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FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN

STANISLAUS URBAN COUNTY
STANISLAUS HOME CONSORTIUM
FOR HUD ENTITLEMENT PROGRAMS
ANNUAL ACTION PLAN

This Annual Action Plan includes contingency provision language to explain how project/program funding amounts will be adjusted once actual funding is made available by the U.S. Department of Housing and Urban Development

Stanislaus Urban County and the Stanislaus HOME Consortium



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City of Riverbank

Mayor Rachel Hernandez
Vice Mayor Cindy Fosi
Councilmember John C. Pimentel
Councilmember Stacy Call
Councilmember Luis Uribe



City of Turlock*

Mayor Amy Bublak
Vice Mayor Rebecka Monez
Councilmember Cassandra Abram
Councilmember Kevin Bixel
Councilmember Erika Phillips



City of Waterford

Mayor Charlie Goeken
Vice Mayor Jamie Hilton
Councilmember Guadalupe Gutierrez
Councilmember Christine Harris
Councilmember Elizabeth Talbott

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

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ES-05 EXECUTIVE SUMMARY

Introduction

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

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

For Fiscal Year 2025-2026 the HUD funding allocations are as follow:

Stanislaus Urban County:

CDBG: \$2,305,008

ESG \$205,225

Stanislaus HOME Consortium:

HOME: \$1,262,718

This Annual Action Plan (AAP) includes contingency provision language to explain how project/program funding amounts will be adjusted once actual funding is made available by the U.S. Department of Housing and Urban Development.

Throughout this document the following geographic terms will be used.

- **Stanislaus Planning Area:** Includes the entirety of the planning area considered under the Fiscal Year 2025-2029 Consolidated Plan: the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and the unincorporated area of the County.
- **Stanislaus Urban County:** A multi-jurisdictional CDBG entitlement, made up of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and the unincorporated area of the County. Stanislaus County is the “lead entity” for the Stanislaus Urban County.
- **Unincorporated County:** Includes the entire unincorporated area of the County (this area is not a part of any municipality).
- **Entitlement Cities:** The CDBG entitlement cities in the County are Modesto and Turlock.
- **Stanislaus Home Investment Partnerships Program (HOME) Consortium:** The members of the Consortium are Stanislaus Urban County and the City of Turlock. Stanislaus County is the “lead entity” for the Stanislaus HOME Consortium.

This 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. This document is the AAP for Year 1 of the Consolidated Plan and covers the funds received during Fiscal Year

2025-2026. The majority of this document is generated through HUD’s Integrated Disbursement and Information System (IDIS) System.

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

Stanislaus Urban County and City of Turlock:

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

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

CDBG funds are used by the Stanislaus Urban County 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:

In many older neighborhoods and communities, public infrastructure is minimal or non-existent, causing this to be a high priority need. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods but were not always requirements at the time older neighborhoods developed. The Stanislaus Urban County members have utilized CDBG funds for infrastructure improvement related projects.

Through the CDBG Public Services Program, the Stanislaus Urban County may set aside up to 15% of its annual CDBG allocation for programs that provide services to low- to moderate-income households (families or individuals). In Fiscal Year 2024-2025, a total of eight public service programs were awarded \$325,000 to carry-out a number of needed services and, as of March 1, 2025, approximately 1,060 individuals have 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.

As lead agency for the Stanislaus HOME Consortium, Stanislaus County has been working with its member cities to identify housing projects and has contracted with a housing consultant to assist in the preparation of HOME policies and procedures and development of a Request for Proposals that will be utilized to identify, prioritize, and rank housing projects and to establish provides for a consortium wide comprehensive housing rehabilitation program.

ESG program funding is used to provide emergency shelter and rental assistance for homeless households and households at-risk of becoming homeless. In Fiscal Year 2024-2025, a total of three programs were awarded \$189,834 to carry-out services and, as of March 1, 2025 approximately 494 individuals have received services through the funded agencies. Funded services have included shelter and homeless prevention services.

Throughout Fiscal Year 2024-2025, the Stanislaus Urban County and the City of Turlock along with the local Continuum of Care (CoC) continued to work together on strengthening efforts to address and collaborate on mitigating homeless issues

including providing funding to eligible shelters for operations and services through federal and state program funding such as Homeless Housing Assistant and Prevention (HHAP), ESG, and PLHA.

Summary of Citizen Participation Process and Consultation Process

The community outreach process for the AAP included online community meetings, stakeholder interviews, in person community meetings, agency phone and email consultations, and consultation with the local CoC. Draft documents were made available to the public via the County’s website, at the offices of the Planning and Community Development departments of the respective Stanislaus HOME Consortium members, and were emailed directly to know interested parties by Consortium staff. A summary of the citizen participation process and comments is included in Appendix A.

Summary of Public Comments

Any public comments received during the public review period or provided at the subsequent final public hearing to consider approval of the AAP will be incorporated into the final AAP submitted to HUD. A summary of the citizen participation process and comments is included in Appendix A.

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

No public comments were purposefully not included or not accepted during the development of the Consolidated Plan.

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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 Stanislaus HOME Consortium, and those responsible for administration of each grant program and funding source.

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

Narrative

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

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

Consolidated Plan Public Contact Information

Stanislaus County

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PR-10 Consultation

Introduction

In preparing the AAP, the Stanislaus HOME Consortium 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, stakeholder interviews, agency phone and email consultations, and consultation with the local CoC. Draft documents were made available to the public via the County's website as well as emailed directly by County staff to interested parties. A summary of the citizen participation process and comments is included in Appendix A.

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

The community outreach process included a survey of the Stanislaus Planning Area, stakeholder meetings and agency phone and email consultations on the AAP. Draft documents were made available to the public online as well as emailed directly by County staff and City of Turlock staff. A summary of the citizen participation process and activities to date is included in Appendix A; it also includes anticipated events and meetings in the near future prior to submission to HUD.

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

Stanislaus County staff collaborate with the CoC in multiple ways. The CoC is made up of representatives from the City of Modesto, the City of Turlock, Stanislaus County, the Stanislaus Regional Housing Authority (SRHA), law enforcement agencies, housing service providers, social service providers, health service providers, and homeless service providers. Announcements for all funding opportunities through the Stanislaus Urban County and the Stanislaus HOME Consortium are routinely advertised at the CoC meetings.

Stanislaus County takes 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.

In preparation of this AAP, Stanislaus County consulted with a wide range of service providers and stakeholders. These involved both the public sector and private nonprofit sector. These personal contacts asked those who help to meet the housing and social services needs of residents to describe the level of needs in the community, the relative priority of needs, and what they believe can be done to better meet the needs of the county's residents.

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

Meetings with the CoC and their executive committee are routinely conducted to help determine 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 CoC participates on the County's Grant Review Panel reviews and scores applications for CDBG Public Services and ESG funds. Nonprofit organizations and service providers apply through a competitive process. The process typically begins approximately six months prior to the start of the upcoming fiscal year, except in the year that the Consolidated Plan is being developed. In the year that the Consolidated Plan is being developed, the process is

conducted after the new Consolidated Plan, that includes new goals and funding priorities, is approved by the Board of Supervisors. In addition to the CoC representative, the Grant Review Panel also includes a representative from each Stanislaus Urban County member jurisdiction. The draft ESG and CDBG Public Services funding recommendations are presented to the CoC during its monthly meeting in April or prior to being taken to the Board of Supervisors for approval for comment.

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

Consultation with public sector and private nonprofits that provide permanent supportive housing, health services, and social services are also routinely conducted, in coordination with the 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)	Ceres Healthy Start Family Resource Center The Salvation Army Red Shield
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
2	Agency/Group/Organization	Area Agency on Aging Healthy Aging Association Stanislaus Advocacy Network
	Agency/Group/Organization Type	Services-Seniors
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
3	Agency/Group/Organization	Center for Human Services Central Valley Opportunity Center
	Agency/Group/Organization Type	Services-Education Services Employment Food Bank
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings

4	Agency/Group/Organization	Healthy Alternatives to Violent Environments (HAVEN)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
5	Agency/Group/Organization	Cambridge Academies Stanislaus Workforce Development
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
6	Agency/Group/Organization	United Samaritans Foundation
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
7	Agency/Group/Organization (s)	Cambridge Academies Center for Human Services Children's Crisis Center Family Promise We Care Program
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
8	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Consolidated Application	Stanislaus County	Homeless Strategy
General Plan Housing Elements	Stanislaus Urban County and Stanislaus HOME Consortium members	Goals of the Housing Element of the General Plan were considered when preparing the Annual Action Plan. The goals of the Annual Action Plan address some of the housing needs identified in the Housing Element.
City of Turlock Housing Element	City of Turlock	Goals of the Housing Element of the General Plan were considered when preparing the Annual Action Plan. The goals of the Annual Action Plan address some of the housing needs identified in the Housing Element.
Stanislaus 2021 Regional Strategic Plan to Address Homelessness	Stanislaus Community System of Care (CoC)	The Strategic Plan addresses homelessness via various funded projects/activities including ESG, CDBG, or HOME funds.
Public Housing Agency (PHA) Plan	Stanislaus Regional Housing Authority	Both include the need to increase affordable housing stock and integrate quality services.
Action Plan for Preventing and Ending Homelessness in California	State of California – Homeless Coordinating and Finance Council	This Action Plan orients the State’s efforts to drive purposeful, meaningful, and measurable progress toward preventing and ending homelessness in California, motivated by a vision of a future in which homelessness in California
Broadband Infrastructure Deployment	Public Utilities Commission	Order Instituting Rulemaking Regarding Broadband Infrastructure Deployment and to Support Service Providers in the State of California.
2022-2027 Local Hazard Mitigation Plan	Stanislaus County – Office of Emergency Services	The Stanislaus County Office of Emergency Services in collaboration with the cities of Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and the County Office of Education is updating their 2017 Local Hazard Mitigation Plan (LHMP). The LHMP 2017 recognized earthquakes, floods, dam inundation, landslides and wildfire as the local natural hazards.
Housing Stanislaus	Stanislaus County	A countywide initiative to develop a common vision for housing in Stanislaus County.

PR-15 Citizen Participation

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 HOME Consortium/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 included online community meetings, in person community meetings, agency phone and email consultations.

The public review period for the Fiscal Year 2025-2026 Annual Action Plan was from April 4, 2025 to May 5, 2025. A public meeting notice was published in The Modesto Bee on April 4, 2025, in both English and Spanish, a newspaper covering the entire Stanislaus Planning Area. In addition, each Stanislaus HOME Consortium/Stanislaus Urban County member city advertised their city council meeting for the consideration of the AAP in one of the following newspapers: Ceres Courier, Hughson/Denair Dispatch, The Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal, and Patterson Irrigator. The Stanislaus HOME Consortium/Stanislaus Urban County also utilizes existing listservs to notify interested parties of the AAP's availability for review.

Summary of Citizen Participation

Information pending the end of the Public Review Period

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Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response	Summary of Comments Received	Summary of Comments Not Accepted	URL (If applicable)
Public Meetings	-Non-English Speaking - Specify other language: Spanish	<u>Ceres</u> <ul style="list-style-type: none">April 17, 2025, at 11:00am Community Meeting, Via Zoom.April 17, 2005, at 5:30pm Community Meeting/City Hall, 2701 4th Street, Ceres.April 28, 2025, at 6:00pm City of Ceres Community Meeting/City Hall 2701 4th Street, Ceres.	Comments pending for April Meetings	N/A	N/A
	-Non-targeted/broad community	<u>Hughson</u> <ul style="list-style-type: none">April 14, 2025, at 5:15pm, Community Meeting, Via Zoom.April 14, 2025, at 5:15pm, Community Meeting/City Hall, 7018 Pine Street, Hughson.April 28, 2025, at 6:00pm, Hughson City Council Meeting/City Hall, 7018 Pine Street, Hughson.	Comments pending for April Meetings		
		<u>Newman</u> <ul style="list-style-type: none">April 15, 2025, at 4:00pm, Newman City Council Meeting/City Hall, 938 Fresno Street, Newman.April 16, 2025, at 4:00pm, Community Meeting, Via Zoom.April 22, 2025, at 7:00pm, Newman City Council Meeting/City Hall, 938 Fresno Street, Newman.	Comments pending for April Meetings		
		<u>Oakdale</u> <ul style="list-style-type: none">April 11, 2025, at 9:30am, Community Meeting/City Hall, 455 South Fifth Ave., Oakdale.April 11, 2025, at 9:30am, Community Meeting, Via Zoom.April 21, 2025, at 7:00pm, Oakdale City Council Meeting/City Hall, 455 South Fifth Ave., Oakdale.	Comments pending for April Meetings		

	<p><u>Patterson</u></p> <ul style="list-style-type: none">• April 9, 2025, at 5:30pm, Community Meeting/City Hall, 1 Plaza, Patterson.• April 9, 2025, at 5:30pm, Community Meeting, Via Zoom.• April 15, 2025, at 7:00pm, Patterson City Council Meeting/City Hall, 1 Plaza, Patterson. <p><u>Riverbank</u></p> <ul style="list-style-type: none">• April 9, 2025, at 4:30pm, Community Meeting/City Hall, 6707 Third Street, Suite B, Riverbank.• April 9, 2025, at 4:30pm, Community Meeting, Via Zoom.• April 28, 2025, at 6:00pm, Riverbank City Council Meeting/City Hall, 6707 Third Street, Suite B, Riverbank. <p><u>Turlock</u></p> <ul style="list-style-type: none">• April 17, 2025, at 5:30pm, Community Meeting/City Hall, 156 S. Broadway, Turlock.• April 17, 2025, at 5:30pm, Community Meeting, Via Zoom.• April 15, 2025, at 1:30pm, Turlock Community Collaborative Meeting, Via Zoom.• May 13, 2025, at 6:00pm, Turlock City Council/City Hall, 156 S. Broadway, Turlock. <p><u>Waterford</u></p> <ul style="list-style-type: none">• April 9, 2025, at 5:30pm, Community Meeting/City Hall, 101 E. Street, Waterford.• April 9, 2025, at 5:30pm, Community Meeting, Via Zoom.• April 17, 2025, at 6:30pm, Waterford City Council Meeting/ City Hall, 101 E. Street, Waterford. <p><u>Stanislaus County</u></p> <ul style="list-style-type: none">• April 17, 2025, at 2:30pm, 3800 Cornucopia Way, Modesto.• April 28, 2025, at 12:00pm, 1010 10th Street, Basement Training Room, Modesto.• April 30, 2025, at 5:30pm, 1010 10th Street, Basement Training Room, Modesto.• May 3, 2025, at 10:00am, via Zoom video conferencing• May 13, 2025, at 9:00am, 1010 10th Street, Board Chambers, Modesto.	<p>Comments pending for April Meetings</p> <p>Comments pending for April Meetings</p> <p>Comments pending for April Meetings</p> <p>Comments pending for April Meetings</p> <p>Comments pending for April Meetings</p>		
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Newspaper Ad	Non-targeted/broad community	All public hearings/meetings and notice of the availability of the draft AAP for public review, were published in newspapers covering the Stanislaus Planning Area (Ceres Courier, Hughson/Denair Dispatch, Modesto Bee (English and Spanish), Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal and Patterson Irrigator).	Comments pending for April and May meetings	N/A	N/A
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AP-15 EXPECTED RESOURCES

Introduction

During Fiscal Year 2025-2026, the Stanislaus Urban County expects to receive approximately \$2,305,008 in CDBG program funding and \$205,225 in ESG funding; and the Stanislaus HOME Consortium expects to receive \$1,262,718 in HOME funding.

As of February 28, 2025, the amount of prior years’ unspent funds was approximately \$5,291,782 in federal CDBG and \$331,622 in federal ESG funds. The Stanislaus Urban County also has a balance of approximately \$459,200.98 in NSP 1 and \$722,798.26 in NSP 3 program income funding. The NSP funding is anticipated to be utilized during Fiscal Year 2025-2026 for housing development and/or infrastructure activities. The projects and programs’ allocated funding listed in the AAP will be adjusted proportionally according to the final HUD allocations awarded to Stanislaus County.

During Fiscal Year 2025-2026, the Stanislaus HOME Consortium expects to receive approximately \$1,262,718 in HOME funding. As this is the first year of the Stanislaus HOME Consortium, no HOME income is anticipated. As of February 28, 2025, the amount of prior years’ unspent HOME funds was approximately \$2,968,080.71

Anticipated Resources

Stanislaus Urban County

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Administration and Planning, Economic Development, Housing, Public Infrastructure, and Public Services	\$2,305,008	\$0	\$5,291,782	\$7,596,790.14	\$9,220,032	Majority of funds will be utilized for infrastructure projects. 15% will be set aside for public services. 20% for Administration. Prior year resources are projected to be approximately \$5.2 million that will be carried forward to HUD approved infrastructure projects.
ESG	public - federal	Overnight shelter operations and services, Rapid re-housing (rental assistance), and homeless prevention, HMIS data support services	\$205,225	\$0	\$331,622	\$536,847.12	\$820,900	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. The \$331,622 in ESG prior years resources are awarded to service providers and will be spent in FY 2025-2026.

Stanislaus HOME Consortium

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Remainder of Consolidated Plan \$	
HOME	public - federal	Acquisition, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, new construction for ownership and TBRA.	\$1,262,718	\$0	\$71,705,362	\$2,968,080	\$5,050,872	Funds will be utilized for affordable housing development, rehabilitation, and administration.

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

CDBG Program - Infrastructure: Stanislaus Urban County members will continue the use of state and other non HUD-federal funds (as they become available) as leverage for infrastructure projects. The County has set aside approximately \$55.8 million in American Rescue Plan Act of 2021 (ARPA) funding to Community Infrastructure. The County's West Modesto Project Area is one of the areas that will be receiving ARPA funds to assist with the installation of sewer lines and sewer connections. The County was awarded \$5.6 million from the State Water Board for the West Modesto Project to be utilized in Fiscal Year 2025-2026.

CDBG Program - Public Services Grants: Leverage funding identified by applicant agencies awarded funding amounts to \$5,089,650.

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

ESG Program - 100% Match Requirement: Leverage funding identified by applicant agencies awarded funding identified utilizing CDBG, CoC funding, private donation, foundation funding, and in-kind as sources to meet the program match requirement. Fiscal Year 2025-2026 ESG (federal and state) allocations are expected to leverage approximately \$1,254,986 in funding.

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

Stanislaus County and the City of Ceres are the only Stanislaus HOME Consortium members with identified surplus lands within the Stanislaus Planning Area. County staff is currently researching the possibilities of developing affordable housing units at 18 South Abbie Street, located in the unincorporated community of Empire. The property is the former Empire Library site and is near the Empire Migrant Facility. The City of Ceres is exploring options for a vacant 0.17-acre lot at the northwest corner of Arthur Way and Hollister Street. The vacant property is the former site of a city well which was removed and could be used for residential development.

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AP-20 ANNUAL GOALS AND OBJECTIVES

Goals and Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Infrastructure and Facilities	2025	2029	Non-Housing Community Development	Public Infrastructure Improvement	CDBG: \$1,519,006	Households: 500
2	Provide and Ensure Access to Essential Public Services	2025	2026	Non-Homeless Special Needs	Public Services	CDBG: \$325,000	Persons: 1,200
3	Work to Address, Prevent and Mitigate Homelessness	2025	2027	Homeless	Homeless Services Public Services	ESG: \$189,834	Persons:350
4	Support Affordable Housing and Promote Accessible Housing Options	2025	2029	Affordable Housing	Affordable Housing	HOME: \$1,136,446	Households: 10
5	Administration	2025	2026	Administration	Public Infrastructure Improvement Homeless Services Public Services Affordable Housing	CDBG: \$461,002 ESG: \$15,391 HOME: \$126,272	Other: 1

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Goal Description

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

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AP-35 PROJECTS

Introduction

As shown in the previous section, AP-20 Annual Goals and Objectives, the Stanislaus HOME Consortium have identified goals to address housing and community development needs that both entities will work towards achieving in Fiscal Year 2025-2026. Below are the proposed projects to be funded with FY 2025-2026 federal funding from the CDBG, ESG, and HOME programs.

The project listing below includes the proposed CDBG projects and administration for the Stanislaus Urban County members according to their respective allocation.

The proposed HOME programs include the County's administration of the program and housing programs that will be made available to Stanislaus HOME Consortium members. Annually, HOME allocations are distributed amount the Consortium members and Consortium members are given six months from the beginning of each fiscal year to propose projects using their HOME allocation. If no feasible project is proposed and approved by the County, the HOME funds will return to the County for reallocation to an approved project in the AAP.

Stanislaus Urban County

#	Project Name
1.	Stanislaus County - CDBG Program Administration FY 25-26 (CDBG)
2.	Stanislaus County - West Modesto Sewer Infrastructure Project FY 25-26 (CDBG)
3.	Stanislaus County - Tenant/Landlord Services FY 25-26 (CDBG)
4.	City of Ceres - CDBG Project Activity Delivery FY 25-26 (CDBG)
5.	City of Ceres - Morrow Village ADA Improvements Phase 3 (4 Phases) FY 25-26 (CDBG)
6.	City of Hughson - CDBG Project Activity Delivery FY 25-26 (CDBG)
7.	City of Hughson – Second Street (Phase 2) Infrastructure Project FY 25-26 (CDBG)
8.	City of Newman - CDBG Project Activity Delivery FY 25-26 (CDBG)
9.	City of Newman - Steffensen/Sunshine Park Area Improvement Project FY 25-26 (CDBG)
10.	City of Oakdale - CDBG Project Activity Delivery FY 25-26 (CDBG)
11.	City of Oakdale – Southwest Downtown Safe Routes to School Project FY 25-26 (CDBG)
12.	City of Patterson - CDBG Project Activity Delivery FY 25-26 (CDBG)
13.	City of Patterson – Apricot Estates Improvements Project FY 25-26 (CDBG)
14.	City of Patterson – E Street & 9 th Street Water Improvements Project FY 25-26 (CDBG)
15.	City of Riverbank - CDBG Project Activity Delivery FY 25-26 (CDBG)
16.	City of Riverbank – Texas Avenue Sewer Improvements Project FY 25-26 (CDBG)
17.	City of Riverbank – 7 th Street Water Line Installation Project FY 25-26 (CDBG)
18.	City of Waterford - CDBG Project Activity Delivery FY 25-26 (CDBG)
19.	City of Waterford – G Street Pedestrian Improvements Project FY 25-26 (CDBG)
20.	Stanislaus County – CDBG Public Services Program FY 25-26 (CDBG-PSG)
21.	Stanislaus County – Emergency Solutions Grants (ESG) Program FY 25-26

Stanislaus HOME Consortium

#	Project Name
1.	Stanislaus County - HOME Program Administration FY 25-26 (HOME)
2.	Stanislaus County – Community Housing Development Organization (CHDO) FY 25-26 (HOME)
3.	Stanislaus County – Consortium Affordable Housing Program FY 25-26 (HOME)
4.	Stanislaus County – Housing Rehabilitation Program FY 25-26 (HOME)

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

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

- Provide decent housing;
- Provide a suitable living environment; and
- Expand economic opportunities.

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

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

The 2025-2026 Consolidated Plan identifies the following Priority Needs for the Stanislaus HOME Consortium:

- Public infrastructure and facility improvements;
- Affordable housing;
- Community and economic development;
- Public services;
- Homeless services; and
- Community emergency responses.

These priority needs take into account the Consolidated Plan Needs Assessment and Market Analysis data and are reflected in the projects identified above.

Obstacles in addressing underserved needs are:

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

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AP-38 PROJECT SUMMARY

Stanislaus Urban County

1. Stanislaus County-CDBG Program Administration FY 25-26 (CDBG)

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

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

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

Funding: CDBG - \$401,002

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2026

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

- N/A

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

Planned Activities: Administration of CDBG, ESG and HOME programs, and projects for FY 25-26

2. Stanislaus County-West Modesto Sewer Infrastructure Project FY 25-26 (CDBG)

Target Area(s): Unincorporated Stanislaus County

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - \$325,632

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

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

National Objective: LMA

Matrix Code: 03J

Presumed Benefit: No

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

Performance Outcomes:

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

Target Date: 6/30/2030

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

- 1,004 Households
- 3,000 Individuals

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

Planned Activities: FY 25-26 Activities include design, engineering, and construction of sewer infrastructure and related infrastructure improvements to the West Modesto Neighborhoods of:

- Spencer/Marshall - Proposed boundary area includes Maze Boulevard, Spencer Avenue, California Avenue, Briggs Ditch, and Spruce Street (3 Activities/Phases).
- Beverly/Waverly - Proposed boundary area includes Chicago Avenue, Ellen Avenue, Paradise Road, Ritsch Lane, Wade Avenue, and Ohio Avenue (2 Activities/Phases).
- Rouse/Colorado - Proposed boundary area includes between Sutter and Sunset Avenues, south of South Avenue, and north of Garden Avenue (2 Activities/Phases).

3. Stanislaus County-Tenant/Landlord Services FY 25-26 (CDBG)

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

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Affordable Housing

Funding: CDBG - \$25,000

Description: Stanislaus County will release a NOFA for CDBG Public Services to search for an eligible service provider and will contract with a housing service provider that is a HUD certified housing agency, to carry out tenant – landlord services. Funds will be used to provide housing counseling and tenant/landlord mediation services to residents of the Stanislaus Urban County.

National Objective: N/A

Matrix Code: 21D

Presumed Benefit: To Be Determined-Pending NOFA

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

Performance Outcomes: Pending release of a Notice of Funding Availability (NOFA)

Target Date: 6/30/2026

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

- To Be Determined-Pending NOFA

Location Description: Pending release of a Notice of Funding Availability (NOFA)

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

4. City of Ceres-CDBG Project Activity Delivery FY 25-26 (CDBG)

Target Area(s): Ceres

Goals Supported: Improve Public Infrastructure and Facilities

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

Funding: CDBG - \$5,000

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2026

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

- N/A

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

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Ceres in FY 25-26.

5. City of Ceres-Morrow Village ADA Improvements Phase 3 (4 Phases) FY 25-26 (CDBG)

Target Area(s): Ceres

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - \$210,620

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

National Objective: LMA

Matrix Code: 03L

Presumed Benefit: No

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

Performance Outcomes:

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

Target Date: 6/30/2030

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

- 70

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

Planned Activities: Infrastructure Improvements

6. City of Hughson-CDBG Project Activity Delivery FY 25-26 (CDBG)

Target Area(s):	Hughson
Goals Supported:	Improve Public Infrastructure and Facilities
Needs Addressed:	Public Infrastructure Improvement Affordable Housing Economic Development Homeless Services
Funding:	CDBG - \$5,000
Description:	This expenditure includes costs directly associated with implementing and managing CDBG projects.
National Objective:	N/A
Matrix Code:	21A
Target Date:	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities:	
<ul style="list-style-type: none">• N/A	
Location Description:	7018 Pine Street, Hughson, CA 95326
Planned Activities:	Project activity delivery costs related to CDBG projects for the City of Hughson in FY 25-26.

7. City of Hughson-Second Street (Phase 2) Infrastructure Project FY 25-26 (CDBG)

Target Area(s):	Hughson
Goals Supported:	Improve Public Infrastructure and Facilities
Needs Addressed:	Public Infrastructure Improvement
Funding:	CDBG - \$155,000
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 2 nd Street from Santa Fe Avenue to Locust Street. The 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: 100

Target Date: 6/30/2030

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

- 100 individuals
- 50 households

Location Description: 7018 Pine Street, Hughson, CA 95326

Planned Activities: Infrastructure Improvements

8. City of Newman-CDBG Project Activity Delivery FY 25-26 (CDBG)

Target Area(s): Newman

Goals Supported: Improve Public Infrastructure and Facilities

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

Funding: CDBG - \$5,000

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2025

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

- N/A

Location Description: 1162 Main Street, Newman, CA 95360

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Newman in FY 25-26.

9. City of Newman – Steffensen-Sunshine Park Area Improvements FY 25-26 (CDBG)

Target Area(s): Newman

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - \$141,700

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

National Objective: 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: 6/30/2030

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

- 510 Individuals
- 200 Households

Location Description: 1162 Main Street, Newman, CA 95360

Planned Activities: Infrastructure Improvements

10. City of Oakdale – CDBG Project Activity Delivery FY 25-26 (CDBG)

Target Area(s):	Oakdale
Goals Supported:	Improve Public Infrastructure and Facilities
Needs Addressed:	Public Infrastructure Improvement Affordable Housing Economic Development Public Services Homeless Services
Funding:	CDBG - \$5,000
Description:	This expenditure includes costs directly associated with implementing and managing CDBG projects.
National Objective:	N/A
Matrix Code:	21A
Target Date:	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities:	
<ul style="list-style-type: none">• N/A	
Location Description:	280 N. 3 rd Avenue, Oakdale, CA 95361
Planned Activities:	Project activity delivery costs related to CDBG projects for the City of Oakdale in FY 25-26.

11. City of Oakdale – Southwest Downtown Safe Routes to School Project FY 25-26 (CDBG)

Target Area(s):	Oakdale
Goals Supported:	Improve Public Infrastructure and Facilities
Needs Addressed:	Public Infrastructure Improvement
Funding:	CDBG - \$160,813
Description:	The project (formerly named the South First, Second and Third Street Improvements Project) will provide bike, pedestrian and ADA improvements for the area of South First, South Second, South Third Avenues from West G to West J Street (including East H and East I Streets from south First Avenue to South Yosemite Avenue. The project will be phased out and costs include design, engineering and construction.

National Objective: LMA

Matrix Code: 03L

Presumed Benefit: No

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

Performance Outcomes:

- Number of households with access to infrastructure improvements: 150
- Number of residents impacted by infrastructure improvement: 525

Target Date: 6/30/2030

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

- 525 Individuals
- 150 Households

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

Planned Activities: Infrastructure Improvements

12. City of Patterson – CDBG Project Activity Delivery FY 25-26 (CDBG)

Target Area(s): Patterson

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

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

Funding: CDBG - \$5,000

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2026

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

- N/A

Location Description: 1 Plaza, Patterson, CA 95363

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Patterson in FY 25-26.

13. City of Patterson – Apricot Estates Improvements Project FY 25-26 (CDBG)

Target Area(s): Patterson

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - \$100,000

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

National Objective: LMA

Matrix Code: 03K

Presumed Benefit: No

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

Performance Outcomes:

- Number of households with access to infrastructure improvements: 140
- Number of residents impacted by infrastructure improvements: 420

Target Date: 6/30/2030

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

- 420 Individuals
- 140 Households

Location Description: 1 Plaza, Patterson, CA 95363

Planned Activities: Infrastructure Improvements

14. City of Patterson – E Street and 9th Street Project FY 25-26 (CDBG)

Target Area(s): Patterson

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - \$73,636

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

National Objective: LMA

Matrix Code: 03K

Presumed Benefit: No

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

Performance Outcomes:

- Number of households with access to infrastructure improvements: 80
- Number of residents impacted by infrastructure improvements: 280

Target Date: 6/30/2030

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

- 280 Individuals
- 80 Households

Location Description: 1 Plaza, Patterson, CA 95363

Planned Activities: Infrastructure Improvements

15. City of Riverbank – CDBG Project Activity Delivery FY 25-26 (CDBG)

Target Area(s):	Riverbank
Goals Supported:	Improve Public Infrastructure and Facilities Provide and Ensure Access to Essential Public Services
Needs Addressed:	Public Infrastructure Improvement Affordable Housing Economic Development Public Services Homeless Services
Funding:	CDBG - \$5,000
Description:	This expenditure includes costs directly associated with implementing and managing CDBG projects.
National Objective:	N/A
Matrix Code:	21A
Target Date:	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities:	
•	N/A
Location Description:	6707 3 rd Street, Riverbank, CA 95367
Planned Activities:	Project activity delivery costs related to CDBG projects for the City of Riverbank in FY 25-26.

16. City of Riverbank – Texas Avenue Sewer Improvements Project FY 25-26 (CDBG)

Target Area(s):	Riverbank
Goals Supported:	Improve Public Infrastructure and Facilities
Needs Addressed:	Public Infrastructure Improvement
Funding:	CDBG – \$100,000
Description:	The project consists of the replacement of sewer infrastructure within 20 feet alleys and a 50 feet street at the following locations: on Texas Ave., between Kansas Ave alley from 8 th Street to Chief Tucker Avenue; and on Texas Ave between Terminal Avenue to 8 th Street. The project consists of approximately 1,925 linear feet of sewer line replacement, all six inch sewer lines will be removed and replaced with eight inch sewer line,

including reconnection of approximately 53 sewer laterals. This is a multi-year project that will be phased based on funding availability and will include design, engineering, and construction costs.

National Objective: LMA

Matrix Code: 03J

Presumed Benefit: No

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

Performance Outcomes:

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

Target Date: 9/30/2028

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

- 1,838 Individuals
- 525 Households

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

Planned Activities: Infrastructure Improvements

17. City of Riverbank – 7th Street Waterline Installation FY 25-26 (CDBG)

Target Area(s): Riverbank

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – \$37,062

Description: The project will include the installation of approximately 350 linear feet of an eight inch water line and the connection of water services/sewer laterals. The project is located from Nevada Street to Arizona Street. This is a multi-year project that will be phased based on funding availability and will include design, engineering, and construction costs.

National Objective: LMA

Matrix Code: 03JI

Presumed Benefit: No

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

Performance Outcomes:

- Number of households with access to infrastructure improvements: 20
- Number of residents impacted by infrastructure improvement: 75

Target Date: 6/30/2030

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

- 75 Individuals
- 20 Households

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

Planned Activities: Infrastructure Improvements

18. City of Waterford – CDBG Project Activity Delivery FY 25-26 (CDBG)

Target Area(s): Waterford

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

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

Funding: CDBG - \$5,000

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

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2026

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

- N/A

Location Description: 101 E Street, Waterford, CA 95386

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Waterford in FY 25-26.

19. City of Waterford – G Street Pedestrian Improvements Project FY 25-26 (CDBG)

Target Area(s): Waterford

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - \$214,543

Description: The project includes frontage improvements, curb, gutter, and ADA ramps along the east side of G Street, from Bentley to Dorsey. The project 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 Waterford.

Performance Outcomes:

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

Target Date: 6/30/2026

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. Stanislaus County – CDBG Public Services FY 25-26 (CDBG-PSG)

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

Goals Supported:	Provide and Ensure Access to Essential Public Services Work to Address, Prevent and Mitigate Homelessness
Needs Addressed:	Public Services
Funding:	CDBG - \$325,000
Description:	Stanislaus County will release a Notice of Funding Availability (NOFA) for Public Services based on the adopted Consolidated Plan's priorities in May 2025. Eligible service providers will be ranked by a Grant Review Panel consisting of representatives of the Stanislaus Urban County. Maximum grant amount will be \$35,000 and the highest-ranking service providers will be funded.
National Objective:	N/A
Matrix Code:	N/A
Presumed Benefit:	N/A
Objective:	To Be Determined-Pending NOFA
Performance Outcomes:	To Be Determined – Pending NOFA
Target Date:	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities:	
<ul style="list-style-type: none"> To Be Determined – Pending NOFA 	
Location Description:	1010 10 th Street, Suite #3400, Modesto, CA 95354
Planned Activities:	To Be Determined – Pending NOFA

21. Stanislaus County – Emergency Solutions Grants (ESG) Program FY 25-26

Target Area(s):	Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and surrounding Unincorporated Stanislaus County
Goals Supported:	Work to Address, Prevent and Mitigate Homelessness
Needs Addressed:	Homeless Services
Funding:	ESG - \$205,225
Description:	Stanislaus County will release a Notice of Funding Availability (NOFA) for ESG funds based on the adopted Consolidated Plan's priorities in May 2025. Eligible service providers will be ranked by a Grant Review Panel consisting of representatives of the

Target Date: 6/30/2027

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

- To Be Determined-Pending NOFA

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

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

Stanislaus HOME Consortium

1. Stanislaus County – HOME Program Administration FY 25-26 (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: \$126,272

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: 6/30/2027

Performance Outcomes: N/A

Location Description: Stanislaus Planning Area

Planned Activities: Program Administration

2. Stanislaus County – Community Housing Development Organization (CHDO) FY 25-26 (HOME)

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

Goals Supported: Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: \$189,408

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: 6/30/2027

Performance Outcomes:

- Number of households: 1 to 5

Location Description: Stanislaus Planning Area

Planned Activities: CHDO project.

3. Stanislaus County – Consortium Affordable Housing Program FY 25-26 (HOME)

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

Goals Supported: Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: \$473,519

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: 6/30/2027

Performance Outcomes:

- Number of households: 5

Location Description: Stanislaus Planning Area

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

4. Stanislaus County – Housing Rehabilitation Program FY 25-26 (HOME)

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

Goals Supported: Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: \$473,519

Description: Rehabilitation of owner-occupied units. The Stanislaus HOME Consortium will offer loans and grants to maintain single-family 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). The project costs will include rehabilitation (materials and labor) and project delivery costs.

Target Date: 6/30/2027

Performance Outcomes:

- Number of households: 5

Location Description: Stanislaus Planning Area

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

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AP-50 GEOGRAPHIC DISTRIBUTION

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

The Stanislaus Urban County is comprised of the geographical boundaries of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and unincorporated Stanislaus County. The Stanislaus Urban County with the geographical boundaries of the City of Turlock form the Stanislaus Home Consortium. Together, the Stanislaus Urban County and Stanislaus HOME Consortium comprise the Stanislaus Planning Area. Assistance will be targeted throughout the Stanislaus Planning Area.

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

Approximately 15% of the Stanislaus Urban County's CDBG entitlement allocation is designated under the CDBG "Public Services" program. The CDBG Public Services program provides funds to nonprofit organizations, through a competitive application process, to provide essential public service programs throughout the participating Stanislaus Urban County member jurisdictions.

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

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

Approximately 15% of the Stanislaus HOME Consortium's HOME entitlement allocation is required to be set-aside for eligible 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 on 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. 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 months of the beginning of each fiscal year. Unencumbered funds will be utilized by Stanislaus County, as lead entity, in delivery of eligible housing

programs and projects. Programs and projects will be developed through the release of Requests for Proposals (RFP) for housing rehabilitation services, and general affordable housing projects for the entire Stanislaus HOME Consortium. Stanislaus County will retain an ongoing list of projects, developed from member jurisdiction proposed projects and an annual RFP (to be released to developers, realtors, and with others interested in participating in affordable housing development) seeking projects ready to be developed. The project list will be prioritized based on community need, project feasibility (i.e., funding, entitlements, design stage, etc.), time frame for full implementation, and geographical distribution of funding. All member jurisdictions will be involved in the review and prioritization of projects.

Rationale for the priorities for allocation investments geographically.

Geographic Distribution – Percentage of Funds

Target Area	CDBG
West Modesto	14%
Ceres	9.4%
Hughson	6.9%
Newman	6.4%
Oakdale	7.2%
Patterson	7.7%
Riverbank	6.2%
Waterford	9.5%
Unincorporated Stanislaus County	32.6%
Turlock	N/A

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

In selecting the infrastructure projects to be funded by CDBG, an assessment of the project areas below moderate-income requirements must be conducted. Project areas with a census tract not showing 51% of the population as being within the below moderate-income requirements are required to undergo a HUD approved Income Survey. For the current infrastructure projects currently proposed to be funded, only the County's West Modesto Sewer Infrastructure Project meets the census threshold not requiring an Income Survey.

The first neighborhood that the County will invest CDBG funds is the Rouse/Colorado Neighborhood is located approximately 0.6 mile west of Highway 99 and is accessible from Tuolumne Boulevard and Roselawn Avenue. The Rouse/Colorado Neighborhood is located in Census Tract 22, Block Groups 2, 3 and 4. The 2020 Census identified a median household income of \$44,010 for Census Tract 22. Census Tract 22 is designated as a low- income area according to the HUD.

The second neighborhood that the County will invest CDBG funds in is the Beverly/Waverly Neighborhood is located approximately 0.9 miles west of Highway 99 and is accessible from Paradise Road. The Beverly/Waverly Neighborhood is located in Census Tract 16.03, Block Groups 1 and 2. The 2020 Census identified a median household income of \$44,010 for Census Tract 22. Census Tract 22 is designated as a low- income area according to the HUD. The 2020 Census identified a county-wide median household income of \$63,368 for Stanislaus County.

Due to the census tracts not showing that 51% of the population as being within the below moderate-income requirements, each of the Stanislaus Urban County member cities has conducted an Income Survey and analysis of their respective project areas. Surveys have verified that a minimum of the residents living within each of the cities project areas are moderate and below the 80% HUD Area Medium Income (AMI) limit and, as such, are eligible for HUD funding:

Target Area	Census Tracts
Ceres	25.01, block group 1; 25.02, block group 1 and 26.02, block group 1; 26.05, block group 2
Hughson	29.02, block group 3
Newman	34, block group 1
Oakdale	2.02, block group 1
Patterson	32.01, block group 1; 32.03, block group 2; 32.04, block group 1 and 32.05, block group 2
Riverbank	30.02, block group 1; 3.01, block group 2; 3.03, block group 1; 3.04, block group 1; and 4.06, block group 2
Waterford	28.02, block group 2

HOME funds are being proposed for the use of property acquisition, development, and rehabilitation. Owner occupied housing rehabilitation will be funded collectively for the benefit of the entire Stanislaus HOME Consortium.

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AP-55 AFFORDABLE HOUSING

Introduction

The tables in this section provide estimates, based on the 2025-2029 Consolidated Plan planning process, on the number of homeless, non-homeless, and special needs households to be provided affordable housing during the program year and the number of affordable units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	6
Total	16

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Discussion

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

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

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

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

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

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

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AP-60 PUBLIC HOUSING

Introduction – Stanislaus Urban County

The Stanislaus HOME Consortium and the SRHA continue to have a close working relationship and meet on an as-needed basis to discuss concerns relevant to public housing and other housing matters. The Stanislaus HOME Consortium will continue to work with the SRHA 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 SRHA'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 SRHA owns and operates public housing units in addition to operating the Housing Choice Voucher Program.

The SRHA operates conventional public housing units and 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 2025-2026 program year.

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

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

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

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

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

These actions have assisted the SRHA 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 SRHA is not designated as a troubled Housing Authority.

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AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The Stanislaus Community System of Care (CSoc), the locally recognized CoC, is comprised of an elected Board and various sub-committees. The CoC Board is comprised of representatives from homeless advocates, community members, and service providers, as well as public and private sector agencies in the County. The CoC meets on a monthly basis to identify gaps and needs in homeless services and to pursue an overall systematic approach to address homelessness. Through regular attendance and participation in the CoC meetings, Stanislaus HOME Consortium members consult with the CoC to develop cooperative plans and strategies to leverage resources to provide emergency shelter and rapid re-housing services, and is informed of changes in local goals, objectives and performance measures. The recognition of homelessness as a social and economic issue is uniting service providers, businesses, the public, and private sectors in achieving compliance with the HEARTH Act, adopting best practices to end chronic homelessness, and improving the system to rapidly re-house individuals and families.

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

Access Center Emergency Shelter (ACES)

The Access Center Emergency Shelter (ACES), a 182 bed, low-barrier shelter focused on providing shelter to the most vulnerable unsheltered population by decreasing common barriers to individuals accepting shelter service, such as, pets, partners, and possessions. ACES opened November 26, 2019 and is being operated by the Salvation Army through an agreement approved by the Board of Supervisors on October 1, 2019. The Community Assessment Response and Engagement (CARE) Multidisciplinary Team is also able to use the location to provide case management and shelter to the most vulnerable unsheltered individuals. 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 on-site during standard business hours to work with the families and CHSS staff also is available to assist families on a regular basis. Stanislaus County Affordable Housing Corporation (STANCO) provides on-site property management services including security and routine maintenance of the facility and units.

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 leases 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 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

In 2021, the Stanislaus Homeless Alliance (SHA) and the CSoC collaborated to update the Regional Plan to address homelessness in Stanislaus County, originally prepared in January 2019. The updated plan, now referred to as the Homeless Strategic Plan (HSP), adopts a data-informed approach to addressing the needs of people experiencing homelessness by enhancing community decision-making, supporting organizational and provider capacity and improving systems coordination.

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

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

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

The Stanislaus Urban County and the City of Turlock 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 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 2023 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.

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 supportive services made available, offering financial assistance, security deposits, legal services, credit repair, utility payments, counseling, among others. It is understood by the CoC and its partners that the end goal is not to simply find housing, but to maintain stable housing.

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

The Stanislaus Urban County works with the CoC towards this goal by funding programs with ESG funds that aim to shorten the period of time that individuals and families experiences homelessness, facilitate access for homeless individuals and families to affordable housing units, and prevent individuals and families who were recently homeless from becoming homeless again. The Stanislaus Urban County's homeless strategy also places a high priority on providing rental assistance, housing relocation and stabilization services to persons and households experiencing homelessness.

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

The Plan to address homelessness in Stanislaus County identifies discharge planning as a key part of the strategy in addressing homelessness throughout the County moving forward. Acknowledging that further collaboration among public institutions and other community system of care providers needs to occur so that no individual or family is discharged into homelessness, the CoC continues to work on these issues through awareness campaigns and coordinated efforts to align services and resources among CoC partners. Local health care facilities have specific protocol in place requiring a safe discharge for all patients. The County's Public Health Agency established a task force to review the current protocol in place and address any gaps in services necessary to ensure successful discharge planning services. Currently in place there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing that could include HUD McKinney-Vento funded emergency shelters, transitional or permanent housing units and prevent the release of patients to the streets. For adults recently released from custody, the County addresses housing issues through the Day Reporting Center (DRC). The Sheriff's Department conducts Probation Orientation meetings at the DRC in which several programs have participated in the past including Solidarity, Teen Life Challenge, and Modesto Gospel Mission.

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

AP-75 BARRIERS TO AFFORDABLE HOUSING

Introduction – Stanislaus Urban County

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

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

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

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

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 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. a variety of housing including but not limited to affordable housing.

Fee Structure

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

Development Standards and Processing Times

Members of the Stanislaus HOME Consortium will continue to review and were reasonable and appropriate, amend their respective development standards and processes in an effort to provide cost and timing savings in the development of residential units while continuing to ensure the public health, safety, and welfare of residents. 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.

Discussion

For jurisdictions that 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. (Turner 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 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.

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.

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AP-85 OTHER ACTIONS

Introduction

The Stanislaus HOME Consortium targets federal funds to residents who have traditionally not been served or are underserved by programs. Project activities funded through the Consolidated 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 HOME Consortium will continue to seek funding opportunities through different sources, encourage projects or programs that leverage funds, and ensure that projects and programs are operated as effectively and efficiently as possible.

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

Actions planned to foster and maintain affordable housing:

As stated throughout the Consolidated 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 conservation of existing affordable housing units. CDBG funding will be used to develop infrastructure critical to the development of new affordable housing units and maintenance of existing affordable housing units.

The Stanislaus HOME Consortium rely on private non-profit organizations and for-profit developers to acquire, develop, or rehabilitate affordable units. 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 SRHA serves as the lead agency in Stanislaus County for the identification, documentation, and prevention of lead poisoning. The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the SRHA, 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 SRHA, in partnership with the Department of Environmental Resources, conducts the investigation of residences where children with elevated levels of lead reside.

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

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

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

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

The workgroups focused on:

- Entrepreneurship and small business dynamism
- Talent development
- Addressing non-skill barriers to jobs and training

- Bioproducts and the circular economy growth strategy
- Technology and skill adoption in the Ag sector

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

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

Actions planned to develop institutional structure:

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

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

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

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

Stanislaus County, as administrator of the Stanislaus Urban County and the Stanislaus HOME Consortium, coordinates and consults with services and housing providers, local, state and federal government entities, non-profit and for-profit organizations and business, professional organizations, interest groups, and other parties interested in the implementation of federal programs.

Specifically, they are: Stanislaus Regional Housing Authority, Stanislaus County Health Services Agency, Stanislaus County Community Services Agency, Stanislaus County Behavioral Health and Recovery Services; California Department of Housing and Community Development; U.S. Department of Housing and Urban Development (HUD); Stanislaus County Affordable Housing Corporation (STANCO), California Rural Legal Assistance (CRLA), Great Valley Housing Corporation, and Self-Help Enterprises. This will ensure 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, monthly meetings are held between the participating members of the Stanislaus HOME Consortium. This ensures that the activities outlined in the AAP are given the fullest attention for design and implementation or construction.

The Stanislaus HOME Consortium member jurisdictions will maintain active involvement in the CoC, a multi-agency collaborative which focuses on the community’s housing and social service needs, to continue outreach and information sharing with other Stanislaus County agencies serving similar clientele.

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AP-90 PROGRAM SPECIFIC REQUIREMENTS

Introduction

There are three specific goals of the CDBG program:

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

This AAP has been developed to assist in achieving these three goals. The overriding consideration required of the CDBG program is to benefit those members of the population that meet the definition of Targeted Income. A Targeted Income person is one who earns 80% or less of the AMI for CDBG funds. Additionally, if a project benefits a specific neighborhood or community, at least 51% of the population within that geographic boundary must be within the Targeted Income Group (TIG).

As identified in the 2025-2029 Consolidated Plan, priority will be given to projects in the following areas: public infrastructure and facility improvement, affordable housing, community and economic development, Public Services, homeless services, and community emergency responses.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$ 0
3.	The amount of surplus funds from urban renewal settlements	\$ 0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$ 0
5.	The amount of income from float-funded activities	\$ 0

Total Program Income: \$0

Other CDBG Requirements

1.	The amount of urgent need activities	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)

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

The Stanislaus Urban County adopted performance standards in line with HUD and HCD guidelines and in coordination with the CoC. These standards include: rapid re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing. Agencies are required to do housing stability planning with their clients and are strongly encouraged to use a progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing. The annual NOFA included a new requirement that all ESG awarded agencies must have their policies and procedures approved prior to being awarded funding to help ensure the programs operate within the HUD standards for the ESG program. If an awarded agency is found to be out of compliance or can not adhere to HUD standards, the County will take steps to recapture funds and redistribute funding to the next agency according to their ranking score resulting from the annual NOFA.

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

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

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

For Fiscal Year 2025-2026, ESG funds will be allocated based on a competitive grant cycle to which public service providers can apply for ESG funds. Applicants will be restricted to submitting one (1) application per agency for ESG funds. All applicants will be required to attend a Grant Technical Workshop prior to submission of an application. A Grant Review Panel made up of representatives from the Stanislaus Urban County, the County's Chief Executive Office, and the local CoC will review each written application submission and oral presentation and will score them individually.

The following is the scoring criteria that is utilized by the Grant Review Panel for CDBG Public Services Grant and 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 the 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, HMIS client reports, narratives, Request for Funds forms and budget printouts, which identify the total funds uses/requested by each grantee during that reporting period. Stanislaus County staff verifies match funding (i.e. - local unrestricted donations). In this manner, the subrecipient in turn ensures that dollar to dollar matching requirements are satisfied by paying the remainder of the expenses from non-ESG sources.

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:

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

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

Affordable Homeownership Limits

HUD provides that the HOME affordable homeownership limits (initial purchase price or after-rehabilitation value) of homeownership units assisted with HOME funds not to exceed 95 percent of the area median purchase price for single family housing. Under the Code of Federal Regulations at title 24, part 92, section 254, paragraph (a)(2)(iii), HUD allows jurisdictions to prepare a market analysis to determine this limit following HUD guidance. The 95 percent of median area purchase price must be established in accordance with a market analysis that ensures that a sufficient number of recent housing sales are included in the survey. Sales must cover the requisite number of months based on volume. The address of the listed properties must include the location within the consortia's jurisdiction. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire consortia jurisdiction. After identifying the median sales price per HUD's guidance, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price. Final limits are rounded to the nearest thousand. The Stanislaus HOME Consortium will use the highest limit as determined by HUD or the HUD approved market analysis.

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

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

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

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

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

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