income households. Through this program, eligible homeowners may receive loans and/or grants to address health and safety issues, correct code violations, improve accessibility, and complete necessary repairs to extend the useful life of the home.

The Housing Rehabilitation Program is intended to preserve existing affordable housing stock and improve living conditions for low-income residents throughout the Stanislaus HOME Consortium jurisdictions. Eligible activities may include, but are not limited to, roof repair or replacement, accessibility improvements, plumbing and electrical repairs, heating and cooling system improvements, and other eligible rehabilitation activities.

Project costs may include rehabilitation costs such as labor and materials, as well as eligible project delivery and soft costs necessary to complete the rehabilitation activities.

These activities are authorized under HOME regulations at 24 CFR 92.205**.**

Target Date: 6/30/2030

Performance Outcomes:

- Number of households: 5

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 Urban County includes the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and the unincorporated areas of Stanislaus County. The Stanislaus HOME Consortium includes these jurisdictions along with the City of Turlock. Together, these jurisdictions form the Stanislaus Planning Area. Assistance funded through the CDBG, HOME, and ESG programs will be directed throughout the Stanislaus Planning Area.

CDBG funding is required to primarily benefit low- and moderate-income households. For most CDBG activities, at least 51 percent of residents in a defined service area must meet low- and moderate-income eligibility requirements. These requirements ensure that funding is directed toward communities with the greatest need.

Approximately 15 percent of the Stanislaus Urban County's CDBG allocation is reserved for Public Services. These funds are awarded through a competitive application process to nonprofit organizations providing essential services to low- and moderate-income residents throughout the Stanislaus Urban County.

The remaining CDBG funds are distributed among Stanislaus Urban County member jurisdictions using a formula based on population and poverty data. These funds are typically used for infrastructure improvements and community development projects, including sewer improvements, storm drainage, sidewalk infill, and other neighborhood improvements that benefit low- and moderate-income residents.

Rationale for the priorities for allocation investments geographically.

Geographic Distribution – Percentage of Funds

Target Area	CDBG
West Modesto	21.40%
Ceres	11.29%
Hughson	4.92%
Newman	5.60%
Oakdale	7.28%
Patterson	7.68%
Riverbank	7.72%
Waterford	5.11%
Unincorporated Stanislaus County	15.00%
Turlock	N/A

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.

In selecting infrastructure projects to be funded with CDBG funds, the County must ensure that each project meets a national objective, most commonly the Low- and Moderate-Income Area (LMA) Benefit objective. To qualify under this objective, at least 51 percent of the residents within the defined project service area must be low- and moderate-income.

The County evaluates project eligibility using the most recent U.S. Census data, including American Community Survey (ACS) data, as provided through HUD's Low- and Moderate-Income Summary Data (LMISD). County staff work collaboratively with participating cities to review proposed project locations and confirm whether the project service areas meet income eligibility requirements. This coordination helps ensure that proposed projects are eligible for CDBG funding prior to inclusion in the AAP.

If a proposed project area does not meet the 51 percent low- and moderate-income threshold based on available census data, an income survey must be conducted of the project service area. Income surveys must be conducted in accordance with HUD guidance and methodology to determine whether the project area qualifies as primarily benefiting low- and moderate-income residents. If the income survey demonstrates that at least 51 percent of residents in the service area are low- and moderate-income, the project may be considered eligible under the LMA Benefit national objective.

All infrastructure projects currently included in this AAP are located within eligible CDBG project areas that meet the LMA Benefit threshold based on available HUD census data.

Areas of Low- and Moderate-Income Concentration

The Stanislaus Urban County prioritizes investments in neighborhoods with concentrations of low- and moderate-income households. These areas were identified using ACS data and local income surveys demonstrating that at least 51 percent of residents qualify as low- and moderate-income households. Below are the current project areas that have projects currently underway:

<u>Unincorporated Stanislaus County</u>

Spencer/Marshall Neighborhood

- Census Tracts: 16.01, 16.03, 16.04, and portions of 22.00 (West Modesto Area)
- Median Household Income: Approximately $44,010
- Geographic Boundaries: The Spencer/Marshall Neighborhood is located in the West Modesto area of unincorporated Stanislaus County. The project area is generally bounded by Paradise Road to the north, Maze Boulevard to the south, and includes residential areas surrounding Spencer Avenue, Marshall Avenue, and adjacent local streets west of Martin Luther King Drive.
- Project(s): West Modesto Sewer Infrastructure Project – Spencer/Marshall Neighborhood (County Area 7)
- Purpose: The Spencer/Marshall neighborhood includes aging housing stock and infrastructure deficiencies. Improvements in this area will benefit low- and moderate-income households and support neighborhood revitalization.

Rouse/Colorado Neighborhood

- Census Tract 22, Block Groups 2, 3, and 4
- Median Household Income: Approximately $44,010
- Geographic Boundaries: The Rouse/Colorado Neighborhood is located approximately 0.6 miles west of Highway 99 in unincorporated Stanislaus County. The project area is generally bounded by Tuolumne Boulevard to the north and Roselawn Avenue to the south.
- Project(s): West Modesto Sewer Improvement Project – Rouse/Colorado Neighborhood (County Area 9)
- Purpose: This neighborhood includes aging housing stock and infrastructure deficiencies. Improvements in this area will benefit low- and moderate-income households and support neighborhood revitalization.

Beverly/Waverly Neighborhood

- Census Tract 16.03, Block Groups 1 and 2
- Median Household Income: Approximately $44,010
- Geographic Boundaries: The Beverly/Waverly Neighborhood is located approximately 0.9 miles west of Highway 99 in unincorporated Stanislaus County.
- Project(s): West Modesto Sewer Improvement Project – Beverly/Waverly Neighborhood (County Area 21)
- Purpose: This neighborhood includes aging housing stock and infrastructure deficiencies. Improvements in this area will benefit low- and moderate-income households and support neighborhood revitalization.

City Project Areas

City of Ceres

- Census Tracts 25.01, 25.02, 26.02, 26.05
- Median Household Income: Approximately $64,000 in Census Tract 25.01, which is below the California median income and reflects moderate-income conditions.
- Geographic Boundaries: The City of Ceres project area is located within the Morrow Village residential neighborhood. The project area is generally bounded by:
  - North: Garrison Street
  - South: Whitmore Avenue
  - East: Rose Avenue
  - West**:** Moffet Road

  The project includes improvements along Dale Avenue, Joy Avenue, El Dorado Avenue, Charlotte Avenue, and adjacent local streets within the Morrow Village subdivision.

- Project: Morrow Village ADA Improvements Project
- Purpose: These improvements are intended to benefit low- and moderate-income residents and improve overall neighborhood livability.

City of Hughson

- Census Tract 29.02, Block Group 3
- Median Household Income: Estimated below County median ($81,468) and verified through local income survey
- Geographic Boundaries: The project area generally includes residential neighborhoods along 7th Street and adjacent local streets within the City of Hughson. The CDBG-funded project area includes portions of:
  - 7th Street
  - Adjacent residential streets connecting to 7th Street
  - Nearby neighborhood access routes serving residential properties

  The project area is generally bounded by:
  - North: Whitmore Avenue
  - South: Pine Street / Downtown Hughson are
  - East: Santa Fe Avenue (State Route 99 corridor vicinity)
  - West: Tully Road and surrounding residential neighborhoods

  These improvements include sidewalk reconstruction, curb and gutter installation, ADA-compliant curb ramps, driveway improvements, and pavement restoration.

- Project: 7th Street Sidewalk Improvement Project
- Purpose: The project will construct new sidewalk improvements to enhance pedestrian safety, improve accessibility, and provide connectivity for residents. The improvements will benefit low- and moderate-income households and support neighborhood accessibility.

City of Newman

- Census Tract 34, Block Group 1
- Median Household Income: Estimated below County median ($81,468) and verified through local income survey
- Geographic Boundaries: The City of Newman project area is located within an existing residential neighborhood in the Steffensen-Sunshine Park area. The CDBG-funded project area includes the:
  - 1900 blocks of Leslie Avenue
  - Sydney Avenue
  - Pine Street
  - Pine Court

  The project area is generally bounded by:
  - North: Inyo Avenue
  - South: Community facilities including Von Renner Elementary School, McConnell Senior Center, and Newman Resource Center
  - East: Prince Road
  - West: Upper Road

- Project: Steffensen- Sunshine Park Area Project
- Purpose: These improvements will enhance pedestrian safety, improve accessibility, and address infrastructure deficiencies within a low- and moderate-income neighborhood.

City of Oakdale

- Census Tract 2.02, Block Group 1
- Median Household Income: Estimated below County median ($81,468) and verified through local income survey
- Geographic Boundaries: The City of Oakdale project area is located within the southwest downtown neighborhood of Oakdale. The project area is generally bounded by:
  - North: G Street
  - South**:** Church Street
  - East: Yosemite Avenue
  - West**:** J Street

  Within these boundaries, improvements will occur along:
  - A Street (between G Street and Yosemite Avenue)
  - Second Avenue (between G Street and J Street)
  - Third Avenue (between G Street and J Street)
  - H Street (between Church Street and Yosemite Avenue)
  - I Street (between First Avenue and South Yosemite Avenue)
- Project: Southwest Downtown Safe Routes to School Project
- Purpose: The improvements are intended to enhance pedestrian safety, accessibility, and neighborhood connectivity, particularly for school-aged children and residents within a low- and moderate-income service area

City of Patterson

Project #1

- Census Tract 32.01
- Median Household Income: Approximately $75,500 based on ACS 5-year estimates
- Additional Patterson target tracts: 32.03, 32.04, 32.05
- Geographic Boundaries: The City of Patterson project area is located within an existing residential neighborhood in the central portion of the City of Patterson. The project area generally includes:
  - 6th Street
  - 9th Street
  - F Street
  - G Street
  - Las Palmas Avenue
  - Connecting residential alleys within the project area

  The improvements are located within existing public rights-of-way along these streets and adjacent residential areas.

- Project: Waterline Replacement and Street Improvements Project
- Purpose: These improvements are intended to enhance infrastructure reliability, improve accessibility, and support neighborhood revitalization within a low- and moderate-income service area.

Project #2

- Census Tract 32.01
- Median Household Income: Approximately $75,500 based on ACS 5-year estimates
- Geographic Boundaries: The City of Patterson project area is located within the Apricot Estates residential neighborhood. The CDBG-funded project area includes:
    - Residential streets within the Apricot Estates neighborhood
    - Adjacent residential properties within the subdivision
    - Local neighborhood streets serving Apricot Estates residents

  The project area is generally bounded by:
    - North: Knutson Street
    - South: E. Las Palmas Avenue
    - East: Weber Avenue
    - West: N. Hartley Street

- Project: Apricot Estates Project
- Purpose: These improvements are intended to enhance infrastructure reliability, improve accessibility, and support neighborhood revitalization within a low- and moderate-income service area.

City of Riverbank

Project #1

- Census Tracts: 30.02, 3.01, 3.03, 3.04, 4.06
- Median Household Income: Estimated below County median ($81,468) and verified through local income survey
- Geographic Boundaries: The City of Riverbank project area is located at Pioneer Park, situated at the northwest corner of 1st Street and High Street within the City of Riverbank. The project area includes improvements within the existing park boundaries and adjacent public access areas.

  The project area generally includes:
    - North: Residential neighborhood adjacent to Pioneer Park
    - South: High Street
    - East: 1st Street
    - West**:** Residential properties adjacent to Pioneer Park

- Project: Pioneer Park Improvements Project
- Purpose: These improvements will enhance accessibility and usability of the park while improving community amenities within a low- and moderate-income service area.

Project #2

- Census Tracts: 21.01 and 21.02
- Median Household Income: Approximately $79,734
- Geographic Boundaries: The City of Riverbank project area is located along Texas Avenue within an established residential neighborhood. The CDBG-funded project area includes:
    - Texas Avenue
    - Adjacent residential properties along Texas Avenue
    - Local neighborhood streets connecting to Texas Avenue

  The project area is generally bounded by:
    - North**:** Claribel Road
    - South**:** Patterson Road / Downtown Riverbank area
    - East**:** Third Street and surrounding residential neighborhoods
    - West: Atchison Street and nearby residential development

- Project: Texas Avenue Sewer Improvements Project
- Purpose: These improvements are intended to enhance pedestrian safety, improve accessibility, and support neighborhood revitalization within a low- and moderate-income service area.

Project #3

- Census Tract: 3.01
- Median Household Income: Approximately $74,800 (ACS estimate for Census Tract 21.01, Stanislaus County)
- Geographic Boundaries: The City of Riverbank project area is located within a 20-foot-wide alley running from 3017 High Street to Riverside Drive, north of High Street in. A portion of the project is also located within Pioneer Park.
  The project area is generally located:
    - Between High Street and Riverside Drive
    - From 3017 High Street to 4th Street

- Project: Waterline Replacement Project
- Purpose: This project consists of approximately 1,650 linear feet of 8-inch water line replacement and the reconnection of approximately 35 water service connections. The project will also include connections to existing water infrastructure, including valves and hydrants, as well as pavement restoration and related construction improvements.

City of Waterford

- Census Tract: 28.01
- Median Household Income: Approximately $79,734
- Geographic Boundaries: The City of Waterford project area is located along North Pasadena Avenue within an established residential neighborhood. The CDBG-funded project area includes:
    - North Pasadena Avenue
    - Adjacent residential properties along North Pasadena Avenue
    - Neighborhood access points connecting to local residential streets

  The project area is generally bounded by:
    - North**:** Pecan Avenue
    - South**:** Yosemite Boulevard (State Route 132)
    - East: Reinway Avenue and surrounding residential neighborhoods
    - West: E Street and nearby residential development

- Project: North Pasadena Avenue Improvements Project
- Purpose: These improvements are intended to enhance pedestrian safety, improve accessibility, and support neighborhood revitalization within a low- and moderate-income service area.

HOME funds are distributed throughout the Stanislaus HOME Consortium to support affordable housing activities including acquisition, development, and rehabilitation of housing for income-eligible households. Approximately 15 percent of HOME funds are reserved for Community Housing Development Organizations (CHDOs) to develop affordable housing projects.

Stanislaus County, as the lead entity for the Stanislaus HOME Consortium, programs HOME funds based on project readiness, community need, geographic distribution, and funding availability. All member jurisdictions propose projects for their jurisdiction and are involved in the review and prioritization of projects.

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AP-55 AFFORDABLE HOUSING

Introduction

The tables in this section provide estimates, based on the 2025-2029 Consolidated Plan planning process, 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	
Homeless	0
Non-Homeless	21
Special-Needs	0
Total	**21**

One Year Goals for the Number of Households Supported Through Programs	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	**21**

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Discussion

The 6th Cycle Regional Housing Needs Allocations (2023-2031) for Stanislaus County shows that, to meet the coming housing needs, the following number of units for each tranche of incomes is needed:

Number of Units needed for each income bracket in jurisdictions (RHNA)

	Very Low Income (< 50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (> 120% AMI)	Total
Stanislaus County (Unincorporated areas)	574	398	458	1,045	**2,475**
Turlock	1,305	903	1,960	2,498	**5,802**
Ceres	706	489	661	1,505	**3,361**
Hughson	284	196	122	279	**881**
Newman	197	136	218	497	**1,048**
Oakdale	414	286	294	671	**1,665**
Patterson	1,046	724	593	1,353	**3,716**
Riverbank	181	672	594	1,355	**3,591**
Waterford	107	74	115	261	**557**

***Data Source**: Stanislaus County, Turlock, Ceres, Hughson, Newman, Oakdale, Patterson and Riverbank's 6th Housing Elements 2023-2031*

The type of housing currently available throughout the County is incongruent with the need, which indicates a demand for more affordable housing serving households earning 80% AMI or less.

The 2025-2029 Consolidated Plan identifies affordable housing as a Priority Need. In Fiscal Year 2025- 2026, the Stanislaus HOME Consortium will use funds available to address a variety of housing needs within the Stanislaus Planning Area.

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AP-60 PUBLIC HOUSING

Introduction

The Stanislaus HOME Consortium maintains a close working relationship with the SRHA and coordinates on an ongoing basis to address public housing needs and other affordable housing priorities. The Stanislaus HOME Consortium will continue to collaborate with SRHA and other public and private housing and social service agencies to support public housing improvements, expand housing opportunities, and enhance services for residents.

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

The mission of the SRHA is to address unmet housing needs of residents and communities throughout Stanislaus County in accordance with Federal, State, and local regulations. SRHA owns and operates public housing units and administers the Housing Choice Voucher Program.

In addition to conventional public housing, SRHA operates several affordable housing programs, including:

- Year-round Farm Labor Housing
- Seasonal Migrant Farm Worker Housing
- Neighborhood Stabilization Program (NSP) units
- Housing Choice Voucher Program
- Other affordable housing properties throughout Stanislaus County

These programs will continue to operate during the 2026-2027 fiscal year to provide safe, decent, and affordable housing to low- and moderate-income households.

SRHA also continues to pursue opportunities to increase the supply of affordable housing throughout Stanislaus County through partnerships, development opportunities, and leveraging available funding resources.

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

The SRHA previously implemented a services and communication “quality control” system that provides the SRHA with immediate customer feedback and identifies areas that may need improvement. The SRHA 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 SRHA 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 SRHA newsletter. These actions have assisted the SRHA in creating an atmosphere which emphasizes customer satisfaction and communication.

Further, the SRHA has a Resident Advisory Board (RAB) which represents the residents assisted by the agency. The RAB assists in the development of the SRHA'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.

Through these efforts, SRHA seeks to promote resident engagement, improve communication, and support pathways to housing stability and potential homeownership opportunities for eligible residents.

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

The SRHA is not designated as a troubled Housing Authority.

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AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The Stanislaus Community System of Care (CSoC), the locally recognized CoC, is comprised of an 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 meets on a monthly basis to identify gaps and needs in homeless services and to pursue an overall systematic approach to address homelessness. Through regular attendance and participation in the CoC meetings, Stanislaus HOME Consortium members 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)

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. 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. ACES provides the homeless shelter and connects them 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.

Empire Cold Weather Family Shelter

The Empire Cold Weather Family Shelter is a seasonal 22 bed shelter program that was initiated in November 2018 in 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 on-site 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.

The County has also supported shelter and housing efforts through the Permanent Local Housing Allocation (PLHA) program. In 2025 and 2026, PLHA funds were awarded to support emergency shelter programs to provide shelter and supportive services to individuals experiencing homelessness. These investments support the County's ongoing efforts to expand housing opportunities and reduce homelessness.

Additionally, the County received the 2024 State Emergency Solutions Grant (ESG) Allocation of funding on behalf of the Stanislaus Continuum of Care (CoC). These funds were awarded through a competitive process to support shelter operations and rapid re-housing services. Funding was awarded to HAVEN and Center for Human Services to support emergency shelter operations, and to Turning Point Community Programs to provide Rapid Re-Housing services. These programs assist individuals and families experiencing homelessness in obtaining stable housing and supportive services.

Through these combined efforts, Stanislaus County continues to expand shelter capacity, improve service coordination, and support individuals and families in achieving housing stability.

Homeless Strategic Plan

In 2021, the Stanislaus Homeless Alliance (SHA) and the CSoC 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 (HSP), 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.

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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.

Stanislaus County will continue to implement a coordinated, collaborative approach to outreach and engagement for individuals and families experiencing homelessness, with a particular focus on unsheltered populations. Outreach efforts are conducted in partnership with the CoC, local service providers, law enforcement agencies, behavioral health providers, and other community partners.

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 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.

Additionally, Stanislaus County participates in the annual Point-in-Time Count**,** which provides critical information about individuals experiencing homelessness, including those who are unsheltered. Data from the Point-in-Time Count is used to identify service gaps, assess needs, and guide planning and funding decisions.

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 2026 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 Turning Point Community Programs are able to receive rapid re-housing assistance to become stably housed.

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 refine system processes and address gaps in the service delivery system to ensure vulnerable populations receive appropriate services and support. As partnerships within the CoC strengthen and agencies gain a clearer understanding of their roles and responsibilities, the homeless response system becomes more effective in addressing the needs of individuals and families experiencing homelessness. The Coordinated Entry System (CES) plays a key role in prioritizing individuals and families based on vulnerability, streamlining access to available resources, and minimizing the length of time individuals experience homelessness.

The delivery of wrap-around supportive services is critical to the long-term success of individuals and families transitioning out of homelessness. Through the CoC and partner agencies, supportive services are available to assist households in maintaining stable housing. These services may include case management, financial assistance, security deposits, legal services, credit repair, utility assistance, counseling, employment support, and other stabilization services. Stanislaus

County and its partners recognize that the goal is not only to secure housing, but to ensure individuals and families have the resources and support necessary to maintain long-term housing stability and prevent future episodes of homelessness.

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 any additional housing barriers on the client, cause 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, , The Salvation Army, Children's Crisis Center, , 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 experience 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.

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 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 receives 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 – Stanislaus HOME Consortium

The Stanislaus HOME Consortium will work to provide affordable housing opportunities with a focus on maintaining existing affordable housing opportunities and the development of new affordable housing units. One of the main barriers to affordable housing, both rental and homeownership, has been the lack of affordable housing units. In its efforts to expanding the inventory of housing units, the Stanislaus HOME Consortium will utilize its funding in support of the strategies identifies in the county-wide initiative, Housing Stanislaus, undertaken by Stanislaus County with an aim at building a shared vision and policy framework for housing in Stanislaus County: https://housingstanislaus.org/.

While many of the barriers to housing development are outside of the Stanislaus HOME Consortium's direct control, the individual member jurisdictions can work together to collectively address the barriers through the development and implementation of their respective Housing Elements, currently in its 6th cycle , which requires all governments to adequately plan to meet the housing needs of everyone in the community. Housing Elements include an assessment of housing needs, identify constraints, provide for a sites inventory, and include a housing plan with goals, objectives, and policies to maintain, preserve, improve, and develop housing.

HOME funds provide a much-needed contribution to the gap in the funding stream needed to undertake meaningful action to address affordable housing.

The members of the Stanislaus HOME Consortium will leverage available funding for the development of affordable housing projects throughout Stanislaus County and will support efforts to create access to capital needed to increase housing development and improve housing affordability in Stanislaus County.

Stanislaus County continues to implement strategies identified in its 6th Cycle Housing Element to reduce barriers to affordable housing and facilitate residential development across all income levels. These efforts include rezoning sites for higher-density residential development, updating development standards, and streamlining permitting processes to encourage housing production.

In addition to Stanislaus County's actions, the participating jurisdictions within the Stanislaus HOME Consortium continue to update local policies, zoning regulations, and housing programs to reduce barriers to affordable housing. Based on currently available Housing Element materials and related public reports, these efforts include rezoning sites for higher-density residential development, streamlining permit processes, updating development standards to comply with State law, reducing parking and other development constraints, and expanding opportunities for supportive housing, emergency shelters, accessory dwelling units, and other housing types. Implementation status varies by jurisdiction, with some cities having adopted Housing Elements and ordinance changes and others continuing to work through revised draft and the HCD review processes.

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.

To address these barriers, Stanislaus HOME Consortium members continue to implement strategies identified in their respective Housing Elements to reduce regulatory constraints and encourage affordable housing development. These actions include rezoning land for higher-density residential development, updating development standards, streamlining permitting processes, and increasing flexibility in housing types.

Development Process

To facilitate housing development and reduce barriers to affordable housing, the Stanislaus HOME Consortium will continue to work collaboratively with developers, nonprofit housing providers, local jurisdictions, and community stakeholders. These efforts are intended to identify constraints to housing development and promote public-private partnerships that support the production of affordable housing throughout the Stanislaus Planning Area.

The Stanislaus HOME Consortium will continue to support development by coordinating with participating jurisdictions that are implementing Housing Element programs designed to streamline development processes, increase allowable densities, and reduce regulatory barriers. These actions include rezoning sites for higher-density housing, adopting objective design standards, reducing parking requirements, and allowing a broader range of housing types, including multifamily housing, supportive housing, accessory dwelling units, and mixed-use developments.

The Stanislaus HOME Consortium will continue to support development opportunities through outreach to developers and property owners, particularly for sites identified through recent rezoning efforts. In 2026, the County, on behalf of the Consortium, plans to conduct developer outreach and facilitate connections between interested property owners and developers seeking to build affordable housing in the Stanislaus Planning Area.

Additionally, the Stanislaus HOME Consortium will continue to coordinate with participating jurisdictions to identify funding opportunities, streamline project review, and support development of a variety of housing types, including affordable rental housing, permanent supportive housing, and other housing options for low- and moderate-income households.

Through these coordinated efforts, the Stanislaus HOME Consortium will continue to support efficient project development, reduce barriers to housing production, and promote the development of affordable housing throughout the Stanislaus Planning Area.

Fee Structure

Members of the Stanislaus HOME Consortium 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.

Development Standards and Processing Times

Members of the Stanislaus HOME Consortium will continue to review and, where reasonable and appropriate, amend development standards and permitting processes to reduce constraints and improve the efficiency of housing development. These efforts are intended to provide cost and time savings in the development of residential units while continuing to ensure the public health and safety of residents.

Efforts include but are not limited to adoption of objective design standards, reductions in minimum lot sizes, increased allowable densities, and expanded housing types such as accessory dwelling units, supportive housing, and mixed-use

development. These updates are intended to streamline the development process and reduce regulatory barriers to affordable housing.

The Stanislaus HOME Consortium will continue to monitor regulatory constraints and work collaboratively with participating jurisdictions, developers, and community stakeholders to identify and implement solutions that support the development of affordable housing throughout the Stanislaus Planning Area.

Discussion

For jurisdictions that charge development impact fees, the California Mitigation Fee Act requires jurisdictions to demonstrate a nexus between the type of development and the impact being mitigated, and to ensure that fee amounts are proportional to the impact caused by development. While certain fees such as inclusionary housing in-lieu fees, permit processing fees, utility connection fees, and fees negotiated through development agreements are not covered by the Act, development fees can still represent a significant portion of overall housing development costs.

Because developers often pass these costs on to homebuyers or renters, high development fees may limit the feasibility of lower-cost housing more than higher-cost housing. As noted by the Terner Center for Housing Innovation at UC Berkeley, reducing or deferring development fees may improve financial feasibility for affordable housing projects. Jurisdictions may also consider fee deferral strategies to reduce upfront development costs and support affordable housing production.

Municipal Processing Time: The time required to obtain development approvals is often cited as a factor contributing to the high cost of housing in California. Extended review timelines may increase project costs due to land holding expenses, interest payments, and construction delays. Processing timelines may be affected by coordination among multiple agencies, legislative review schedules, and staffing capacity. Stanislaus County and participating jurisdictions continue to evaluate opportunities to streamline permitting processes and reduce administrative barriers where feasible.
Prevailing Wages: Federal and State prevailing wage requirements may also affect housing development costs. Davis-Bacon prevailing wages apply to federally funded construction projects, including those funded with CDBG and certain HOME-funded projects. Additionally, California prevailing wage requirements apply to public works projects that support housing development, such as infrastructure improvements. While prevailing wage requirements support fair labor standards, they may increase development costs and affect project feasibility. Stanislaus County and participating jurisdictions continue to consider these factors when evaluating funding strategies and housing development opportunities.

Expiration of Affordability Contracts: Affordable housing developed with public funding is often subject to affordability restrictions for a defined period. As these affordability periods expire, there is a risk that units may convert to market-rate housing. Stanislaus County and participating jurisdictions continue to monitor expiring affordability agreements and pursue preservation strategies when feasible, including acquisition, rehabilitation, refinancing, and extension of affordability restrictions.

Through these coordinated efforts, Stanislaus County and participating jurisdictions will continue to monitor and address regulatory, financial, and administrative barriers to affordable housing development and preservation throughout the Stanislaus Planning Area.

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AP-85 OTHER ACTIONS

Introduction

The Stanislaus HOME Consortium targets federal funds to residents who have traditionally not been served or are underserved by programs. Project activities funded through the Annual Action Plan are carefully designed to provide targeted assistance to vulnerable populations, including individuals experiencing homelessness, persons with special needs, extremely low-income households, seniors, persons with disabilities, and residents living in areas with limited access to services and transportation.

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 HOME Consortium 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 HOME Consortium will continue to coordinate closely with the CoC, to identify service gaps and develop strategies to address homelessness and housing instability. Through regular participation in CoC meetings and committees, Stanislaus County and participating jurisdictions collaborate with service providers, public agencies, and community stakeholders to improve coordination and maximize available resources.

In addition, Stanislaus County Planning and Community Development has supported underserved populations through administration of federal and state funding, including ESG and State ESG funds awarded on behalf of the CoC. These funds support emergency shelter and rapid re-housing programs, including funding for HAVEN and Center for Human Services shelter operations, and Turning Point Community Programs for Rapid Re-Housing services. These programs help address the needs of individuals and families experiencing homelessness and those at risk of homelessness.

The Stanislaus HOME Consortium also continues to support underserved populations through Permanent Local Housing Allocation (PLHA) funding. Recent PLHA investments have supported shelter operations and housing-related services, including programs such as the ACES, HAVEN's emergency shelter, Center for Human Service's Youth Low Barrier Shelters and We Care's Emergency Shelter.

The SRHA also plays a critical role in addressing underserved housing needs. Through continued collaboration with the SRHA, the Stanislaus HOME Consortium will support efforts to identify housing needs, expand affordable housing opportunities, and provide rental assistance through programs such as public housing and the Housing Choice Voucher Program.

Through these coordinated efforts, the Stanislaus HOME Consortium will continue to address obstacles to meeting underserved needs by leveraging funding, strengthening partnerships, and expanding housing and supportive service opportunities throughout Stanislaus County.

Actions planned to foster and maintain affordable housing:

As identified throughout the Consolidated Plan and Annual Action Plan, the preservation and development of affordable housing remains a high priority for the Stanislaus HOME Consortium. HOME funding will continue to be prioritized for the development, acquisition, and rehabilitation of affordable housing that serves low- and moderate-income households. Affordable housing strategies include both the creation of new affordable housing units and the preservation of existing affordable housing stock.

In addition, CDBG funding will continue to support infrastructure improvements that facilitate the development and preservation of affordable housing. These activities may include improvements to water, sewer, streets, sidewalks, and other public infrastructure necessary to support residential development and maintain existing neighborhoods.

The Stanislaus HOME Consortium will continue to collaborate with nonprofit organizations, for-profit developers, and public agencies to acquire, develop, and rehabilitate affordable housing units. Through coordinated funding strategies and partnerships, the Consortium will work to maximize available resources and increase the number of affordable housing units produced and preserved each year.

Additionally, the Stanislaus HOME Consortium will continue to support affordable housing through coordination with the SRHA, implementation of Housing Element programs, and recent rezoning efforts designed to increase housing capacity and reduce barriers to development. These coordinated efforts are intended to support long-term housing affordability throughout Stanislaus County.

Actions planned to reduce lead-based paint hazards:

Stanislaus County continues to address lead-based paint hazards through coordination with the SRHA, the Stanislaus County Department of Environmental Resources, and other local and regional partners. These agencies work collaboratively to identify, reduce, and prevent lead-based paint hazards, particularly in housing occupied by low- and moderate-income households and families with children.

The Childhood Lead Poisoning Prevention Program, administered through the Stanislaus County Department of Environmental Resources in coordination with the SRHA, responds to reports of elevated blood lead levels in children. When elevated blood lead levels are identified, families are notified and environmental investigations may be conducted by qualified professionals to determine potential sources of lead exposure. These investigations may include assessments of residential units, particularly those built prior to 1978, when lead-based paint hazards are more likely to be present.

The Stanislaus HOME Consortium will continue to coordinate with local agencies to provide education and outreach regarding lead-based paint hazards and prevention strategies. Educational materials will be distributed to households participating in housing programs and rehabilitation activities, and information will be made available to property owners, tenants, and program participants.

Additionally, all housing units assisted with HOME and CDBG funds will comply with federal lead-based paint requirements under 24 CFR Part 35**.** These requirements include risk assessments, clearance testing, and lead-safe work practices when rehabilitation activities are conducted in units constructed prior to 1978. HOME and CDBG-funded rehabilitation activities may include the remediation or abatement of lead-based paint hazards when identified.

The SRHA will continue to provide notices to landlords and tenants participating in the Housing Choice Voucher Program regarding the risks of lead-based paint and applicable compliance requirements. These efforts help ensure that housing assisted with federal funding is safe and free from lead-based paint hazards.

Through these coordinated efforts, the Stanislaus HOME Consortium will continue to reduce lead-based paint hazards, improve housing quality, and protect the health and safety of residents throughout the Stanislaus Planning Area.

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

The Stanislaus HOME Consortium 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.

The Stanislaus HOME Consortium also collaborates closely with the CoC, local service providers, and community partners to coordinate services that address poverty-related challenges, including homelessness, unemployment, and access to supportive services. Through these partnerships, the Consortium supports programs that provide housing navigation, case management, and access to employment and supportive services that assist households in achieving long-term stability.

The Stanislaus County Economic Development Action Committee (EDAC), with membership from all members of the Stanislaus HOME Consortium, collaboratively develops and updates the Stanislaus County Comprehensive Economic Development Strategy (CEDS) which presents the socio- economic overview of Stanislaus County, along with highlights of the economic development activities and projects that will be undertaken by private and public entities in a mission to create new jobs and provide critical services to the residents of Stanislaus County. The report can be found at: http://www.stancounty.com/ceo/econ-dev/pdf/ceds.pdf. The CEDS recognizes impacts housing affordability and availability have on local economic development efforts and the need for a strong local workforce dependent on housing and training.

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 agricultural 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.

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.

Through coordination of housing, supportive services, and economic development initiatives, the Stanislaus HOME Consortium will continue to implement strategies to reduce the number of poverty-level families and improve economic stability for residents throughout the Stanislaus Planning Area.

Actions planned to develop institutional structure:

The Stanislaus Urban County will continue to strengthen institutional structure by providing transparent funding opportunities, technical assistance, and coordination among public agencies, nonprofit organizations, and community stakeholders.

The Stanislaus Urban County publishes an annual Notice of Funding Availability (NOFA) of CDBG and 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 conducts a Grant Technical Assistance Workshop to release the application materials and explain program requirements, eligible activities, and evaluation criteria. County staff provide technical assistance throughout the application process and remain available by phone, email, and in person to assist applicants and encourage participation from new and underserved organizations.
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.

Through these efforts, the Stanislaus Urban County will continue to strengthen institutional capacity, support program compliance, and improve coordination among agencies implementing housing and community development activities throughout the Stanislaus Planning Area.

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 Housing and Urban Development (HUD); Stanislaus County Affordable Housing Corporation (STANCO), California Rural Legal Assistance (CRLA), Great Valley Housing Corporation, and Self-Help Enterprises. These partnerships support the design, implementation, and monitoring of housing and community development activities outlined in the Annual Action Plan.

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, monthly meetings are held between the participating members of the Stanislaus HOME Consortium. This ensures that the activities outlined in the AAP are given the fullest attention for design and implementation or construction.

The Stanislaus HOME Consortium 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.

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AP-90 PROGRAM SPECIFIC REQUIREMENTS

Introduction

There are three specific goals of the CDBG program:

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 2025-2029 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

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
	Total Program Income:	**$0**

Other CDBG Requirements

1. The amount of urgent need activities

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%

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 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. The annual NOFA included a new requirement that all ESG awarded agencies must have their policies and procedures approved prior to being awarded funding to help ensure the programs operate within the HUD standards for the ESG program. If an awarded agency is found to be out of compliance or can not adhere to HUD standards, the County will take steps to recapture funds and redistribute funding to the next agency according to their ranking score resulting from the annual NOFA.

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 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 2026-2027, ESG funds will be allocated based on a competitive grant cycle to which public service providers can apply for ESG funds. Applicants will be restricted to submitting one (1) application per agency for ESG funds. All applicants will be required to attend a Grant Technical Workshop prior to submission of an application. A Grant Review Panel made up of representatives from the Stanislaus Urban County, the County's Chief Executive Office, and the local CoC will review each written application submission and oral presentation and will score them individually.

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

Capacity & Experience

- Agency & Staff Experience with Grant Administration
- Program Sustainability Outlook

Addressing the Need/Extent of the Problem

- Prevention Focus
- Consistency with Adopted Consolidated Plan/Priority Need
- Identifying and Addressing a Community Need

Collaboration

- 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 the Program be Impactful and Effective?

Financials

- Clear and Efficient Budget
- Leveraging Sources

Performance & Risk Assessment

- Implementation- Soundness of Approach
    - Monitoring Results and Timeliness

Program Innovation

- Program Innovation

Grant Submittal

- Is the Grant 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 CoC 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 ESG Program, Stanislaus County staff reviews quarterly ESG statistical tables, HMIS client reports, 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 statue 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 ensures 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 Stanislaus HOME Consortium will recapture the entire amount of the direct HOME subsidy

provided to the homebuyer before the homebuyer receives a return. The Stanislaus 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.

Community Development Block Grant (CDBG) Public Services Grants (PSG)
FY 2026 Scoring and Anticipated Funding Recommendations* - Subject to Final County and HUD Approval

RANKING NO.	APPLICANT AGENCY	PROGRAM NAME	GRANT PROGRAM	SCORE	REQUESTED	ESTIMATED AWARD
1	**We Care Program - Turlock**	**We Care Substance Abuse Counseling - Treatment Program**	**PSG-Focus**	**163.55**	**$ 172,000.00**	**$ 172,000.00**
2	**CASA of Stanislaus County**	**Direct Services Project**	**CDBG-PSG**	**148.50**	**$ 35,000.00**	**$ 35,000.00**
3	**Children's Crisis Center**	**Guardian Children's Trauma and Behavioral Recovery Shelter**	**CDBG-PSG**	**144.73**	**$ 35,000.00**	**$ 35,000.00**
4	**Children's Crisis Center**	**Marsha's & Verda's House Trauma and Behavioral Recovery Shelters**	**CDBG-PSG**	**142.55**	**$ 35,000.00**	**$ 35,000.00**
5	**Healthy Alternatives to Violent Environments**	**Legal Program**	**CDBG-PSG**	**138.55**	**$ 35,000.00**	**$ 35,000.00**
6	**Center for Human Services**	**Housing First - Housing Navigation and Stability Program**	**CDBG-PSG**	**137.55**	**$ 35,000.00**	**$ 33,534.00**
7	Youth for Christ Central Valley	Waterford Area City Life	CDBG-PSG	137.00	$ 35,000.00	$ -
8	Community Housing & Shelter Services	CDBG Rapid Rehousing Rental Assistance	CDBG-PSG	133.00	$ 35,000.00	$ -
9	Camp Taylor, Inc.	CDBG Public Services	CDBG-PSG	131.82	$ 32,000.00	$ -
10	The Salvation Army Red Shield	Senior Day Program	CDBG-PSG	126.18	$ 35,000.00	$ -
11	The Salvation Army Red Shield	Afterschool Program	CDBG-PSG	123.45	$ 35,000.00	$ -
12	United Samaritans Foundation	Area 1	CDBG-PSG	118.45	$ 35,000.00	$ -
13	United Samaritans Foundation	Area 2	CDBG-PSG	115.45	$ 30,000.00	$ -
						$ -
N/A	**Project Sentinel**	**Housing Services**	**CDBG-PSG**	**111.00**	**$ 25,000.00**	$ -
				Total CDBG-PSG and PSG-Focus Amount Requested	**$ 584,000.00**	
				Estimated Amount Available @ Public Service Cap	**$ 345,534.00**	**$ 345,534.00**

**** The We Care PSG-Focus grant application and grant applications #1-6 in bold are being recommended for funding.***

ATTACHMENT 2

EMERGENCY SOLUTIONS GRANTS PROGRAM-FEDERAL (HUD)

FY 2026 Scoring and Anticipated Funding Recommendations* - Subject to Final County and HUD Approval

Ranking No.	Applicant Agency	Program Name	Grant Program	Score	Amount Requested	Estimated Award	Breakdown	Shelter	Rapid Re-Housing	Administration
N/A	**County Planning & Community Development Dept.**	**Administration**	**ESG**	**N/A**	**N/A**	**$ 15,179.00**		**$ -**	**$ -**	**$ 15,179.00**
1	**Center for Human Services**	**Low Barrier Youth Shelter (ESG)**	**ESG**	**139.30**	**$ 60,546.00**	**$ 60,546.00**		**$ 60,546.00**	**$ -**	**$ -**
2	**Healthy Alternatives to Violent Environments**	**Alternative Shelter (ESG)**	**ESG**	**132.00**	**$ 120,000.00**	**$ 45,714.00**		**$ 45,714.00**	**$ -**	**$ -**
3	We Care Program-Turlock	Turlock Emergency Shelter (ESG)	ESG	125.70	$ 80,000.00	$ -		$ -	$ -	$ -
4	**Community Housing & Shelter Services**	**Stanislaus County ESG Rapid Rehousing**	**ESG**	**125.40**	**$ 80,000.00**	**$ 80,959.00**		**$ -**	**$ 80,959.00**	**$ -**
5	The Salvation Army	Berberian Shelter	ESG	116.20	$ 124,221.34	$ -		$ -	$ -	$ -
6	The Salvation Army	Access Center Low-Barrier Shelter	ESG	116.10	$ 146,979.30	$ -		$ -	$ -	$ -
					$ -					
					$ -			**$ -**	**$ -**	**$ -**
					$ 611,746.64	**$ 202,398.00**		**$ 106,260.00**	**$ 80,959.00**	**$ 15,179.00**

Applicants #1, 2 and 4 are being recommended for funding.

FY 2026 Funding Amount $202,398			
ESG Program Limits	**Eligible Activities**	**Allowed Amounts**	**Awarded Amounts**
60% maximum	Shelter	$ 121,438.80	**$ 106,260.00**
40% minimum	Rapid Re-Housing (no cap)	$ 80,959.20	**$ 80,959.00**
7.5% maximum	Homeless Management Information System (HMIS)	$ 15,179.00	**$ -**
7.5% maximum	Administration	$ 15,179.00	**$ 15,179.00**
			$ 202,398.00

ATTACHMENT 3

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: Neighborly Case: 30453
Application Title: Low Barrier Youth Shelter - esg
Application Address: 2000 W. Briggsmore Avenue, Modesto, CA 95350
Application APN: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: Gina Machado

Contributor or Contributor Firm's Name: Center for Human Services(CHS)

Contributor or Contributor Firm's Address: 2000 W. Briggsmore Avenue Modesto Ca 95350

Is the Contributor:

The Applicant	Yes ☐ No ☐
The Property Owner	Yes ☐ No ☐
The Subcontractor	Yes ☐ No ☐
The Applicant's Agent/ Lobbyist	Yes ☐ No ☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

12/22/2025
Date

[redacted]
Signature of Applicant

Center for Human Services (CHS)
Print Firm Name if applicable

Gina Machado
Print Name of Applicant

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: 30468
Application Title: HAVEN - Legal Program
Application Address: 618 13th Street, Modesto, CA
Application APN:

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name:

Contributor or Contributor Firm's Name:

Contributor or Contributor Firm's Address:

Is the Contributor:

The Applicant	Yes ☐ No ☐
The Property Owner	Yes ☐ No ☐
The Subcontractor	Yes ☐ No ☐
The Applicant's Agent/ Lobbyist	Yes ☐ No ☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member:

Name of Contributor:

Date(s) of Contribution(s):

Amount(s):

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

1/7/2026
Date

[redacted]
Signature of Applicant

Print Firm Name if applicable

Rachelle Currie (Acting Executive Director)
Print Name of Applicant

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: 30469
Application Title: HAVEN - Emergency Shelter (FED ESG)
Application Address: 618 13th Street, Modesto, CA
Application APN: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes☐ No☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes☐ No☐
The Property Owner	Yes☐ No☐
The Subcontractor	Yes☐ No☐
The Applicant's Agent/ Lobbyist	Yes☐ No☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

1/7/2026
Date

[redacted]
Signature of Applicant

_____
Print Firm Name if applicable

Rachelle Currie (Acting Executive Director)
Print Name of Applicant

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: 30476

Application Title: Oakdale Children's Crisis Center

Application Address: [redacted]

Application APN: [redacted]

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Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes ☐ No ☐
The Property Owner	Yes ☐ No ☐
The Subcontractor	Yes ☐ No ☐
The Applicant's Agent/ Lobbyist	Yes ☐ No ☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

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Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

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01/07/2026
Date

[redacted]

Children's Crisis Center of Stanislaus County, Inc
Print Firm Name if applicable

Colleen Garcia
Print Name of Applicant

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: 30476

Application Title: Ceres and Turlock Children's Crisis Center

Application Address: [redacted]

Application APN: [redacted]

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes ☐ No ☐
The Property Owner	Yes ☐ No ☐
The Subcontractor	Yes ☐ No ☐
The Applicant's Agent/ Lobbyist	Yes ☐ No ☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

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Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

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01/07/2026
Date

[redacted]

Children's Crisis Center of Stanislaus County, Inc
Print Firm Name if applicable

Colleen Garcia
Print Name of Applicant

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: 30475
Application Title: CDBG Public Services
Application Address: 915 17th Street, Modesto, cA 95353
Application APN: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes☐ No☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes☐ No☒
The Property Owner	Yes☐ No☒
The Subcontractor	Yes☐ No☒
The Applicant's Agent/ Lobbyist	Yes☐ No☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

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Name of Member: N/A
Name of Contributor: _____
Date(s) of Contribution(s): _____
Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

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1/6/2026
Date

[redacted]
Signature of Applicant

_____
Print Firm Name if applicable

Kelli Bravo
Print Name of Applicant

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: 30482
Application Title: We Care Program- Turlock- Emergency Shelter
Application Address: 221 S. Broadway, Turlock, CA
Application APN: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: N/A

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes ☐ No ☐
The Property Owner	Yes ☐ No ☐
The Subcontractor	Yes ☐ No ☐
The Applicant's Agent/ Lobbyist	Yes ☐ No ☐

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

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Name of Member: N/A
Name of Contributor: _____
Date(s) of Contribution(s): _____
Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

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1/5/2026
Date

[redacted]
Signature of Applicant

WeCare Program-Turlock
Print Firm Name if applicable

Corey Mai
Print Name of Applicant

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: 30481
Application Title: Center for Human Services- Housing First
Application Address: 2000 W. Briggsmore Avenue, Modesto, CA 95350
Application APN: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: Gina Machado

Contributor or Contributor Firm's Name: Center for Human Services (CHS)

Contributor or Contributor Firm's Address: 2000 W. Briggsmore Avenue Modesto Ca 95350

Is the Contributor:

The Applicant	Yes ☐ No ☐
The Property Owner	Yes ☐ No ☐
The Subcontractor	Yes ☐ No ☐
The Applicant's Agent/ Lobbyist	Yes ☐ No ☒

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Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

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12/22/2025
Date

[redacted]
Signature of Applicant

Center for Human Services (CHS)
Print Firm Name if applicable

Gina Machado
Print Name of Applicant

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: 30472
Application Title: County ESG Homeless Prevention Rental Assistance
Application Address: 708 H Street, Modesto CA 95354
Application APN: 103-003-016-000

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes ☐ No ☐
The Property Owner	Yes ☐ No ☐
The Subcontractor	Yes ☐ No ☐
The Applicant's Agent/ Lobbyist	Yes ☐ No ☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

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Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

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January 7, 2026
Date

[redacted]
Signature of Applicant

Community Housing and Shelter Services
Print Firm Name if applicable

Esther Rosas
Print Name of Applicant

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: 30479
Application Title: Housing Services Program
Application Address: 1231 8th Street, Modesto
Application APN: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes___ No ✓

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes___ No ✓
The Property Owner	Yes___ No ✓
The Subcontractor	Yes___ No ✓
The Applicant's Agent/ Lobbyist	Yes___ No___

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

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Name of Member: N/A
Name of Contributor: N/A
Date(s) of Contribution(s): N/A
Amount(s): N/A

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1/7/26
Date

[redacted]
Signature of Applicant

Project Sentinel
Print Firm Name if applicable

Carole Conn
Print Name of Applicant

Fiscal Year 2026–2027 Annual Action Plan

Stanislaus Urban County
Stanislaus HOME Consortium

Board of Supervisors Meeting

May 12, 2026

Stanislaus Urban County and Stanislaus HOME Consortium Members



















Note: The City of Turlock is not a member of the Stanislaus Urban County; however, it is a member of the Stanislaus HOME Consortium.

Background

The County receives an annual allocation of funds for Community Development activities from the U.S. Department of Housing and Urban Development (HUD).

Funded activities align to the Consolidated Plan's goals.

These funds are used to create strong, sustainable, inclusive communities and affordable housing.

Regional Approach

Stanislaus Urban County:

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

Stanislaus HOME Consortium:

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

What is the Annual Action Plan?

- Required by HUD
- Identifies how federal funds are used
- Focuses on housing and community needs
- Part of the 2025–2029 Consolidated Plan

Annual Action Plan

Consolidated Plan Priorities



IMPROVE INFRASTRUCTURE



SUPPORT AFFORDABLE HOUSING OPTIONS



ADDRESS HOMELESSNESS



PROVIDE ESSENTIAL SERVICES

Annual Action Plan

Purpose

CDBG/ESG/HOME projects for upcoming fiscal year

- Proposed Projects
- CDBG, HOME and ESG Funding Recommendations

Distribution of funds summary

- Geographical, Population, and Poverty Rate

Opportunity for Citizen Participation

- April 8, 2026 – May 8, 2026

FY 2025–2026 Program Accomplishments

Public Services & Homeless Assistance

- 6 CDBG Public Service Programs Funded
- 3 ESG Homeless Service Programs Funded
- Over $548,012 awarded; CDBG $345,430 and ESG $202,582
- More than 1,000 residents assisted as of April 2026

Infrastructure Investments

- Sewer improvements $400,000
- Water infrastructure improvements $200,000
- Street and accessibility improvements $800,000

Affordable Housing Progress

- Affordable Housing Request for Proposals (RFP) completed
- HOME policies currently being updated
- Housing Rehabilitation Program in development

Regional Partnerships

- Coordination with Cities
- Continuum of Care collaboration
- Housing and nonprofit partnerships

HUD Entitlement Allocations

Fiscal Year 2026-2027 Allocations

CDBG	$2,302,998
ESG	$202,398
HOME	$1,191,577.79
Total	$3,696,973.79

Community Development Block Grant



Meets national objectives:

- Benefit low to moderate income
- Prevent slums or blight
- Address urgent community needs

FISCAL YEAR 2026-2027 CDBG AND ESG ALLOCATIONS

The table below shows the final CDBG and ESG grant allocation breakdown among Urban County members and special programs.

FINAL CDBG AND ESG ALLOCATIONS

URBAN COUNTY MEMBER	ACTIVITIES	ADMINISTRATION/ACTIVITY DELIVERY	TOTAL
City of Ceres	$255,115.18	$5,000.00	$260,115.18
City of Hughson	$108,331.69	$5,000.00	$113,331.69
City of Newman	$124,001.66	$5,000.00	$129,001.66
City of Oakdale	$162,508.89	$5,000.00	$167,508.89
City of Patterson	$171,874.65	$5,000.00	$176,874.65
City of Riverbank	$172,663.12	$5,000.00	$177,663.12
City of Waterford	$112,565.28	$5,000.00	$117,565.28
Stanislaus County	$389,803.53	$400,600.00	$790,403.53
Public Services @15%	$345,534.00		$345,534.00
Fair Housing		$25,000.00	$25,000.00
CDBG Total	$1,842,398.00	$460,600.00	$2,302,398.00
ESG Total	$187,219.00	$15,179.00	$202,398.00
TOTAL ALLOCATION	$2,029,787.00	$475,779.00	$2,505,396.00

FY 2026-2027 Proposed Programs
Stanislaus Urban County

CDBG Projects

- County: West Modesto Sewer Infrastructure Project and Fair Housing Services
- Ceres: Morrow Village ADA Improvements Phase 3 Project
- Hughson: 7th Street Sidewalk Improvement Project
- Newman: Steffensen-Sunshine Park Area Project
- Oakdale: North Fifth Street and South Sixth Street Improvements Projects
- Patterson: Apricot Estates Improvements Project and E Street-9th Street Improvements Project
- Riverbank: Waterline Replacement Project, Pioneer Park Improvements Project and Texas Avenue Sewer Improvements Project
- Waterford: North Pasadena Avenue Improvements Project

Emergency Solutions Grant (ESG)

Stanislaus Urban County



Shelter Services – Includes Shelter Operations, Essential Services



Homeless Prevention – Rent and Utilities Assistance for Families and Individuals In Immediate Danger of Homelessness



Rapid Re-housing – Provides Short Term Rent and Utility Assistance to Homeless Persons

Community Development Block Grant

Stanislaus Urban County

Fiscal Year 2026-2027 Funding Recommendations

Prioritization Funding		
We Care Program	*$172,000*	
We Care Substance Abuse Counseling/Treatment Program		

Public Services		
Center for Human Services – Housing Stability Project	$33,534	
Children's Crisis Center – Guardian House		$35,000
Children's Crisis Center – Marsha's and Verda's Shelter	$35,000	
Court Appointed Special Advocates – Direct Services	$35,000	
Healthy Alternatives to Violent Environments – Legal Program	$35,000	

CDBG Public Services Total **$345,534**

Emergency Solutions Grant (ESG)
Stanislaus Urban County

Fiscal Year 2026-2027 Funding Recommendations

Emergency Solutions Grant	
Center for Human Services – Low Barrier Shelter	$60,546
HAVEN – Emergency Shelter	$45,714
Community Housing and Shelter Services – Rapid Re-Housing	$80,959
County Administration	$15,179

Emergency Solutions Grant Total **$202,398**

HOME Investment Partnership Program
Stanislaus HOME Consortium

HOME Eligible Activities

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

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

FISCAL YEAR 2026-2027 HOME ALLOCATION

*Please Note: These funds will be allocated to individual Consortium members and must be committed to an approved project within six (6) months of July 1 of each program year, unless the deadline is extended by the County. An approved project is one that has been included in a HUD-approved Annual Action Plan, authorized by the County, and has completed the required environmental review process. If a Consortium member does not have an approved project within this timeframe, the funds will be made available to all Consortium members through a County-administered Request for Proposals (RFP) process.

HOME ALLOCATIONS

HOME CONSORTIUM MEMBER	ALLOCATION
City of Ceres	$115,194
City of Hughson	$82,115
City of Newman	$85,534
City of Oakdale	$96,720
City of Patterson	$96,382
City of Riverbank	$97,166
City of Turlock	$141,014
City of Waterford	$82,760
Stanislaus County	$96,799
Community Housing Development Organization (CHDO) Set-aside @ 15%	$178,736.79
HOME Total	$1,072,420.79
County Administration Total	$119,157
TOTAL ALLOCATION	$1,191,577.79

STAFF RECOMMENDATIONS

Conduct Public Hearing

Approvals

- **CEQA Notice of Exemption**
- **Fiscal Year 2026-2027 Annual Action Plan**

Authorizations

- **Authorize Director of Planning & Community Development to sign HUD Applications and Program Certifications.**
- **Authorize Chief Executive Officer to sign CDBG allocation agreement with Stanislaus Urban County members.**
- **Authorize Director of Planning & 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 the final document.**

Questions

