



STANISLAUS URBAN COUNTY and the STANISLAUS HOME CONSORTIUM

Annual Action Plan Fiscal Year 2022-2023 *for HUD Entitlement Programs*

Prepared by the Stanislaus County
Department of Planning and Community Development
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<https://www.stancounty.com/planning/cdbg/plans-and-reports.shtm>

All proposed projects' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

Draft released April 1, 2022

Fiscal Year 2022-2023

Stanislaus Urban County and the Stanislaus HOME Consortium



Stanislaus County

Chairman – Terry Withrow
Vice Chairman – Channce Condit
Supervisor Buck Condit
Supervisor Vito Chiesa
Supervisor Mani Grewal



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Mayor – Javier Lopez
Vice Mayor – Bret Silveira
Councilmember James Casey
Councilmember Linda Ryno
Councilmember Mike Kline



City of Hughson

Mayor – George Carr
Mayor Pro Tem – Harold Hill
Councilmember Michael Buck
Councilmember Samuel Rush
Councilmember Ramon Bawan



City of Newman

Mayor – Casey Graham
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City of Oakdale

Mayor – Cherilyn Bairos
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Christopher Smith
Councilmember Fred Smith
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City of Patterson

Mayor – Dennis McCord
Councilmember Shivaugn Alves
Councilmember Alfred Parham
Councilmember Dominic Farinha
Councilmember Cynthia Homen



City of Riverbank

Mayor – Richard D. O'Brien
Vice Mayor – Luis Uribe
Councilmember Rachel Hernandez
Councilmember Cal Campbell
Councilmember
Darlene Barber-Martinez



City of Turlock*

Mayor – Amy Bublak
Councilmember Nicole Larson
Councilmember Rebecka Monez
Councilmember Andrew Nosrati
Councilmember Pam Franco



City of Waterford

Mayor – Jose Aldaco
Vice Mayor – Joseph Ewing, III
Councilmember Jamie Hilton
Councilmember Jill Kitchens
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.*

Annual Action Plan Fiscal Year 2022-2023

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Annual Action Plan

Executive Summary

ES-05 Executive Summary

Introduction

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

The Stanislaus Urban County has been a part of the Home Investment Partnerships Program (HOME) Consortium for purposes of receiving federal HOME grant funding in partnership with the City of Turlock since Fiscal Year 2000-2001. Starting in Fiscal Year 2022-2023, Stanislaus County will take on the lead entity role for a new HOME Consortium. CDBG, ESG, and HOME activities for the Stanislaus Urban County will be reported under one AAP. Under the new Stanislaus HOME Consortium, the City of Turlock will report new HOME activities under the County's Annual Action Plan and CAPER and continue to report their HOME activities prior to Fiscal Year 2022-2023 under their own separate AAP and CAPER. For Fiscal Year 2022-2023:

Funds available for the Stanislaus Urban County:

CDBG:	\$2,469,380
ESG	\$212,662

Funds available for the Stanislaus HOME Consortium:

HOME:	\$1,468,808
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Stanislaus County prepares and submits the Con Plan and AAP on behalf of the Stanislaus Urban County and, starting in Fiscal Year 2022-2023, for the Stanislaus HOME Consortium. The Con Plan for Fiscal Years 2020-2025 was adopted in May 2020 by the Stanislaus County Board of Supervisors and the Turlock City Council and identifies housing and community development activities for the five-year period. This document is the Fiscal Year 2022-2023 AAP for Year 3 of the Con Plan. The majority of this document is generated through HUD's Integrated Disbursement and Information System (IDIS) System.

Throughout this document the following geographic terms will be used.

- **Stanislaus Planning Area:** Includes the entirety of the planning area considered under this AAP: the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock and Waterford, and the unincorporated area of the County.
- **Stanislaus Urban County:** A multi-jurisdictional CDBG entitlement, made up of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford and the unincorporated area of the County. Stanislaus County is the "lead entity" for the Stanislaus Urban County.

- **Unincorporated County:** Includes the entire unincorporated area of the County (this area is not a part of any municipality).
- **Entitlement Cities:** The CDBG entitlement cities in the County are Modesto and Turlock.
- **Home Investment Partnerships Program (HOME) Consortium:** The members of the HOME Consortium are Stanislaus Urban County and the City of Turlock. Stanislaus County is the “lead entity” for the HOME Consortium.

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

The AAP is the one-year plan that covers the time period from July 1, 2022 to June 30, 2023. that Stanislaus County prepares pursuant to the goals outlined in the Consolidated Plan. This AAP details the projects and activities that the Stanislaus Urban County and the Stanislaus HOME Consortium will undertake to address the housing and community development needs and local objectives using CDBG, ESG, and HOME funds received during Fiscal Year 2022-2023.

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

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

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

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

Evaluation of Past Performance

Stanislaus Urban County

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

Through the CDBG Public Services Program, the Stanislaus Urban County sets aside approximately 10% of its annual CDBG allocation for programs that provide services to low to moderate-income households (families or individuals). In Fiscal Year 2021-2022, a total of 10 public service programs were awarded \$243,352 to carry-out a number of needed services that benefit the homeless populations. Approximately 2,751 individuals received a form of service through the funded agencies. Funded services ranged from meals and shelter for low-income households to emergency food assistance programs. The services provided through the funded programs positively impact the lives of the households served.

The City of Turlock was the lead entity with responsibility for implementing and administering HOME funds for the HOME Consortium during Fiscal Year 2021-2021. Starting July 1, 2022, Stanislaus County will begin overseeing the new HOME Consortium as the lead entity. Proposed HOME activities for the Stanislaus HOME Consortium are included in this AAP under Section AP-35 Projects. In an ongoing effort to meet the Con Plan goal to increase and improve the supply of affordable housing for the Stanislaus Urban County's lowest-income households, the Stanislaus Urban County members continued to use any funds available, including State CalHOME program income funds (not all Stanislaus Urban Consortium members are recipients of CalHOME funds), and HOME funds to address the variety of housing needs throughout the Stanislaus Urban County.

ESG program funding was used to provide emergency shelter and rental assistance for homeless households and households at-risk of becoming homeless. In Fiscal Year 2021, approximately 620 individuals have received shelter and homeless preventions services through ESG funded programs.

Throughout Fiscal Year 2021-2022, the Stanislaus Urban County and the local CoC worked together on strengthening efforts to address and collaborate on homeless issues including the updating of the Stanislaus Regional Strategic Plan to Address Homelessness.

Summary of Citizen Participation Process and Consultation Process

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

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

Summary of Public Comments

Public comments received during the AAP's public review period will be provided at the May 3, 2022 public hearing to consider approval of the AAP and will be incorporated into the final AAP submitted to HUD.

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

Public comments received during the AAP's public review period will be provided at the May 3, 2022 public hearing to consider approval of the AAP and will be incorporated into the final AAP submitted to HUD.

The Process

PR-05 Lead & Responsible Agencies

Agency/entity responsible for preparing/administering the Consolidated Plan

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

The following are the agencies/entities responsible for preparing the Consolidated Plan on behalf of the Stanislaus Urban County and those responsible for administration of each grant program and funding source.

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

Narrative

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

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

In March 2022 the City of Turlock provided an official notice to resign as the lead entity for the City of Turlock/Stanislaus County HOME Consortium. Stanislaus County notified HUD of their Intent to form a new HOME Consortium in April 2022 and began the process with HUD of the development of the new consortium. Starting July 1, 2022 Stanislaus County will become the lead entity for the new Stanislaus HOME Consortium. The new consortium will include all of the Stanislaus Urban County member jurisdictions and the City of Turlock. In accordance with HUD regulations, the lead entity is responsible for submittal of the AAP housing related program information for all HOME Consortium participating jurisdictions.

Consolidated Plan Public Contact Information

Stanislaus County

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PR-10 Consultation

Introduction

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

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

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

Stanislaus Urban County and Stanislaus HOME Consortium member jurisdictions attend the monthly meetings for and collaborates when possible with the Stanislaus County Hospital and Shelter Partners, Turlock Community Collaborative, Stanislaus Homeless Alliance (SHA) and the local Continuum of Care (CoC).

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

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

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

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

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

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

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

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

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

1	Agency/Group/Organization(s)	-CASA of Stanislaus County -Ceres Healthy Start Family Resource Center -Oakdale Family Resource Center -The Salvation Army- Red Shield -Westside Family Resource Center
	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	Area Agency on Aging
	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	Central Valley Opportunity Center
	Agency/Group/Organization Type	-Services-Education Services -Employment
	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
4	Agency/Group/Organization	Haven Women's Center
	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	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)	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	Stanislaus County	Homeless Strategy

PR-15 Citizen Participation

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

In order to ensure maximum participation in the AAP process among all populations and special needs groups and to ensure that their issues and concerns are adequately addressed, the Stanislaus Urban County 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 will include online community meetings, in person community meetings, a print and online survey, agency phone and email consultations, and a meeting of the Stanislaus County's Community Development Committee.

The public review period for the Fiscal Year 2022-2023 Annual Action Plan was from April 1, 2022 to May 2, 2022. A public meeting notice was published in The Modesto Bee, in both English and Spanish, a newspaper covering the entire Stanislaus Planning Area. In addition, each Stanislaus Urban County and Stanislaus HOME Consortium city member advertised their city council meeting for the consideration of the AAP in one of the following newspapers: Ceres Courier, Hughson/Denair Dispatch, The Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal, and Patterson Irrigator.

Summary of Citizen Participation

Public comments received during the AAP public review period will be presented to and responded to at the May 3, 2022 Stanislaus County Board of Supervisors public hearing for consideration to approve the AAP. Comments received and the response provided at the public hearing will be incorporated into the Citizen Participation Outreach table on the next two pages.

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	<div>-Non-English Speaking - Specify other language: Spanish</div> <div>-Non-targeted/broad community</div>	<div>Pending Meetings:</div> <div><u>Ceres</u></div> <div>-April 25, 2022 at 5pm Ceres Community Center, 2701 4th Street, Ceres</div> <div>-April 25, 2022 at 6pm Ceres City Council Meeting/City Hall, 2701 4th Street, Ceres</div> <div><u>Hughson-</u></div> <div>-March 29, 2022 at 5pm, City Council Chambers, 7018 Pine Street, Hughson</div> <div><u>Newman</u></div> <div>-March 29, 2022 at 6pm, via Zoom video conferencing https://us06web.zoom.us/j/5894510003?pwd=Y2Y5Q25PM1lKaDBxSm9WcVNRNTJ4QT09</div> <div>Meeting ID: 589 451 0003 Passcode: 046504</div> <div>Via telephone conference by calling: (669) 900-6833</div> <div>Meeting ID: 589 451 0003 Passcode: 046504</div> <div><u>Oakdale</u></div> <div>-March 31, 2022 at 3:30pm, Public Services Dept, 455 South Fifth Ave., Oakdale</div> <div><u>Patterson</u></div> <div>-March 28, 2022 at 5:30pm, City Council Chambers, 1 Plaza, Patterson.</div>	Pending	Not applicable.	Not applicable.

		<p><u>Riverbank</u></p> <p>-April 12, 2022, City Council Meeting at 6pm, 6707 Third Street, Suite B, Riverbank</p> <p><u>Turlock</u></p> <p>-May 10, 2022 at 6pm, City Council Meeting, City Hall 156 South Broadway, Turlock</p> <p><u>Waterford</u></p> <p>-April 4, 2022 at 5pm, City Hall 101 E. Street, Waterford.</p> <p><u>Stanislaus County</u></p> <p>-April 9, 2022 at 10a, via Zoom video conferencing: https://us06web.zoom.us/j/89260252173?pwd=N0lYcHJHK1BLZWpqb2ZXVEx6MnMrZz09</p> <p>Meeting ID: 892 6025 2173 Passcode: 8VkhLr</p> <p>April 13, 2022 at 5pm via Zoom video conferencing https://us06web.zoom.us/j/87800959262?pwd=OFRWMDdzQlQ2bVAraUFIMGU3ZitpUT09</p> <p>Meeting ID: 878 0095 9262 Passcode: DGJ361</p> <p>-April 20, 2022 at 5:30pm, 1010 10th Street, Basement Training Room, Modesto</p>			
Newspaper Ad	Non-targeted/broad community	All public hearings/meetings and notice of the availability of the AAP for public review, were publicly noticed in newspapers covering the Stanislaus Planning Area (Ceres Courier, Hughson/Denair Dispatch, Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal and Patterson Irrigator).	Pending	Not applicable.	Not applicable.

AP-15 Expected Resources

Introduction

During Fiscal Year 2022-2023, the Stanislaus Urban County expects to receive \$2,469,380 in Community Development Block Grant (CDBG) program funding and \$212,662 in ESG funding; and the Stanislaus HOME Consortium expects to receive \$1,468,808 in HOME Investment Partnerships Program (HOME) funding. The Stanislaus Urban County anticipates CDBG program income consisting of approximately \$200.00 a month unless there is a significant payoff from an existing loan. CDBG program income will be spent down prior to the use of Fiscal Year 2022-2023 program funds. The amount of prior years’ unspent funds is approximately \$6,269,557 in federal CDBG and \$247,112 in federal ESG funds. The Stanislaus Urban County also currently has a balance of approximately \$307,623 in NSP 1 and \$613,274 in NSP 3 program income funding. The NSP funding is anticipated to be utilized during Fiscal Year 2022-2023 for housing development and/or infrastructure activities and for the Abandoned and Dangerous Buildings program.

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

Anticipated Resources

Stanislaus Urban County

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan: \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Infrastructure, and Public Services	\$2,469,380	0	6,269,557	\$8,738,937	\$4,938,760	Majority of funds will be utilized for infrastructure projects. 10-15% will be set aside for public services. 20% for Administration. Prior year resources are projected to be \$5 million that will be reallocated to HUD approved infrastructure projects

ESG	public – federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$212,662	0	247,112	\$459,774	\$425,324	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.
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Stanislaus HOME Consortium

Program	Source of Funds	Use of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan: \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental newconstruction Multifamily rental rehab New construction forownership TBRA	\$1,468,808	0	0	1,468,808	2,937,616	Funds will be utilized for affordable housing development, rehabilitation, and down-payment assistance for first- time homebuyers and administration.

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

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

ESG Program - 100% Match Requirement: The Stanislaus Urban County and its sub-recipients utilize CDBG, CoC funding, private donations, foundation funding and in-kind as sources to meet the program match requirement. Funding identified by ESG applicant agencies awarded funding during the Fiscal Year 2022-2023 NOFA Public Services Grant Program process amounts to an estimated average of \$869,427.

NSP Program - The Stanislaus Urban County will continue its efforts in using NSP Program Income (PI) funds to provide affordable housing opportunities in combination with leveraged funding provided by the housing developer and various State funding sources, including Permanent Local Housing Allocation funds.

CDBG Program - Public Services Grants (CDBG-PSG): Leverage funding identified by applicant agencies awarded funding during the Fiscal Year 2022-2023 NOFA Public Services Grant Program process amounts to an estimated average of \$2,512,623.

Stanislaus Urban County and Stanislaus HOME Consortium members will continue the use state funds (as they become available) to fund affordable housing and infrastructure projects. Stanislaus County will continue pursuing California State Water Resources Control Board (Water Board) grant funds to assist in the completion of CDBG funded sewer infrastructure projects.

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

The Stanislaus Regional Housing Authority (SRHA) will continue to manage and rent properties acquired, rehabilitated and/or constructed using NSP funding. Properties include Oak Leaf Meadows project completed in December 2020. The project consists of 56 multi-family affordable housing units, two and three-bedroom units, on a 3.29+/- acre property that includes a 5,000 square foot community center and a day care/head start facility in the City of Oakdale. Others include three in-fill housing development providing for a total of six single- family housing units.

All Stanislaus Urban County and Stanislaus HOME Consortium member jurisdictions are required to identify surplus and excess land, under the jurisdictions ownership, as part of their respective Annual Housing Element reports to the State of California Department of Housing and Community Development (HCD). The Stanislaus HOME Consortium will also be actively seeking affordable housing opportunities, including vacant land suitable for affordable housing development or developed properties in need of rehabilitation and/or conversion to affordable housing. Stanislaus County, as the Stanislaus HOME Consortium lead entity, will work with member jurisdictions, property owners, developers, and the SRHA to identify properties suitable for affordable housing affordable housing.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator (Estimates)
1	Improve Infrastructure and Public Facilities	2020	2024	Non-Housing Community Development	Public Infrastructure Improvement	CDBG: \$1,734,001	1,500 Households
2	Provide Public Services	2020	2024	Non-Homeless Special Needs	Public Services	CDBG: \$246,938	1,400 Persons
3	Work to End and Prevent Homelessness	2020	2024	Homeless	Homeless Services	ESG: \$196,713	500 Persons
					Public Services		
4	Community Emergency Response Program	2020	2024	Emergency Assistance	Economic Development	CDBG: \$0	N/A
					Public Services		
5.	Increase and Improve Supply of Affordable Housing	2020	2024	AffordableHousing	Affordable Housing	HOME: \$ <u>1,468,808</u>	-Rental units rehabilitated: 10 Households – -Housing Unit Homeowner Housing Rehabilitated 2 Households -HousingUnit Direct Financial Assistance to Homebuyers: 2 Households Assisted

6	Administration	2020	2024	Administration	Public Infrastructure Improvement	CDBG: \$343,811	Other: 1
					Homeless Services	ESG: \$15,949	
					Public Services	HOME: \$146,880	
					Affordable Housing		

Goal Descriptions

Goal Name		Goal Description
1.	Improve Infrastructure and Public Facilities	Stanislaus Urban County will continue to work on infrastructure and public facility projects in income-qualified residential neighborhoods lacking sewer, water, or stormwater systems; or where infrastructure exists but is in need of repair.
2.	Provide Public Services	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.	Work to End and Prevent Homelessness	Projects under this goal will support organizations providing shelter and services for those individuals or families experiencing homelessness, including emergency shelters, transitional shelters, permanent supportive housing, and rapid re-housing.
4.	Increase and Improve Supply of Affordable Housing	Projects under this goal will include infrastructure needed to increase and preserve affordable housing, housing rehabilitation programs for qualified property owners, and rehabilitation or development of new affordable housing units for either rental or home ownership.
5.	Community Emergency Responses	Projects under this goal will support small businesses, member jurisdictions, residents and agencies in addressing community emergency needs as a result of Coronavirus pandemic related issues.
6.	Administration	Administration for CDBG, ESG and HOME programs.

AP-35 Projects

Introduction

As shown in the previous section, AP-20 Annual Goals and Objectives, the Stanislaus Urban County and Stanislaus HOME Consortium have identified goals to address housing and community development needs that both entities will work towards achieving in Fiscal Year 2022-2023. Below are the proposed projects to be funded with FY 2022-2023 federal funding from the Community Development Block Grant (CDBG), the Emergency Solutions Grants (ESG), and HOME Investment Partnerships Program (HOME) Programs.

The project listing below includes the proposed CDBG projects and administration for the Stanislaus Urban County members according to their respective allocation. The CDBG Public Service and ESG Programs listed will consist of the service providers awarded through the Notice of Funding Availability (NOFA) process and the administration of the program by the County.

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

Project Listing

#	Project Name
1.	Stanislaus County - CDBG Program Administration FY 22-23
2.	Stanislaus County - West Modesto Sewer Infrastructure Project FY 22-23
3.	Stanislaus County - Fair Housing and Tenant/Landlord Services FY 22-23
4.	City of Ceres - CDBG Project Administration FY 22-23
5.	City of Ceres - Morrow Village ADA Improvements (4 Phases) FY 22-23
6.	City of Hughson - CDBG Project Administration FY 22-23
7.	City of Hughson – Walker Lane Infrastructure Project FY 22-23
8.	City of Newman - CDBG Project Administration FY 22-23
9.	City of Newman - Hill Park Area Improvement Project FY 22-23
10.	City of Newman - Steffensen/Sunshine Park Area Improvement Project FY 22-23
11.	City of Oakdale - CDBG Project Administration FY 22-23
12.	City of Oakdale - Wood Basin Area Storm Drain Improvements Project FY 22-23
13.	City of Patterson - CDBG Project Administration FY 22-23
14.	City of Patterson - Washburn Infrastructure Improvements Project FY 22-23
15.	City of Riverbank - CDBG Project Administration FY 22-23
16.	City of Riverbank - Castleberg Park ADA Improvements Project FY 22-23
17.	City of Riverbank - Castleberg Park Trail Project FY 22-23
18.	City of Waterford - CDBG Project Administration FY 22-23
19.	City of Waterford - Western and F Street Improvements FY 22-23
20.	Stanislaus County CDBG Public Services Program - FY 22-23 (CDBG-PSG)
21.	Stanislaus County Emergency Solutions Grants (ESG) Program - FY 22-23
22.	Community Housing Development Organization (CHDO) FY 22-23 (HOME)

23	Consortium Affordable Housing FY 22-23 (HOME)
24	Housing Rehabilitation FY 22-23 (HOME)
25	First Time Home Buyer Assistance FY 22-23 (HOME)
26	HOME Administration FY 22-23(HOME)

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

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

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

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

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

The 2020-2025 Con Plan identifies the following Priority Needs for both the Stanislaus Urban County and 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 Con Plans Needs Assessment and Market Analysis data and are reflected in the projects identified above.

Obstacles in addressing underserved needs are:

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

AP-38 Project Summary

Project Summary Information

1. PROJECT NAME: STANISLAUS COUNTY- CDBG PROGRAM ADMINISTRATION FY 22-23	
Target Area(s):	Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford and Unincorporated Stanislaus County
Goals Supported:	Improve Infrastructure and Public Facilities Provide Public Services Work to End and Prevent Homelessness Affordable Housing Administration Community Emergency Response Program

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

Funding: CDBG: \$343,811 (Estimate)

Description: Stanislaus County will provide management and administration services to the Stanislaus Urban County member jurisdictions. The funds will cover the costs of salary, publications, public notices, and other eligible costs directly related to the program. These funds will also cover administration costs incurred from administering the ESG program (costs incurred in excess of ESG administration funds).

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2023

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 and ESG programs and projects for FY 2022-2023.

2. PROJECT NAME: STANISLAUS COUNTY- WEST MODESTO SEWER INFRASTRUCTURE PROJECT FY 22-23

Target Area(s): Unincorporated Stanislaus County

Goals Supported: Improve Infrastructure and Public Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG: \$366,906 (Estimate)

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 generally located approximately 0.3 mile west of Highway 99 and is accessible from State Route 132 and Spencer Ave. The Beverly/Waverly neighborhood is located approximately 0.9 mile west of Highway 99 and is accessible from Paradise Road. The Rouse/Colorado neighborhood is located approximately 0.6 mile west of Highway 99 and is accessible from Tuolumne

Boulevard and Roselawn Ave. 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 completed project will allow property owners to abandon their existing septic tanks and connect to the public sewer system. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system. Upon completion of the project, infrastructure ownership will be transferred to the City of Modesto for operation and maintenance.

National Objective: *LMA*

Matrix Code: *03J*

Presumed Benefit: *No*

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

Performance Outcomes:

Number of households with access to infrastructure improvements: 1,004

Number of residents impacted by infrastructure improvement: 3,000

Target Date: 6/30/2025

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

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

Planned Activities: FY 22-23 Activities include design, engineering, and construction of sewer infrastructure and other related infrastructure improvements to the West Modesto Neighborhoods of:

Spencer/Marshall- proposed boundary area includes: Maze Blvd., Spencer Ave., California Ave., Briggs Ditch, and Spruce St.

Beverly/Waverly- proposed boundary area includes: proposed boundary area includes: Chicago Ave., Ellen Ave., Paradise Rd., Ritsch Ln., Wade Ave., and Ohio Ave.,

Rouse/Colorado- proposed boundary area includes: between Sutter Ave. and Sunset Ave., south of South Ave. and north of Garden Ave.

3. PROJECT NAME: STANISLAUS COUNTY- FAIR HOUSING AND TENANT/LANDLORD SERVICES FY 22-23

Target Area(s):	Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford and Unincorporated Stanislaus County.
Goals Supported:	Fair Housing and Tenant/Landlord Services
Needs Addressed:	Affordable Housing
Funding:	CDBG: \$25,000 (Estimate)
Description:	Stanislaus County will contract with a fair housing service provider that is a HUD certified fair housing agency, to carry out fair housing services. Funds will be used to provide fair housing information, housing counseling, and tenant/landlord mediation services to residents of the Stanislaus Urban County.
National Objective:	N/A, Matrix Code: 21D
Presumed Benefit:	N/A
Performance Objective:	Address the need to affirmatively further fair housing through fair housing enforcement, fair housing awareness and housing counseling.
Performance Outcomes:	
	<i>Number of Individuals receiving information and referral services:</i> TBD
	<i>Number of individuals benefitting from fair housing enforcement:</i> TBD
Target Date:	6/30/2023
Location Description:	TBD
Planned Activities:	Stanislaus County will contract with a HUD certified fair housing agency to carry out fair housing services. Funds will be used to provide fair housing information, housing counseling and tenant/landlord mediation services to residents of the Stanislaus Urban County.

4. PROJECT NAME: CITY OF CERES - CDBG PROJECT ADMINISTRATION FY 22-23

Target Area(s):	Ceres
Goals Supported:	Improve Infrastructure in low-income neighborhoods Fair Housing and Tenant/Landlord Services Access to public services for low-income households
Needs Addressed:	Public Infrastructure Improvement Affordable Housing Economic Development

Public Services
Homeless Services

Funding: CDBG: \$17,090 (Estimate)

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2023

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: Administration of City of Ceres's CDBG projects for FY 2022-2023.

5. PROJECT NAME: CITY OF CERES - MORROW VILLAGE ADA IMPROVEMENTS FY 22-23

Target Area(s): Ceres

Goals Supported: Improve Infrastructure in low-income neighborhoods

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG: \$238,020 (Estimate)

Description: The project has four (4) phases and will provide sidewalk, installation of curb and gutter on Morrow Avenue. Project will be phased out and costs include design, engineering and construction.

National Objective: LMA

Matrix Code: 03K

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: 6/30/2025

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

Planned Activities: Infrastructure Improvements

6. PROJECT NAME: CITY OF HUGHSON - CDBG PROJECT ADMINISTRATION FY 22-23

Target Area(s): Hughson

Goals Supported: Improve Infrastructure in low-income neighborhoods
Fair Housing and Tenant/Landlord Services
Access to public services for low income household

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

Funding: CDBG: \$17,090 (Estimate)

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2023

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: Administration of City CDBG projects for FY 2022-2023.

7. PROJECT NAME: CITY OF HUGHSON - WALKER LANE INFRASTRUCTURE PROJECT FY 22-23

Target Area(s): Hughson

Goals Supported: Improve Infrastructure in low-income neighborhoods

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG: \$178,822 (Estimate)

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

National Objective: LMA

Matrix Code: 03K

Presumed Benefit: No

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

Performance Outcomes:

Number of households with access to infrastructure improvements: 50

Number of residents impacted by infrastructure improvement: 150

Target Date: 6/30/2025

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

Location Description: 7018 Pine Street, Hughson, CA 95326

Planned Activities: Infrastructure Improvements.

8. PROJECT NAME: CITY OF NEWMAN - CDBG PROJECT ADMINISTRATION FY 22-23

Target Area(s): Newman

Goals Supported: Improve Infrastructure in low-income neighborhoods
Fair Housing and Tenant/Landlord Services
Access to public services for low-income households

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

Funding: CDBG: \$17,090 (Estimate)

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2023

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

Location Description: 1162 Main Street, Newman, CA 95360

Planned Activities: Administration of the City of Newman's CDBG projects for FY 2022-2023.

9. PROJECT NAME: CITY OF NEWMAN - HILL PARK AREA IMPROVEMENT PROJECT FY 22-23

Target Area(s): Newman

Goals Supported: Improve Infrastructure in low-income neighborhoods

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG: \$64,666 (Estimate)

Description: This project is to improve sidewalk, curbs, lights and make ADA improvements within the residential area surrounding the community park. This project would also increase amenities at Howard B. Hill Jr. Park; such as the construction of an amphitheater, lighting, ADA walkways, tables, a potential shade structure, restrooms and necessary electrical work. Project will be phased out and costs include design, engineering and construction.

National Objective: LMA

Matrix Code: 03F

Presumed Benefit: No

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

Performance Outcomes:

Number of households with access to infrastructure improvements: 220

Number of residents impacted by infrastructure improvement: 602

Target Date: 6/30/2025

Estimate the number and type of families that will benefit from the proposed activities: 602 Individuals/
220 Households

Location Description: 1162 Main Street, Newman, CA 95360

Planned Activities: Infrastructure Improvements

10. PROJECT NAME: CITY OF NEWMAN - STEFFENSEN-SUNSHINE PARK AREA IMPROVEMENTS PROJECT FY 22-23

Target Area(s): Newman

Goals Supported: Improve Infrastructure in low-income neighborhoods

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG: \$100,000 (Estimate)

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

National Objective: LMA

Matrix Code: 03F

Presumed Benefit: No

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

Performance Outcomes:

Number of households with access to infrastructure improvements: 200

Number of residents impacted by infrastructure improvement: 510

Target Date: 6/30/2025

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

Location Description: 1162 Main Street, Newman, CA 95360

Planned Activities: Infrastructure Improvements

11. PROJECT NAME: CITY OF OAKDALE - CDBG PROJECT ADMINISTRATION FY 22-23

Target Area(s): Oakdale

Goals Supported: Improve Infrastructure in low-income neighborhoods
Fair Housing and Tenant/Landlord Services
Access to public services for low-income households

Needs Addressed: Public Infrastructure Improvement
Affordable Housing

Economic Development
Public Services
Homeless Services

Funding: CDBG: \$17,090 (Estimate)

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2023

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

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

Planned Activities: Administration of CDBG projects for FY 2022-2023.

**12. PROJECT NAME: CITY OF OAKDALE - WOOD BASIN AREA STORM DRAIN IMPROVEMENTS PROJECT
FY 22-23**

Target Area(s): Oakdale

Goals Supported: Improve Infrastructure in low-income neighborhoods

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG: \$185,008 (Estimate)

Description: The project will provide improved flood control measures for the area west of H Street, West I Street, South Wood Street, Wanda Way and Hinkley Avenue. Project will be phased out and costs include design, engineering and construction.

National Objective: LMA

Matrix Code: 03I

Presumed Benefit: No

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: 1,950

Number of residents impacted by infrastructure improvement: 650

Target Date: 6/30/2023

Estimate the number and type of families that will benefit from the proposed activities: 1,950 Individuals/
650 Households

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

Planned Activities: Infrastructure Improvements

13. PROJECT NAME: CITY OF PATTERSON - CDBG PROJECT ADMINISTRATION FY 22-23

Target Area(s): Patterson

Goals Supported: Improve Infrastructure in low-income neighborhoods
Fair Housing and Tenant/Landlord Services
Access to public services for low-income households

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

Funding: CDBG: \$17,090 (Estimate)

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2023

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: Administration of the City of Patterson's CDBG projects for FY 2022-2023.

**14. PROJECT NAME: CITY OF PATTERSON –WASHBURN INFRASTRUCTURE IMPROVEMENTS PROJECT
FY 22-23**

Target Area(s): Patterson

Goals Supported: Improve Infrastructure in low-income neighborhoods

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG: \$198,656 (Estimate)

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

National Objective: LMA

Matrix Code: 03I

Presumed Benefit: No

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

Performance Outcomes:

Number of households with access to infrastructure improvements: 241

Number of residents impacted by infrastructure improvements: 723

Target Date: 6/30/2024

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

Location Description: 1 Plaza, Patterson, CA 95363

Planned Activities: Infrastructure Improvements

15. PROJECT NAME: CITY OF RIVERBANK - CDBG PROJECT ADMINISTRATION FY 22-23

Target Area(s): Riverbank

Goals Supported: Improve Infrastructure in low-income neighborhoods
Fair Housing and Tenant/Landlord Services
Access to public services for low-income households

Needs Addressed: Public Infrastructure Improvement
Affordable Housing

Economic Development
Public Services
Homeless Services

Funding: CDBG: \$17,090 (Estimate)

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2023

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: Administration of the City of Riverbank's CDBG projects for FY 2022-2023.

16 PROJECT NAME: CITY OF RIVERBANK – CASTLEBERG PARK TRAIL PROJECT FY 22-23

Target Area(s): Riverbank

Goals Supported: Improve Infrastructure in low-income neighborhoods

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG: \$100,000 (Estimate)

Description: Projects includes rehabilitation and repairs for pedestrian safety improvements to the walkway/trail loop located at Castleberg Park on the corner of Kentucky and 8th Street. This will improve the safety of the trail for pedestrians and add ADA accessibility to areas of the park that were previously inaccessible. Project will include design, engineering, and construction costs.

National Objective: LMA

Matrix Code: 03I

Presumed Benefit: No

Objective: Improve the need for pedestrian and ADA accessibility within the city's parks.

Performance Outcomes:

Number of households with access to infrastructure improvements: 65

Number of residents impacted by infrastructure improvement: 225

Target Date: 6/30/2023

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

17. PROJECT NAME: CITY OF RIVERBANK – CASTLEBERG PARK ADA IMPROVEMENTS PROJECT FY 22-23

Target Area(s): Riverbank

Goals Supported: Improve Infrastructure in low-income neighborhoods

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG: \$59,729 (Estimate)

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

National Objective: LMA

Matrix Code: 03I

Presumed Benefit: No

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

Performance Outcomes:

Number of households with access to infrastructure improvements: 65

Number of residents impacted by infrastructure improvement: 225

Target Date: 6/30/2025

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

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

Planned Activities: Infrastructure Improvements

18. PROJECT NAME: CITY OF WATERFORD - CDBG PROJECT ADMINISTRATION FY 22-23

Target Area(s): Waterford

Goals Supported: Improve Infrastructure in low-income neighborhoods
Fair Housing and Tenant/Landlord Services
Access to public services for low-income households

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

Funding: CDBG: \$17,090 (Estimate)

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2023

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

Location Description: 101 E Street, Waterford, CA 95386

Planned Activities: Administration of CDBG projects for FY 2022-2023

19. PROJECT NAME: CITY OF WATERFORD – WESTERN AND F STREET INFRASTRUCTURE PROJECT FY 22-23

Target Area(s): Waterford

Goals Supported: Improve Infrastructure in low-income neighborhoods

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG: \$242,194 (Estimate)

Description: The project consists of installing curb, gutter, sidewalk and ADA improvements on the east side of Western Avenue from F street 500 feet south, and on the west side of F Street from Western 400 feet south as well as roadway surface and storm drain collection improvements. Project costs include design, construction, and inspection of improvements.

National Objective: LMA
Matrix Code: 03I

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: 150

Number of residents impacted by infrastructure improvement: 50

Target Date: 6/30/2025

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

20. PROJECT NAME: CDBG PUBLIC SERVICES PROGRAM- FY 22-23 (CDBG-PSG)

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

Goals Supported: Access to public services for low income household
Fair Housing and Tenant/Landlord Services
Shelter for Homeless Persons
Homeless Prevention
Community Emergency Response

Needs Addressed: Public Services
Homeless Services

Funding: CDBG: \$246,938 (Estimate)

Description: The CDBG Public Services Program funds will be incorporated into a NOFA for the Stanislaus Urban County. The funds will be awarded to service providers to provide eligible services and programs to the Stanislaus Urban County.

National Objective: TBD

Matrix Code: TBD

Presumed Benefit: TBD

Target Date: 6/30/2023

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

Planned Activities: Public Service Programs

21. PROJECT NAME: STANISLAUS COUNTY - ESG PROGRAM FY 22-23 (ESG)

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

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

Needs Addressed: Homeless Services

Funding: ESG: \$212,662(Estimate)

Description: The ESG Program funds will be incorporated into a NOFA for the Stanislaus Urban County. The funds will be awarded to service providers to provide eligible Shelter, Homeless Prevention, Rapid Re-Housing and HMIS data support services and programs to the Stanislaus Urban County.

Target Date: 6/30/2024

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

Planned Activities: Shelter, Homeless Services, Rental Assistance, HMIS Data Support, and Administration.

22. PROJECT NAME: STANISLAUS COUNTY – Community Housing Development Organization (CHDO) FY 22-23 (HOME)

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

Goals Supported: Increase and Improve Supply of Affordable Housing

Needs Addressed: Affordable Housing

Funding: HOME: \$220,321(Estimate)

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

Target Date: 6/30/2024

Performance Outcomes:

Number of households: 1

Location Description: Stanislaus Planning Area

Planned Activities: Community Housing Development Organization (CHDO) project

23. PROJECT NAME: STANISLAUS COUNTY – Consortium Affordable Housing FY 22-23 (HOME)

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

Goals Supported: Increase and Improve Supply of Affordable Housing

Needs Addressed: Affordable Housing

Funding: HOME: \$901,607(Estimate)

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

Target Date: 6/30/2024

Performance Outcomes:

Number of households: 4

Location Description: Stanislaus Planning Area

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

24. PROJECT NAME: STANISLAUS COUNTY – Housing Rehabilitation FY 22-23 (HOME)

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

Goals Supported: Increase and Improve Supply of Affordable Housing

Needs Addressed: Affordable Housing

Funding: HOME: \$100,000(Estimate)

Description: Rehabilitation of both owner and renter occupied units. The Stanislaus HOME Consortium will offer loans and grants to maintain single and multifamily affordable

housing stock for low to moderate income households/individuals. The program serves as a way to preserve and maintain affordable through the rehabilitation of existing housing (Regulatory Citation: 92.205) Project costs will include rehabilitation (materials and labor) and project delivery costs.

Target Date: 6/30/2024

Performance Outcomes:

Number of households: 4

Location Description: Stanislaus Planning Area

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

25. PROJECT NAME: STANISLAUS COUNTY – First Time Home-Buyer Assistance FY 22-23 (HOME)

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

Goals Supported: Increase and Improve Supply of Affordable Housing

Needs Addressed: Affordable Housing

Funding: HOME: \$100,000(Estimate)

Description: Down payment assistance program for first time home buyers. The Stanislaus HOME Consortium will offer loans to income eligible clients for the purchase of their first home. Funds can be used for down payment and/or closing costs associated with the loan. (Regulatory Citation: 92.205)

Target Date: 6/30/2024

Performance Outcomes:

Number of households: 2

Location Description: Stanislaus Planning Area

Planned Activities: Down payment assistance program for first time home buyers.

26. PROJECT NAME: STANISLAUS COUNTY – HOME Program Administration FY 22-23 (HOME)

Target Area(s):	Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.
Goals Supported:	Administration
Needs Addressed:	Affordable Housing
Funding:	HOME: \$146,880(Estimate)
Description:	Stanislaus County will provide management and administration services to the Stanislaus HOME Consortium member jurisdictions. The funds will cover the costs of salary, publications, public notices, and other eligible costs directly related to the program.
Target Date:	6/30/2024
Performance Outcomes:	N/A
Location Description:	Stanislaus Planning Area
Planned Activities:	Program Administration

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 and the Stanislaus HOME Consortium do not have plans to pursue any official HUD designated geographic based priority areas. Funds will be allocated within each jurisdiction based on program eligibility and in accordance with priority needs and goals outlined in this section.

The unincorporated communities of Stanislaus County, along with the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank and Waterford, form what is known as the “Stanislaus Urban County”. The Stanislaus Urban County is an Entitlement Jurisdiction receiving Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) Program entitlement funds from HUD on an annual basis based on a formula allocation. Stanislaus County is recognized as the “lead entity” under these entitlement programs.

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

Approximately 10% of the Stanislaus Urban County’s CDBG entitlement allocation is designated under the CDBG “Public Services” program. The CDBG Public Services program provides funds to non-profit

organizations, through a competitive application process, to provide essential public service programs throughout the participating Stanislaus Urban County member jurisdictions.

The remaining funds are distributed among the Stanislaus Urban County members, via a formula that represents poverty and population census data, to address community infrastructure needs. These needs may include, but are not limited to, sewer infrastructure, storm drainage, and sidewalk infill projects. Use of CDBG funds to address infrastructure improvements needs assists in efforts to improve the quality of life by promoting safe and healthy communities.

The Stanislaus HOME Consortium consists of all the Stanislaus Urban County member jurisdictions along with the City of Turlock. The Stanislaus HOME Consortium, is an Entitlement Jurisdiction, receiving HOME entitlement funds from HUD on an annual basis based on a formula allocation. Stanislaus County is recognized as the “lead entity” for Stanislaus HOME Consortium.

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

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

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

Geographic Distribution

Rationale for the priorities for allocation investments geographically.

Table 9 - Geographic Distribution

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

For the development of the AAP, the participating Stanislaus Urban County and Stanislaus HOME Consortium used population information derived from the U.S. Census regarding median household income. The target areas of the Stanislaus Urban County members are the very-low- and low-income areas of the jurisdictions. Although funds are used for all residents of the Stanislaus Urban County's members, priority is given to programs and projects in the target areas. The Stanislaus HOME Consortium has no targeted areas for its proposed programs.

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

HOME funds are being proposed for the use of property acquisition, development, rehabilitation, and homebuyer's assistance. Some programs (owner occupied housing rehabilitation and first-time home buyers) will be funded collectively for the benefit of the entire Stanislaus HOME Consortium. The percentages for the HOME program shown above in Table 9 are based on estimates from the HUD HOME Consortium builder and do not reflect any proposed projects by any of the consortium members.

AP-55 Affordable Housing

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	2
Special-Needs	4
Total	6

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	4
Rehab of Existing Units	2
Acquisition of Existing Units	3
Total	21

Discussion

The 2020-2025 Con Plan identifies affordable housing as a Priority Need. In Fiscal Year 2022-2023, the Stanislaus HOME Consortium will use funds available to address a variety of housing needs within the Stanislaus Planning Area. Despite being a Priority Need, the Stanislaus HOME Consortium members' ability to contribute toward the provision and development of affordable housing programs/projects is challenged limited funding and steadily increase costs for delivering affordable housing. In recent years the State of California has been expanding the funding available for the planning and development of affordable housing, however, many of the funding sources are competitive and limited in duration. Permanent Local Housing Allocation (PLHA) funding will has been allocated to Stanislaus County, based the Stanislaus Urban County's 2017 allocation, but those funds are still in the early stages of implementation. The City of Riverbank was not part of the Stanislaus Urban County in 2017 and, as such, will be eligible to seek PLHA funding directly from the State of California. Stanislaus County is undertaking Housing Stanislaus, a county-wide initiative to build a shared vision and policy framework for housing in Stanislaus County. The initiative seeks develop a unified and actionable countywide vision and strategy framework – inclusive of priorities, policies, and investments – for accelerating affordable and market-rate housing in Stanislaus County.

AP-60 Public Housing

Introduction

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

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

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

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

The Housing Authority operates several affordable housing programs in addition to Public Housing, including year-round Farm Labor Housing, Seasonal Migrant Farm Worker Housing, and several smaller affordable housing properties including units funded under the Neighborhood Stabilization Program and the Housing Choice Voucher Program. These affordable housing programs will continue to operate in the 2022-2023 program year.

The Housing Authority is always working to increase the stock of affordable housing in Stanislaus County through other available resources, programs, and partnerships as opportunities arise.

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

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

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

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

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

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

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

AP-65 Homeless and Other Special Needs Activities

The Stanislaus Community System of Care (CSoC), the locally recognized CoC, is comprised of a membership elected Board and various sub-committees. The CoC Board is comprised of representatives from homeless advocates, community members, and service providers, as well as public and private sector agencies in the County. The CoC Board meets on a monthly basis to identify gaps and needs in homeless services and to pursue an overall systematic approach to address homelessness. There are public meetings in which the community of providers and stakeholders are welcome to attend and provide comment. Through regular attendance and participation in the CoC meetings, member participants of the Stanislaus Urban County and Stanislaus HOME Consortium 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, and 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. Included in the bed count is a 22-bed dorm area available for those individuals experiencing homelessness that suffer from a significant mental illness. This dorm-style room reduces instances of victimization and increases the efficacy of therapeutic intervention. The Community Assessment Response and Engagement (CARE) Multidisciplinary Team is also able to use the location to provide case management and shelter to the most vulnerable unsheltered individuals. The opening of ACES also afforded an opportunity for the most vulnerable unsheltered population to be sheltered and connected with case management services, with a strong emphasis on assisting shelter guests to become document ready for entry into the community's coordinated entry housing continuum. Additionally, Stanislaus

County Animal Services Agency partnered with ACES to create a healthy pets program. This program provides pet food, crates, and animal health services to pets residing at ACES.

Empire Cold Weather Family Shelter

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

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

CSA has staff onsite during standard business hours to work with the families and CHSS staff also is available to assist families on a regular basis. Stanislaus County Affordable Housing Corporation (STANCO) provides on-site property management services including security and routine maintenance of the facility and units.

Family Housing Facility

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

Access Center

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

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

Homeless Strategic Plan

The Stanislaus Homeless Alliance (SHA) and the Stanislaus Community System of Care (CSOC) have collaborated to update the Regional Plan to Address Homelessness in Stanislaus County, originally prepared in January 2019. In September 2020, the SHA and the CSOC each appointed three members to serve on a work group to spearhead the effort. The updated plan, now referred to as the Homeless Strategic Plan, adopts a data-informed approach to addressing the needs of people experiencing homelessness by enhancing community decision-making, supporting organizational and provider capacity and improving systems coordination. With the assistance of consultant Homebase/The Center for Common Concerns, the work group implemented a three- phased strategic planning process:

- Phase I - Gaps Analysis and Stakeholder Engagement. Homebase conducted an analysis of existing housing and services, unmet needs and priority gaps to be addressed throughout the region. Homeless Management Information System (HMIS) and Coordinated Entry System (CES) data points were reviewed for the provision of system-wide homeless care and outcomes. Particular emphasis was placed on outreach to and inclusion of Black, Indigenous, and People of Color (BIPOC) and people with lived experience throughout plan development. To that end, extensive outreach through stakeholder interviews, targeted focus groups and community forums were conducted for multiple locations across the county.
- Phase II - Draft Plan Development and Update. Phase II focused on culling information gathered during the gaps analysis and community engagement process to identify key goals, desired strategies and actions and opportunities to address homelessness. The work group collaborated with Homebase to develop draft language for the updated plan.
- Phase III - Approval of Updated Strategic Plan. The final Homeless Strategic Plan was presented to the SHA in December 2021 and was presented for approval to the CSOC in January 2022.

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

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

The Stanislaus Urban County is a partner and stakeholder in the CoC, regularly attending CoC meetings and actively contributing to creating efficient processes. The CoC has become increasingly efficient in use of funds and allocation of non-financial resources with the implementation of a Coordinated Entry System (CES). A CES Task Force was formed and meets regularly to continually improve the system and ensure it is an effective tool. There are several service providers within the CoC that conduct street outreach throughout the County. Through Behavioral Health and Recovery Services (BHRS) and a collaboration of several other County departments, an Outreach and Engagement Center (OEC) was established in 2018. The OEC coordinates the provision of multiple services throughout the County for those experiencing homelessness. Teams of outreach workers go out five (5) days a week to connect homeless individuals

directly with benefits and services to engage those who may otherwise not seek assistance. The OEC also serves as a physical entry point for support through assessments and referrals and is open for walk-in access Monday through Friday.

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

Shelters in Stanislaus County receive a combination of federal, state, local, private, and foundation funding from a diversified stream of sources including: federal CoC, ESG (state and federal) and CDBG programs, community foundations, and others. In total, there are 12 shelters represented on the 2021 HUD Housing Inventory Count (HIC), including several for specific populations like youth, families, or adults. There is a continued dedication to low-barrier, housing-focused shelters, to move those without a place to live into permanent housing, and clients from the We Care Program, Children's Crisis Center, Community Housing and Shelter Services (CHSS), and Family Promise are able to receive rapid re-housing assistance to become stably housed. Approximately 57% of the Stanislaus Urban County's Fiscal Year 2021-2022 ESG award funded programs provided emergency shelter (both seasonal and year-round).

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

The CoC continues to hone-in on system processes and address gaps in the service delivery system to ensure that specific vulnerable sub-populations do not fall through the cracks. As the CoC partnerships grow and each entity becomes more understanding of their role as well as the roles of other agencies, the system will yield more effective results for those individuals and families that are experiencing homelessness. The Coordinated Entry System (CES) is an effective tool in minimizing the number of days someone experiences homelessness.

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

Agencies that are funded through the Stanislaus Urban County's ESG program are required to participate in the planning and development of the CES. ESG sub-grantees must participate in the client referral system as long as it does not place a financial burden on the agency and compromise their other funding sources. Some of the larger agencies within the County that provide resources for homeless individuals and families include: We Care Program-Turlock, Family Promise of Greater Modesto, The Salvation Army, Children's Crisis Center, HOST House, and the Modesto Gospel Mission. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) make the transition to permanent housing and independent living is an overall goal of the CoC.

The Stanislaus Urban County works with the CoC towards this goal by funding programs with ESG funds that aim to shorten the period of time that individuals and families experiences homelessness, facilitate access for homeless individuals and families to affordable housing units, and prevent individuals and families who were recently homeless from becoming homeless again. The Stanislaus Urban County's homeless strategy also places a high priority on providing rental assistance, housing relocation and stabilization services to persons and households experiencing homelessness. Approximately 40% of the FY 22-23 ESG award will go towards ESG programs that provide rental assistance, utility assistance, payment of rental and utility arrears, or rental or utility deposits in combination with case management which works with clients on an individual basis to sustain permanent housing. The programs utilize housing search and placement services, intensive case management, and rental assistance to remove barriers to permanent housing for homeless persons and persons 30% or under the AMI who are at-risk of losing their housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Plan to address homelessness in Stanislaus County identifies discharge planning as a key part of the strategy in addressing homelessness throughout the County moving forward. Acknowledging that further collaboration among public institutions and other system of care providers needs to occur so that no individual or family is discharged into homelessness, the CoC continues to work on these issues through awareness campaigns and coordinated efforts to align services and resources among CoC partners.

Local health care facilities have specific protocol in place requiring a safe discharge for all patients. The County's Public Health Agency established a task force to review the current protocol in place and address any gaps in services necessary to ensure successful discharge planning services. Currently in place there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing that could include HUD McKinney-Vento funded emergency shelters, transitional or permanent housing units and prevent the release of patients to the streets. For adults recently released from custody, the County addresses housing issues through the Day Reporting Center (DRC). The Sheriff's Department conducts Probation Orientation meetings at the DRC in which several programs have participated in the past including Solidarity, Teen Life Challenge, and Modesto Gospel Mission.

As a result of the CoC's coordination with the Probation Department and the Sheriff's Office, a diversion program has been established. The diversion program helps homeless who would otherwise be jailed for minor crimes stay at the Salvation Army shelter facility, where they receive overnight shelter and case management services. The County has transitional living procedures in place for juveniles exiting foster care to address youth in placement where the long-term plan is emancipation. These procedures are required by both the State and Federal governments. The County develops a 90-day transition plan that includes a housing component. A lead officer received a list of those eligible minors from the case officers and works with the case officer, minor, family, and any services providers to develop the plan prior to the minor's last status review (usually at 18 years old). A status review is a court hearing to review the minor's status in placement. The plans are submitted to the court and all involved parties, including the minor.

AP-75 Barriers to Affordable Housing

Introduction

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

Shortage of Affordable Housing Funding

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

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

Planning and Development Fees

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

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

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

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

source widely used among local governments in California is the development impact fee, which is charged to the project developers/owners, for publicly provided infrastructure that supports the development, including water and sewer facilities, parks, and transportation.

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

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

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

Municipal Processing Time

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

Prevailing Wages

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

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

Expiration of Affordability Contracts

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

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

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

Development Process

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

Fee Structure

Members of the Stanislaus Urban County and 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.

Subdivision Improvement Standards and Zoning Ordinance

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

Affordable Housing

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

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

AP-85 Other Actions

Introduction

The Stanislaus Urban County and 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 Con Plan are carefully designed to provide appropriate and needed services, particularly to those who may not be eligible for assistance from other sources, or are geographically isolated by lack of transportation, or lack basic amenities, particularly medical care, in their neighborhoods.

Actions planned to address obstacles to meeting underserved needs.

One of the ongoing challenges in meeting the needs of the underserved is the lack of sufficient funding for services provided by local governments, non-profit organizations, and other agencies. Service providers faced with this challenge are expected to provide more and more services with the same, if not smaller, budgets every year. The Stanislaus Urban County and 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 Urban County and the Stanislaus HOME Consortium members will continue being an involved stakeholder in the CoC and the Stanislaus Homeless Alliance (SHA). These organizations both function to bring stakeholders and residents together to identify needs, service gaps, and potential solutions and partnerships to address housing and homelessness needs within the region.

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

Actions planned to foster and maintain affordable housing.

As stated throughout the Con Plan and AAP, affordable housing is considered a high priority. Accordingly, the use of the HOME funding is prioritized for the development and rehabilitation of affordable housing that serves low-income households. Affordable housing strategies include both development of new affordable housing units as well as the preservation/conservation of existing affordable housing units. CDBG funding will be used to development infrastructure critical to the development of new affordable housing units and maintenance of existing affordable housing units.

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

Actions planned to reduce lead-based paint hazards.

The Housing Authority serves as the lead agency in Stanislaus County the identification, documentation, and prevention of lead poisoning. The Childhood Lead Poisoning Prevention Program of Stanislaus

County, administered through the Housing Authority, becomes involved with childhood lead-based poisoning when notification of an elevated screening blood level is received either from the laboratory or physician. If the blood level is 10ug/dL (micrograms per deciliter), notification is made to the family. Once a child meets the case definition, an environmental investigation is performed by a Registered Environmental Health Specialist to determine, if possible, the source of lead exposure. The Housing Authority, in partnership with the Department of Environmental Resources, conducts the investigation of residences where children with elevated levels of lead reside.

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

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

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

The Stanislaus HOME Consortium and the Stanislaus Urban County work to reduce poverty through ensuring an adequate, affordable, quality housing supply, improving low-income neighborhoods, strengthening the employment skills of the community and ensuring access to basic needs such as food and shelter. The Stanislaus Home Consortium is particularly focused on ensuring quality housing options to low-income individuals through the production of new low-income units as well as the rehabilitation of existing low-income units and combating rental discrimination against minorities.

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

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

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

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

- Promotion of Stanislaus County and its nine incorporated cities as a desirable location for new and expanding businesses.
- To work with public agencies and local businesses to promote cooperation in the economic development process.
- To assist in business retention and expansion efforts by offering programs for technical and financial assistance.

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

- Encourage and support new business innovation and entrepreneurs
- Promote the region as a tourism destination
- Encourage the further development of a vibrant ag-based economy looking for ways to add new products, generate food and beverage innovation, and promote our products and services
- Develop specialized education including higher education, career technical education, and workforce development
- Support the development of college level program infrastructure to provide opportunities for students to learn and stay here
- Enhance goods movement transportation projects that build capacity while increasing safety, decreasing congestion, improving air quality and promoting economic development
- Develop wet and dry utility infrastructure to increase business development interest
- Participate in the development of comprehensive regional water planning
- Continue to promote accessibility and utilization of advanced communications services (through targeted technology training efforts, etc.) as fundamental and necessary for all residents and businesses

Actions planned to develop institutional structure.

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

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

The Stanislaus Urban County also requires those receiving grants (sub-grantees) to attend a Grantee Technical Workshop prior to receiving their agreements needing to be executed for release of funds. At the technical workshop, the policies, procedures, program regulations, requirements and obligations of the grant are explained. All sub-grantees receive the documents covered in the Grantee Technical Workshop in a hard copy and electronic copy.

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 other program providers, local, state and federal government entities, non-profit and for-profit organizations and business, professional organizations, interest groups, and other parties interested in the implementation of federal programs.

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

Stanislaus County will continue to participate in regularly scheduled meetings with the cities of Modesto and Turlock to coordinate any CDBG, HOME and ESG funded activity that may be of benefit to each of the separate entitlement communities within Stanislaus County. Further, quarterly meetings will be held between the participating members of the Stanislaus Urban County. This will assure that the activities outlined in the AAP are given the fullest attention for design and implementation or construction.

The Stanislaus Urban County and 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.

AP-90 Program Specific Requirements

Introduction

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

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

This AAP has been developed to assist in achieving these three goals. The overriding consideration required of the CDBG program is to benefit those members of the population that meet the definition of

Targeted Income. A Targeted Income person is one who earns 80% or less of the AMI for CDBG funds. Additionally, if a project benefits a specific neighborhood or community, at least 51% of the population within that geographic boundary must be within the Targeted Income Group (TIG).

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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.	\$ 2,000
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:		\$ 2,000

Other CDBG Requirements

1.	The amount of urgent need activities.	0
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90%

Emergency Solutions Grant (ESG) Reference 91.220(I)(4).

1. Include written standards for providing ESG assistance (may include as attachment).

The Stanislaus Urban County has adopted performance standards in line with HUD and HCD guidelines and in coordination of 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 strongly encouraged to use a progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing.

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

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

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

For Fiscal Year 2021-2022, ESG funds were allocated based on the results of the prior Fiscal Years competitive grant cycle to which public service providers applied for ESG funds. Applicants were restricted to submitting two (2) applications per agency for ESG provided each application is a request for a different program or site. All applicants were required to attend a Grant Technical Workshop prior to submission of an application. A panel made up of representation from each of the Stanislaus Urban County member jurisdictions a representative of the local Continuum of Care (CoC) reviewed each written application submission and oral presentation and scored them individually.

A competitive grant cycle was not undertaken in Fiscal Year 2021-2022 due to constraints resulting from the COVID-19 pandemic. A competitive grant cycle, with release of a NOFA has been undertaken for Fiscal Year 2022-2023 ESG Funds.

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

Capacity & Experience

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

Addressing the Need/Extent of the Problem

- Prevention Focus

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

Collaboration

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

Accomplishments & Program Evaluation

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

Financials

- Clear and Efficient Budget
- Leveraging Sources

Performance & Risk Assessment

- Implementation- Soundness of Approach
- Monitoring Results and Timeliness

Program Innovation

Grant Submittal

- Is the Application Clear?
- Presentation Value

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

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

5. Describe performance standards for evaluating ESG.

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

that dollar to dollar matching requirements are satisfied by paying the remainder of the expenses from non-ESG sources.

**HOME Investment Partnerships Program
(HOME)Reference 24 CFR
91.220(l)(2)**

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

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

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

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

$$\text{HOME investment} / (\text{HOME investment} + \text{Home Owner investment}) \times \text{Net proceeds} = \text{HOME amount to be repaid}$$

$$\text{Home Owner investment} / (\text{HOME investment} + \text{Home Owner investment}) \times \text{Net proceeds} = \text{Amount to Home Owner}$$

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 exceed 95 percent of the area median purchase price for single family housing. Under the Code of Federal Regulations at title 24, part 92, section 254, paragraph (a)(2)(iii), HUD allows jurisdictions to prepare a market analysis to determine this limit following HUD guidance.

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

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

In the case of affordability, the HOME Consortium recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. The HOME Consortium's recapture amount is 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 are 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 project as specified above. The period of affordability is 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 do not intend to refinance any kind of existing debt with HOME funds.