



# COMMUNITY DEVELOPMENT BLOCK GRANT



STANISLAUS URBAN COUNTY

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*Prepared by the Stanislaus County  
Planning and Community Development Department  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354  
209.525.6330*

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## CONSOLIDATED PLAN Fiscal Years 2012 - 2015

April 2012

Attachment 1

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# 3 Year Consolidated Plan

## STANISLAUS URBAN COUNTY

Consolidated Plan Time Period: July 1, 2012 – June 30, 2015

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This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## **NAME OF JURISDICTION: STANISLAUS URBAN COUNTY**

**Consolidated Plan Time Period: July 1<sup>st</sup>, 2012 – June 30<sup>th</sup>, 2015**

### **EXECUTIVE SUMMARY**

#### **GENERAL**

The Stanislaus County Consolidated Plan (CP) is the result of a planning process for grant programs provided by the U.S. Department of Housing and Urban Development's (HUD) Division of Community Planning and Development (CPD): Community Development Block Grant (CDBG) Program, Emergency Solutions Grant (ESG) Program, and HOME Investment Partnerships Program (HOME). This planning process considered the needs of the community and how the various grant programs could respond to those needs. In May 2002, Stanislaus County received HUD entitlement certification for its first five (5) year CP for the Stanislaus Urban County CDBG. This document will serve as the 2012-2015 CP for the Stanislaus Urban County. It also serves as Stanislaus Urban County's basis for Entitlement funds from the above programs for the upcoming three program years, which begin July 1, 2012 and end June 30, 2015.

The CP Planning Area is comprised of the unincorporated communities of Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford (federally defined and hereafter referred to as the "Stanislaus Urban County"). The Planning Area is located just south and east of the San Francisco-Oakland metropolitan region and east of the San Jose/Silicon Valley area. It is bordered to the north by San Joaquin County, the east by Tuolumne and Calaveras Counties, and the south by Merced County.

The Stanislaus Urban County member jurisdictions identified their CDBG program area through several combined methods. For the development of the Plan, the participating jurisdictions (PJ) used population information derived from the U.S. Census regarding median household income, housing tenure, housing occupancy, disability status, employment status and poverty status, and surveys where necessary and appropriate. Information was also compiled from Stanislaus County's Continuum of Care (CoC) annual report, the 2009-2014 Draft Housing Element (Adopted by the Board of Supervisors on April 20, 2010), and California State Department of Finance reports. The target areas for Stanislaus County and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford are the very low and low income areas of the jurisdictions.

The Stanislaus Urban County's CP outlines the goals and policies for utilizing CDBG funds to assist low income households and persons in the areas of housing, associated infrastructure and economic development.

These funds will be utilized for various programs including infrastructure improvement, economic development, public services, and fair housing. Some programs are funded collectively for the benefit of the entire Stanislaus Urban County, such as public services. Other programs are specific to individual members of the Stanislaus Urban County. Each member of the Stanislaus Urban County identifies the specific needs within its respective communities as a means to determine use of its specific allocations. The following represents each PJ's focus in relation to the use of its respective CDBG allocations:



The entire Stanislaus Urban County has a continued focus towards needed infrastructure improvements to address blighting conditions that include, but are not limited to, the lack of public infrastructure, deteriorating buildings, decline of economic development activity, and the deterioration of, or the lack of affordable housing.

The CP is the guide by which Stanislaus County staff performs programs and projects that facilitate infrastructure improvements. Needs within the eligible areas are then categorized as programs and projects within this document. In order to consider these projects for funding, a number of factors need to be taken into consideration. In the case of public infrastructure, these considerations can include, but may not be limited to the following:

- a. Health and safety needs of the program/project and how those needs compare with the needs of other programs/projects (i.e. high per-capita septic system failures).
- b. The willingness and ability of the local community to assess themselves for purposes of contributing towards project costs and costs of ongoing maintenance and operation of improvements inclusive of support of the program/project by the area's Municipal Advisory Council (MAC) or an organized community group (if no MAC exists to represent the area).
- c. Identified and available funding sources for the specific program/project (the ability to leverage local agency dollars with outside funding sources are critical to ensuring a successful program/project).

For public infrastructure improvement projects: 1) A working partnership between the service provider(s), the local community, and Stanislaus County, 2) The availability of engineered designs and a cost analysis for the project, 3) The willingness/ability of the service provider(s) to consider annexation of the improvements to be made.

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

The specific goals of the grant programs are as follows:

**PROVIDE DECENT HOUSING**

Included within this broad goal are the following objectives: to assist homeless persons obtain affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is, without discrimination, affordable to low-income Americans; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

**PROVIDE A SUITABLE LIVING ENVIRONMENT**

This goal includes the objectives of improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

**EXPAND ECONOMIC OPPORTUNITIES**

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

## **SURVEY RESULTS**

The Board of Supervisors priorities, coupled with the requirements of the Stanislaus Urban County federally funded programs, helped form the development of a CP community survey (hereafter also referred to as “survey”) designed to help highlight the priorities of the community served by HUD grant funds. The purpose of the survey was to gather input from community residents and stakeholders on how to best use HUD grant funds.

The goal of the CDBG program is consistent with the Stanislaus County Board of Supervisors Priorities as well as with the priorities and goals of the Stanislaus Urban County members. The priorities are to strive for:

- A Safe Community
- A Healthy Community
- A Strong Local Economy
- Effective Partnerships
- A Strong Agricultural Economy/Heritage
- A Well Planned Infrastructure System
- Efficient Delivery of Public Services

These survey results are outlined in the section below. This information will help guide the Stanislaus Urban County partners over the coming three (3) fiscal years in the development and implementation of eligible projects under each respective funding source (CDBG, ESG, HOME).

The survey focused on areas such as housing, infrastructure, economic development, and public services. Survey respondents were asked to rank specific items within each category in order of priority to determine which activities were important to them. Survey respondents were then asked to rank all categories in order of importance in order to determine which categories they would like to see addressed based on priority ranking. The results for each category (ranked from highest to lowest) and level of importance of activities within each category were identified as follows:

### **1. INFRASTRUCTURE CATEGORY**

- **High Priority** - Street Improvements and Sidewalk Improvements,
- **Medium Priority** - Lighting and Sewer Improvements,
- **Low Priority** - Water Improvements,
- **Extremely Low Priority** - Storm Drainage and Park Improvements (not a CP priority based upon the ranking criteria outlined above in the general section of the document).

### **2. ECONOMIC DEVELOPMENT CATEGORY**

- **High Priority** - Job Creation, tied to Housing Programs (as indicated by survey results)
- **Medium Priority** - Employment Skills Training,
- **Low Priority** - Micro-enterprise Small Business Loans. (Based upon recent direction provided by HUD this focus should only be considered if it involves verifiable job creation).

### **3. HOUSING ASSISTANCE CATEGORY**

- **High Priority** - First Time Homebuyer Assistance
- **Medium Priority** - Homeownership/Credit Counseling
- **Low Priority** - Fair Housing (only provide/fund what is mandated)

#### **4. HOUSING PROGRAMS CATEGORY**

- **High Priority** - Low Income Housing Acquisition Program and a Health and Safety Related Home Repair Program
- **Medium Priority** - Energy Efficiency Program and Lead-Based Paint Abatement Program
- **Low Priority** - Public Housing Rehab (N/A)

#### **5. PUBLIC SERVICES CATEGORY**

- **High Priority** - Senior Services, At-risk Children/Youth, Job Education/Training, and Homeless Services
- **Medium Priority** - Homeless Prevention, Emergency Food Assistance
- **Low Priority** - Services for Physically/Mentally Disabled and services for Victims of Domestic Violence. (There is not a mandate these programs be provided funding through CDBG, so alternate grant writing opportunities may benefit them throughout the year).

### **STRATEGIC PLAN**

The Strategic Plan element of the CP specifies the objectives identified in the preparation of the CP and includes the goals that the CP revolves around.

Based on the input received by the community and stakeholders, CDBG funds, linked with other funding opportunities, will be allocated for public infrastructure projects (i.e. utilization of CDBG to leverage State of California Water Board funding opportunities).

Given the dire economic conditions currently being experienced, survey feedback indicated a strong desire for an economic development program with a high emphasis on job creation (tied to housing as outlined in survey results), followed by jobs skills training, and lastly micro-enterprise small business loan opportunities. The Economic Development Section of this document outlines the Stanislaus Urban County's Economic Development Strategy, which incorporates all the above mentioned components.

Following the priorities set in the section above, Stanislaus Urban County members will continue to use any funds available to them including State CalHome housing funds (not all members are recipients of these funds) and their Home Investment Partnerships Program (HOME) funds to address the variety of housing needs within the jurisdiction. It is important to note although the community has identified housing assistance and housing programs as one of the top three priorities, the Stanislaus Urban County members' ability to considerably contribute toward the provision of affordable housing programs/projects has been drastically limited both by the State of California's elimination of Redevelopment Agencies (which was the most significant tool for the provision of affordable housing, economic development, job creation and elimination of blight), and the 38% reduction to HOME funds in Fiscal Year 2012-2013.

Lastly, a portion of CDBG funds will continue to be allocated to a competitive grant cycle that allows public service providers to apply for CDBG funds. Individual grants under the public services program are capped at \$20,000. Applicants are restricted to submitting three (3) applications per agency, provided each application is a request for a different program or site location. All applicants are required to attend a technical workshop prior to submission of an application. A panel made up of representation from each Stanislaus Urban County member, the Stanislaus County Chief Executive Office, and a CoC member, review each written application submission and oral presentation and score them individually.

Community outreach was conducted to prioritize the targeting of public service funds within the community. A community survey requested that citizens rank the following eight (8) public services in order of importance:

- Homeless Services
- Homeless Prevention Services
- Services for Victims of Domestic Violence
- Services for At-risk Children and Youth
- Services for Persons with Physical and Mental Disabilities
- Services for the Elderly
- Emergency Food Assistance
- Workforce Development and Job Creation

Based on the survey results, each public service applicant receives a score between 0-5 representing the priority, as established via community survey input. Additional criteria for public service providers scoring during the competitive grant application process include: Capacity and Experience, Need/Extent of the Problem, Soundness of Approach, Outputs, Accomplishments/Outcomes, Leveraging Resources, and Results/Program Evaluation.

The Strategic Plan was also developed in accordance with the following more specific goals (which meet at least one of the specific goals of the HUD programs as identified on page 2 of this document):

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

The Objectives of the Three-Year Strategy needed to meet the above goals are:

- Increase the supply of affordable housing to low-income households.
- The maintenance of safe and sanitary housing for low-income households.
- Ensure long-term affordability of units for low-income households.
- Promote homeownership.
- Provide shelter for the homeless.
- Provide support services and facilities for the homeless, persons threatened with homelessness, those with special needs, and low-income households.
- Increase the supply of transitional housing.
- Retrofit communities and neighborhoods with public infrastructure. (ex. sewer and water)
- Eliminate the physical barriers that deny access to public and community facilities and places to those with limited mobility.
- Provide essential social services, such as food and clothing, crisis intervention, anti-gang alternatives, and day care and recreational opportunities to low-income persons and families.
- Encourage economic development activities to create jobs, especially in areas that are in need of physical revitalization and/or stagnant rental and high vacancy rates.

## MANAGING THE PROCESS

### CONSULTATION

#### 91.200(b)

Federal regulations require each jurisdiction receiving HUD funding to designate a lead agency for preparation and submission of the CP as well as the administration of the programs covered by the CP. Stanislaus County designated the Department of Planning and Community Development (Planning Department) to serve as the lead agency for overseeing the development and administration of the programs covered by the CP. The CP was prepared by Stanislaus County staff, with the assistance of staff from the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford.

A key requirement in the preparation process of the CP is that the lead agency consults with other agencies, groups, and organizations regarding the following areas:

#### **CONSULTATION WITH PUBLIC AND PRIVATE SERVICE PROVIDERS**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (a)(1)*

Housing service providers, social service providers, fair housing service providers, health service providers and homeless service providers were consulted to assist in the development of this CP. Staff from the following County departments played a key role in the development of the CP: Chief Executive Officer (CEO), Health Services Agency (HSA), Community Services Agency (CSA), Behavioral Health and Recovery services (BHRS), Project Sentinel (fair housing service provider), the CCC (services to homeless children and children at risk), We Care of Turlock (homeless services provider), the Salvation Army, the Center for Human Services, along with staff from the Housing Authority of the County of Stanislaus (HACS). The Housing and Support Services Collaborative of Stanislaus County, which includes fair housing service providers and service providers focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS, and homeless persons, provided a significant amount of input throughout the preparation process of the CP.

Relationships with the above mentioned resource providers consisted of written contacts, phone interviews, electronic information transfers, and meetings, both public and informal. Meetings were generally utilized to generate data and update previously provided information, as well as to review draft documents and provide comments on those documents.

#### **CONSULTATION REGARDING THE HOMELESS STRATEGY WITH PUBLIC AND PRIVATE AGENCIES THAT PROVIDE ASSISTED HOUSING, HEALTH SERVICES, AND SOCIAL SERVICES**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (a)(2)*

Consultation with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless (CH) was addressed via coordination with our local Stanislaus County Housing and Support Services Collaborative (SCHSSC), hereafter referenced as the CoC.

The CoC Consultation Efforts are addressed as follows:

- CoC ensures collaboration and countywide planning for the provision of housing and

- supportive services.
- CoC identifies those agencies that have a significant shared responsibility to develop and provide housing and supportive services.
- CoC identifies gaps in services to specific populations and recommend strategies for meeting needs
- CoC develops policies and sets priorities to ensure service effectiveness.
- CoC reviews grant application's consistency with the Stanislaus County CoC Plan.
- CoC provides technical assistance and information to service providers, and local government on homeless issues (up to 6 times per annum).
- CoC identifies all funding sources available for the development of housing and supportive services.

### **CONSULTATION WITH THE CONTINUUM OF CARE (CoC) ON THE EMERGENCY SOLUTIONS GRANTS (ESG)**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (d)*

The CoC was consulted during the monthly Homeless Management Information System (HMIS) Sub-committee, Executive Committee, CoC and HPRP Sub-committee meetings in February, 2012 to assist in determining how to allocate the second allocation of Fiscal Year 2010-2011 and Fiscal Year 2012-2013 ESG grant funds. These committees also assisted in reviewing and editing ESG performance standards and funding, policies, and procedures for the operation and administration of HMIS. The HACS, the CoC lead agency, was also consulted regarding the use of ESG funds for the purpose of improving the CoC's HMIS system.

### **CONSULTATION WITH PUBLICLY FUNDED INSTITUTIONS AND SYSTEMS OF CARE THAT MAY DISCHARGE PERSONS INTO HOMELESSNESS**

Representatives from BHRS and the CSA regularly attend the monthly CoC Housing Collaborative meetings and are active participants in program planning for homeless fund utilization throughout Stanislaus County. The HSA has been contacted in regard to recent and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care reform measures they will be implementing. On October 1, 2011 California passed a corrections realignment plan, which shifts responsibility from the state to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness the CoC is pursuing collaborating with the Stanislaus County Sheriff's and Probation Departments to develop a coordination discharge policy.

### **CONSULTATION WITH BUSINESS AND CIVIC LEADERS**

This plan was developed in consultation with the Stanislaus Economic Development and Workforce Alliance (Alliance) which serves as the local Workforce Investment Board and Economic Development Corporation. Stanislaus County's economic development activities (ED) are developed in partnership with The Alliance, as they are the local liaison with local elected officials, the business community, labor organizations, the Employment Development Department and other civic leaders. Stanislaus County staff meets on a biannual to quarterly basis to ensure our ED activities are consistent with their Annual ED and Workforce Development Plan goals. These include, but are not limited to, identifying unmet community needs, including employer and workforce needs, seeking solutions and resources to meet or mitigate those needs, and coordinate the resources of public institutions in order to maximize workforce development activities and to coordinate these activities with other funding sources that may be available to program participants.

Working with the Alliance is advantageous as they provide one-stop workforce development, small business development, business attraction, and business retention services in partnership with a wide range of other one-stop partners.

**CONSULTATION WITH STATE OR LOCAL HEALTH AND CHILD WELFARE AGENCIES AND EXAMINE EXISTING DATA RELATED TO LEAD-BASED PAINT HAZARDS AND POISONINGS**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (a)(3)*

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

The Stanislaus Urban County partnered with the Childhood Lead Poisoning Prevention Program to distribute information in the unincorporated areas of Stanislaus County and PJ's. If the source of lead exposure is related to the residential physical environment (e.g. peeling paint that indicates the presence of lead) then the Housing Rehabilitation Program may participate in source eradication.

Within the Stanislaus Urban County jurisdiction, there were four cases of childhood lead-based poisoning investigated by Stanislaus County in Fiscal Year 2010-2011. The cause of the lead exposure was connected to the housing unit in three (3) of these cases. During the previous ten years, there has been an average of three (3) cases per year of childhood lead-based poisoning investigated by Stanislaus County. An average of one case per year is determined to have a lead exposure connected to the housing unit. In these cases, housing program information is given to the household in order to determine if the household can be assisted by any of the Stanislaus Urban County housing programs.

**CONSULTATION WITH ADJACENT GOVERNMENTS REGARDING PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (a) (4)*

Stanislaus County collaborates with service providers, community groups and adjacent governmental entities throughout Stanislaus County. Stanislaus County staff met with government officials within Stanislaus County throughout the preparation process of this plan to coordinate and obtain input about the non-housing community development needs within Stanislaus County. There is general consensus that the most pressing non-housing community development need issue is the economy and the need to create economic development programs in order to provide County residents job opportunities and employment skill training that will in turn assist in the economic recovery of Stanislaus County.

Copies of the CP have been provided to the cities of Modesto and Turlock for input, which are HUD entitlement cities within Stanislaus County (the Stanislaus Urban County's CP has been developed as a three year plan to align with their respective consolidated plan fiscal year cycles).

**CONSULTATION WITH METROPOLITAN PLANNING ORGANIZATIONS, ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, INCLUDING LOCAL GOVERNMENT AGENCIES WITH FOR PROBLEMS AND SOLUTIONS THAT GO BEYOND A SINGLE JURISDICTION (I.E. TRANSPORTATION, WORKFORCE DEVELOPMENT, ECONOMIC DEVELOPMENT)**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (a)(5)*

Partnerships with local government entities as well as local non-profits allow for a maximizing of benefits and resources in the Planning area. Partnerships can occur on a regional scale as well as a smaller neighborhood scale. Regionally, Stanislaus County is part of the Stanislaus Council of Governments (StanCOG). StanCOG is a partner in the San Joaquin Valley Blueprint Planning Process which is a joint initiative of Councils of Governments (COGs) representing eight counties. The purpose of the joint initiative is assist its partners in regional planning efforts and issues including housing needs, job creation, traffic congestion, and air quality. The Blueprint Program integrates local land use planning across board, multi-jurisdictional regions, while recognizing the key land use authority of counties and cities (*Source: San Joaquin Valley Blueprint*).

On a smaller scale, Stanislaus County partners with local agencies during the development and review process of projects and/or programs. Stanislaus County works with local cities when constructing infrastructure projects such as sewer lines, street improvements, storm water improvements, curbs, gutters and sidewalks as well as parks and other neighborhood facilities. Stanislaus County works closely with local and interested lead agencies to combine resources, and occasionally funds, and is able to complete capital projects, remain compliant with their local plans, and meet program goals within a shorter time frame.

**CONSULTATION WITH HOPWA**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (b)*

Non-Applicable, Non-Funded

**CONSULTATION WITH THE LOCAL PUBLIC HOUSING AGENCY CONCERNING PUBLIC HOUSING NEEDS, PLANNED PROGRAMS, AND ACTIVITIES**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.100 (c)*

The Stanislaus Urban County members work hand-in-hand with the local HACS to coordinate and partner on housing projects to address public housing needs. Examples of this include the City of Oakdale's partnership with the HACS to rehabilitate its low income public housing units with CDBG funds.

As part of the development of this CP, Stanislaus County consulted with the HACS to identify the current public housing needs, planned programs, and activities. The specific needs are identified in the Public Housing Needs category of the Housing Market Analysis Section of this CP.

**CITIZEN PARTICIPATION PLAN**

**91.105(a)**

This Citizen Participation Plan (CPP) outlines the steps developed by Stanislaus County to ensure compliance with federal regulations governing implementation of the three federal programs administered by the Stanislaus County staff, and meet the HUD mandate to involve local residents in the planning and implementation of related projects and programs. All required elements are contained herein including: encouragement of citizen participation; information to be provided (including specific information regarding public



hearings and CP amendments); access to records; technical assistance; and comments and complaints.

The CPP process involves scheduling, publicizing and conducting meetings and public hearings; providing technical assistance to applicants and other interested persons/groups; and maintaining accurate and current information regarding the CDBG, HOME and ESG program which is available to citizens upon request.

**ENCOURAGEMENT OF CITIZEN PARTICIPATION**  
*CODE OF FEDERAL REGULATIONS TITLE 24 §91.105 (2)*

The CPP efforts have evolved over the years as a result of the community's changing needs, local program changes and changing federal regulations. However, one constant has been the desire to provide a consistent, efficient and effective level of service to the public, which exceeds regulatory compliance and conveys a commitment to understanding community needs and encouraging the involvement of all interested individuals and organizations throughout the PJs, especially those who may be directly affected by the programs.

In order to elicit public participation in the preparation of the CP, public notices were published and letters were mailed to housing (including the public HACS) and support service organizations notifying them of the development process and how they can participate. The draft CP was submitted to various agencies and non-profits that serve Stanislaus County residents requesting input and comments. Input was sought from Stanislaus Urban County member residents at public meetings. The draft CP was also made available on Stanislaus County's website and member jurisdictions websites. Announcements regarding CDBG and ESG programs are posted on the Stanislaus County Planning and Community Development homepage, which allowed citizen input on-line.

Stanislaus Urban County members sought to involve the residents of all the areas within the Stanislaus Urban County in the CP planning process by seeking their input as to the needs within the community in the areas of housing, community development, infrastructure, economic development and public services. All Stanislaus Urban County members sought public low income target area residents' participation via the distribution of surveys, local advertising and a series of public meetings throughout Stanislaus County.

**PARTICIPATION OF LOCAL AND REGIONAL INSTITUTIONS, THE CONTINUUM OF CARE (CoC), PUBLIC HOUSING AGENCY, AND LOW-INCOME POPULATIONS**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.105 (ii), (iii), §91.100 (d)*

In February 2012 the draft CP was also presented to the CoC, with membership that includes housing, health, and social services related programs related to serving the chronic homeless population within the community. The CoC serves as the clearinghouse for all information to be disseminated to all low- and moderate-income residents to discuss where housing and community development funds may be spent. Local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations) are also members and are receive CoC announcements. CoC meetings are held at the local HACS where residents of public and assisted housing (including recipients of tenant-based assistance) are noticed of meetings.

The involvement of the extremely low, very low, and low-income population and interested groups is encouraged through the use of newspaper publications and the mailing list of interested persons, agencies, and organizations developed during establishment of the CoC and are continually expanded. The list contains numerous agencies that serve the needs of specific minority groups and advocacy groups for populations living in distressed and blighted areas (including farm-worker groups, community and senior centers, low-income

advocacy programs, advocacy groups for those on general relief, homeless assistance and outreach programs, shelters, minorities and non-English speaking persons, persons with disabilities, and refugee assistance programs) in the Planning Area. The list has been maintained and periodically updated to reflect changes in names and addresses and increased to add the names of individuals and agencies that have expressed an interest in becoming involved in the process of developing the CP. Stanislaus County staff also consulted with the HACS, BHRS and HSA in the development of this document.

Any interested persons, agencies, and organizations that desire to be added to the CP mailing list or would like to update existing information on the list may do so by contacting:

*Stanislaus County Planning and Community Development Department*  
1010 10th Street, Suite 3400  
Modesto, CA 95354  
(209) 525-6330  
FAX: (209) 525-5911  
E-mail: [planning@stancounty.com](mailto:planning@stancounty.com)

In order to foster citizen participation in the development of the CP, Stanislaus County staff has participated in a number of presentations and informational meetings with public and private sector agencies and groups, as well as with advisory committees and groups of citizens who might or will benefit from program-funded activities. The Stanislaus Urban County members conducted similar meetings and presentations with groups that provide services to their jurisdictions and to citizens that may benefit from program-funded activities.

Further, notices were published defining the process and how persons, agencies and interested groups could participate. Stanislaus County staff posted announcements regarding the CDBG program on Stanislaus County's Planning and Community Development internet homepage, which facilitated the receipt of citizen input online. A series of public meetings and hearings were scheduled to be held in January and February 2012 to discuss the preparation and development of the CP. These include:

<b><u>JURISDICTION</u></b>	<b><u>DATE</u></b>	<b><u>TIME</u></b>	<b><u>LOCATION</u></b>	<b><u>ADDRESS</u></b>
<b>STANISLAUS</b>	1/11/12	<u>10:00am</u> <u>6:00pm</u>	County Admin. Building Tenth Street Place	Room 3001, 3 <sup>rd</sup> Floor 1010 10 <sup>th</sup> St., Modesto
<b>CERES</b>	1/19/12	<u>4:00pm</u>	Ceres Community Center Upstairs Classroom	2701 Fourth St., Ceres
<b>HUGHSON</b>	1/12/12	<u>5:30pm</u>	Hughson City Council Chambers	7018 Pine St., Hughson
<b>NEWMAN</b>	1/23/12	<u>5:00pm</u>	Newman Council Chambers	1200 Main St., Newman
<b>OAKDALE</b>	1/12/12	<u>4:00pm</u>	Community Development Dept. Sierra Conference Room	120 S. Sierra Ave. Oakdale
<b>PATTERSON</b>	1/11/12	<u>5:00pm</u>	Patterson Council Chambers	1 Plaza, Patterson
<b>WATERFORD</b>	1/19/12	<u>6:00pm</u>	Beard Community Center	1540 C St., Waterford

#### **MUNICIPAL ADVISORY COUNCILS**

<b>HICKMAN</b>	2/2/12	<u>7:00pm</u>	Hickman Charter School Office	13306 4 <sup>th</sup> Street, Hickman
<b>DENAIR</b>	2/7/12	<u>7:00pm</u>	Denair Unified School District Leadership Center	3460 Lester Way, Denair
<b>SOUTH MODESTO</b>	2/9/12	<u>6:00pm</u>	Stanislaus County Ag Center Harvest Hall	3800 Cornucopia Way, Modesto
<b>EMPIRE</b>	2/13/12	<u>7:00pm</u>	Empire Community Center	18 S. Abbie, Empire
<b>KEYES</b>	2/16/12	<u>7:00pm</u>	Keyes Community Center Keyes CSD Office	5601 7 <sup>th</sup> St., Keyes
<b>SALIDA</b>	2/28/12	<u>7:00pm</u>	Salida Library Community Room	4835 Sisk Rd., Salida

#### **MEASURING CITIZEN PARTICIPATION**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.105 (iv)*

#### ***Access to Meetings***

English notices for meetings are placed in The Modesto Bee, Ceres Courier, Oakdale Leader, Patterson Irrigator, West Side Index, and Waterford News. In an effort to seek input and participation from the Spanish-speaking population, a Spanish notice is also published in the Modesto Bee newspaper. The notices are published ten days before the public meetings. The notices indicate the specific dates by which both written and oral comments must be received and include a telephone number for those who are deaf, hard of hearing, or speech disabled to receive relay communications services. That service is provided by the California Relay Service: 1 (800) 735-2929 (text telephones) and 1 (800) 735-2922 (voice). The notices also include the statement that translator services may be provided upon such service being requested: "Reasonable accommodations may be made available with advance notice at meeting locations to ensure access for persons with disabilities including sign language, interpreters, and assistive listening device."

#### ***Access to Information***

All publication notices include a discussion of any documents that are the subject of a meeting, along with a summary of the document, proposed funding levels, and a listing of the locations where the documents may be reviewed. Documents are available at the Planning and Community Development Department's (hereafter referred to as Planning Department) information counter during regular business hours and at similar locations in each of the cities in the Planning Area, as well as in the reference section of Stanislaus

County public library. The notices indicate that documents and other information can be mailed on request in those cases when it is not possible for the interested person to view one of the public copies. The fee, per County policy, is \$1.25 for the first page, and \$.25 for each remaining page, plus the cost of postage for mailing via United States Postal Service. In the case of the CP, the notices also include a reference to displacement that may result from activities associated with the document, even though displacement is not anticipated. All public records and documents associated with development of the CP are maintained at the Planning Department at the address referenced on page 11, for a period of no less than five (5) years.

The Planning Department maintains copies of Final Statements of Community Development Objectives and Projected Use of Funds, HOME Program Applications, Consolidated Plans (CP), Annual Action Plans (AAP) and Consolidated Annual Performance Evaluation Reports (CAPER) for all fiscal years since the inception of the Stanislaus Urban County CDBG. The Planning Department maintains copies of the CP, AAP, and CAPER at its office and on-line at the <http://www.stancounty.com/planning/cdbg/cdbg.shtm>.

The Planning Department maintains a library of rules, regulations and records required by the federal and state governments as they apply to the three Entitlement Programs discussed herein. In addition, the Planning Department maintains records of all County policies and procedures, informational documents, written comments received, environmental reviews, office publications, etc. All listed information is available for public review and copying during normal business hours, provided the requested document is public information pursuant to applicable federal, state and local laws.

### **Public Hearings**

The Stanislaus Urban County followed its citizen participation plan by releasing the CP and AAP for a 42 day public comment period (exceeding the minimum requirement of 30 days) commencing on March 6, 2012 and ending on April 17, 2012. The documents were also made available for public review and input, via the internet, on Stanislaus County's Planning Department website: <http://www.stancounty.com/planning/index.shtm>. An English and Spanish public hearing notice was published in The Modesto Bee on March 11, 2012 announcing the release of the draft plans and opening of the public comment period. Below is a schedule of each Stanislaus Urban County members' public review period:

<b>Jurisdiction</b>	<b>Opening of Public Review Period</b>	<b>Public Hearing/Closing of Public Review Period</b>
<b>Ceres</b>	February 27, 2012	April 9, 2012
<b>Hughson</b>	March 12, 2012	April 23, 2012
<b>Newman</b>	February 28, 2012	April 10, 2012
<b>Oakdale</b>	March 5, 2012	April 16, 2012
<b>Patterson</b>	March 6, 2012	April 17, 2012
<b>Waterford</b>	March 1, 2012	April 5, 2012
<b>Stanislaus County</b>	March 6, 2012	April 17, 2012

For all documents requiring adoption by the Board of Supervisors, two public meetings are held at a convenient time for people who might or will benefit from program funds. Reasonable accommodations may be made available with advance notice at meeting locations to ensure access for persons with disabilities including sign language, interpreters, and assistive listening device.

The meetings are scheduled to obtain the views of citizens, public agencies, and other interested parties and will respond to proposals and comments at all stages of the CP development process. The latter is accomplished by identifying housing and community development needs, reviewing proposed uses of funds, and reviewing program performance.

## **SUMMARY OF CITIZEN COMMENTS**

### ***CODE OF FEDERAL REGULATIONS TITLE 24 §91.105 (3)***

Throughout the months of January and February, 2012, Stanislaus County staff conducted several public meetings throughout the unincorporated areas and at least one general meeting in each of the CDBG Stanislaus Urban County members.

Thirteen (13) general meetings were held to discuss the needs within the Stanislaus Urban County areas and CDBG Stanislaus Urban County members and to inform the public about the Citizen Participation Process in the development of the CP and AAP. The following includes a list of the thirteen (13) general meetings and any comments received at each of these meetings (Two presentations were conducted at 10:00 a.m. and 6:00 p.m. on January 11<sup>th</sup>, 2012 at the Stanislaus County Administration Building):

#### ***Stanislaus County***

On January 11<sup>th</sup>, 2012 Stanislaus County held a morning and evening meeting for the public regarding the CP and AAP development process and explained ways in which the public may participate. Program and project priorities for the jurisdictions for the upcoming fiscal year were also discussed. No comments were received.

#### ***City of Hughson***

A community meeting was held on January 12, 2012.  
No comments were received.

#### ***City of Ceres***

A community meeting was held on January 19, 2012.  
No comments were received

#### ***City of Newman***

A community meeting was held on January 23, 2012.  
No comments were received.

#### ***City of Oakdale***

A community meeting was held on January 12, 2012.  
One representative from the Family Support Network attended the meeting and inquired about the timing and competitive application process for CDBG public services grants. Stanislaus County staff followed up with the participant with details regarding the public service application process via e-mail.

#### ***City of Patterson***

A community meeting was held on January 11, 2012.  
No comments were received.

#### ***City of Waterford***

A community meeting was held on January 19, 2012. Two City of Waterford residents inquired about the availability of CDBG funds for small business loans. Stanislaus County staff set up a meeting with residents to discuss any potential economic development assistance via CDBG funds as incorporated within the Waterford section of the Fiscal Year 2012-2013 AAP.

#### ***Town of Hickman***

A community meeting was held on February 2, 2012. Council members commented about the need for improved street lighting and sidewalks along the two streets leading to the community's elementary school. The Council was informed that Stanislaus County staff would work with the Stanislaus County Public Works department and investigate the availability of funding to address street lighting issues.

***Town of Denair***

A community meeting was held on February 7, 2012. Municipal Advisory Councilwoman Dorinda Soiseth asked how the average citizen could participate in the First Time Home Buyer Down Payment Assistance Program and whether this particular assistance had to be for a first time homebuyer. Stanislaus County staff responded to her questions and provided information to the Denair Dispatch community publication to assist with program outreach.

***South Modesto***

A community meeting was held on February 9, 2012. Council members inquired about our First Time Home Buyer Program and requested an update about the Parklawn Sewer Infrastructure project. Updates were provided and the group was given contact information to follow up with Stanislaus County staff as further developments take place. Stanislaus County staff attends the MAC meetings on a quarterly basis to keep the community informed about program availability in the neighborhood.

***Town of Empire***

A community meeting was held on February 13, 2012. Representatives from two non-profits (Friends of the Empire Library and Friends of the Empire Pool) attended and inquired about the competitive application process for CDBG public services grants. Stanislaus County staff followed up with information via e-mail.

***Town of Keyes***

A community meeting was held on February 2, 2012. The community thanked Stanislaus County for its efforts through the Neighborhood Stabilization Program, mentioning they appreciate the new first time homebuyers being part of their neighborhood.

***Town of Salida***

The meeting was canceled.

***Services to Older Adults Advisory Council (STOACC)***

Stanislaus County staff regularly attends STOACC's monthly meetings to remain engaged with service providers who focus their efforts in serving the senior community and to keep them updated about Stanislaus Urban County HUD programs. Stanislaus County staff attended STOACC's monthly meeting on February 1, 2012 and presented survey results. Collaboration and coordination was agreed upon with the Area Agency on Aging with regard to their Fiscal Year 2012-2015 Area Agency on Aging Plan for the California Department of Aging, sharing survey results and funding focus moving forward.

***Continuum of Care (CoC)***

The CoC was informed about the beginning stages of our CP Process during the November 17, 2011 meeting. CoC members were informed about the process and encouraged to take the CP Community Survey. Draft plan recommendations, as well as the survey results, were then presented to the CoC during their February 16, 2012 meeting. The CoC member comments centered on the importance of the CP process for obtaining and efficiently utilizing homeless funds throughout Stanislaus County and how it will benefit the whole of Stanislaus County to have all three entitlement jurisdictions on the same CP cycle as of 2015.

***ESG Sub-Committee***

The ESG Sub-committee was consulted on February 16, 2012, after the general CoC meeting, to get input on the funding recommendations and policies and procedures for the ESG Fiscal Year 2011-2012 and Fiscal Year 2012-2013 awards (as amended by the HEARTH Act). Comments received centered around defining the new ESG regulations in line with lessons learned from implementing the HPRP Program. One main topic included the

importance of requiring program participants to pay a portion of their rent incrementally to promote sustainable permanent housing, while still maintaining the flexibility of being able to adjust this requirement if barriers exist that would make the decrease in rental assistance impede housing stability. Another topic was the difficulty of serving only 30% and below the AMI and how this population will most likely require more months of assistance than the 50% and below population. In general, the ESG Sub-committee agreed that the goal is to create clear and manageable policies and procedures that still maintain flexibility to allow individualized housing plans based on each individual or family's unique needs. The ESG Sub-committee will continue to work on refining a list of barriers that impede housing stability and on a unified intake process.

### ***Children and Families Commission***

Stanislaus County staff attended The Children and Families Commission's February meeting. Stanislaus County staff gave a presentation informing the Commission about the AAP and CP process and encouraged further collaboration moving forward.

### ***Airport Neighborhood Collaborative (ANC)***

Stanislaus County staff regularly attends ANC monthly meetings and collaborates with local non-profits, agencies, and stakeholders in the Airport Neighborhood. Stanislaus County staff attended the March 12, 2012 meeting and discussed working with interested members of the ANC in establishing a Community Development Based Organization (CBDO), which assists the County in reaching its Revitalization Strategy goals. Stanislaus County staff provided the members with the link to the CP, AAP and RS. Stanislaus County staff also left a copy of the documents for the public.

### ***Stanislaus County- Final Public Hearing***

A Public Hearing was held on April 17, 2012. Representatives' comments are provided within the accompanying Year 1 - Annual Action Plan (FY 12/13 AAP), specifically under the Stanislaus County – Public Hearing header, page 21.

## **CRITERIA FOR SUBSTANTIAL AMENDMENTS TO THE CONSOLIDATED PLAN / ANNUAL ACTION PLANS - CODE OF FEDERAL REGULATIONS TITLE 24 §91.105(c)**

HUD requires grantees to set criteria that constitute a substantial amendment to its CP and/or AAP. A substantial change to the Stanislaus Urban County's planned or approved activities will require an amendment to the CP and/or AAP, provided the change meets one or more of the following criteria:

- Addition or deletion of priorities described in the current CP;
- Addition of a project, using funds from any program covered by an AAP (including program income) not previously described in an AAP. This does NOT apply to changes to activities within an existing approved project or transfer of funds within approved projects.

When conducting a substantial amendment to the CP and/or AAP, the Stanislaus Urban County will follow its CCP process as described in the sections above on (Page 9), allowing the public a minimum of 30 days for public review and comment.

## **HOUSING NEEDS ASSESSMENT**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.205*

***In this narrative, describe the estimated housing needs projected for the next three year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based***



***waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole. The jurisdiction must define the terms "standard condition" and "substandard condition but suitable for rehabilitation."***

***Housing data included in this portion of the plan shall be based on U.S. Census data as provided by HUD and updated by any properly conducted local study, or any other reliable source clearly identified. Jurisdictions may use the Comprehensive Housing Affordability Strategy (CHAS) Data at: <http://socds.huduser.org/scripts/odbc.exe/chas/index.htm> in preparing their narrative. Jurisdictions may also use updated census data from the American Community Survey (ACS) at: <http://www.census.gov/acs/www/index.html> or a special tabulation of the ACS at: <http://www.huduser.org/portal/datasets/cp.html>. Data that takes into account the cost of housing and transportation costs is available at: <http://htaindex.cnt.org/>. In addition, jurisdictions may also wish to refer to local level foreclosure data available at: [http://www.huduser.org/datasets/nsp\\_foreclosure\\_data.html](http://www.huduser.org/datasets/nsp_foreclosure_data.html)***

Stanislaus County property values experienced a dramatic rise between 2000 and 2006. This rise was a result of a shortage of housing and the availability of high risk mortgages. The re-setting of these high risk mortgages set off a wave of foreclosures that caused property values to plummet. This decline in property value set off a cycle of foreclosures that is still affecting Stanislaus County. Median home sales prices in Stanislaus County dropped from a high above \$300,000 in 2006 to a current median home price of \$130,000.

The unemployment rate in Stanislaus County is currently at 18 percent. In many low income areas of Stanislaus County, the unemployment rate is as high as 45 percent. With a serious lack of living wage jobs in Stanislaus County, housing affordability remains an issue despite the low property values. Stanislaus County's foreclosure crisis and crippling unemployment rate has severely impacted the housing needs of Stanislaus County residents. Property prices and rents have dramatically dropped, but that drop has come at a severe cost, especially for low-income families, persons with disabilities, and families with other needs.

At the start of 2012, Stanislaus County had one of the most affordable home buyer markets in the nation. Over 80 percent of Stanislaus County households earn enough income to purchase a median priced home in Stanislaus County. The minimum household income needed to purchase a median-priced home of \$130,000 in Stanislaus County in January 2012 was \$26,172, based on an average effective mortgage interest rate of 4 percent and assuming a 20 percent down payment; but many extremely low and low-income families in Stanislaus County can't afford a 20 percent down payment, or even qualify for a mortgage within the current lending environment. Stanislaus Urban County members offset this market challenge through utilization of the down payment assistance programs to assist families with purchasing affordable homes.

Rehabilitation, reconstruction and acquisition programs will continue to be implemented by the Stanislaus Urban County as funds allow and as community needs dictate. Housing needs are determined by a combination of factors including population trends and projections, the rate of household formations, household size and type, and household income. The relationship between housing supply and demand is also an important factor. According to the 2010 Census, the vacancy rate for Stanislaus County is 7.6%. Stanislaus County has seen some of the highest number of foreclosures in, not only California, but the entire nation, increasing the number of vacant units in Stanislaus County. This surplus of vacant homes in Stanislaus County has not improved the housing situation for many



residents. The foreclosure crisis and its aftermath have created new housing issues in Stanislaus County. Many families who have lost their home or who were renting a home that was lost to foreclosure are now being forced to live with other families due to credit issues, which can lead to an overcrowding problem. Many foreclosed homes remain vacant for long periods of time and are vandalized or damaged due to neglect, which leads to a further decline in property values. The decline in property values makes it very difficult for homeowners to obtain financing for major home maintenance and improvement projects, which leads to health and safety problems. The Stanislaus Urban County will continue its rehabilitation and reconstruction programs and its vacant property acquisition programs to improve the availability of safe and affordable housing.

Following is an assessment of housing and homeless needs by family types:

### **EXTREMELY LOW-INCOME, LOW-INCOME, MODERATE-INCOME, AND MIDDLE-INCOME FAMILIES**

Stanislaus County is committed to providing and assisting with quality housing for its citizens and communities. There is a finite amount of existing homes that are available for occupancy through private development and public housing. Those in disadvantaged situations face many obstacles in being able to find a place they can call home. Stanislaus County must ensure that the future development of housing is possible, affordable and attainable. In order to provide this type of housing, Stanislaus County has assessed the housing needs of its residents across all income levels. On April 20, 2010, the Stanislaus County Board of Supervisors adopted the Stanislaus County Housing Element 2009-2014 that projects that housing need.

The following table is the Stanislaus Council of Governments (StanCOG) Regional Housing Needs Assessment (also included in the Housing Element) for the period of January 1, 2007 through June 30, 2014 and 2000 Census data based on income category.

<b>Jurisdiction</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Housing Units</b>
Ceres	424	297	351	747	1,819
Hughson	66	46	54	116	282
Newman	98	69	81	173	421
Oakdale	229	161	189	404	983
Patterson	160	112	132	282	686
Waterford	83	58	69	147	357
County	1,298	910	1,073	2,287	5,568
<b>TOTAL:</b>	<b>2,358</b>	<b>1,653</b>	<b>1,949</b>	<b>4,156</b>	<b>10,116</b>

The estimates in the table above provide the projected housing needs for the Stanislaus Urban County jurisdictions over the next five (5) years according to income levels. It is important to incorporate the demographic make-up of these different income levels to assure that those in the disadvantaged community are considered.

California is a diverse state, and Stanislaus County reflects this diversity. Language barriers and difficulty in acculturation (the process of adopting the cultural traits or social patterns of

another group) add to problems in obtaining decent housing, particularly for the older adults. Overcrowding is common because large extended families tend to live together in one or two bedroom apartments. Homelessness among most minority populations is not as common, due to the cultural norm of taking in relatives and friends who are in need of shelter.

Hispanics, both the native born and immigrant populations' account for 37.6 % of the state's population while in Stanislaus County Hispanics (215,658) make up about 42% of the total county population (514,453). The owner vs. renter ratio for Hispanics in Stanislaus County is equal at 50%, but for the County as a whole, the ratio is 60% homeowner to 40% renter. Renters of Hispanic ethnicity account for 39%, or 26,099 of Stanislaus County's rental population, while only 27% of homeowners are Hispanic.

The second largest minority group in California is Asians and together with Native Americans accounted for 14% of the state's population according to the 2010 Census. In the 2010 Census, the population count for Asians and Native Americans in Stanislaus County was 31,992, (6.2%) of Stanislaus County's total population. Meanwhile the ratio of owners vs. renters for Asians is 67% to 33%, which exceeds the County ratio. The ratio for Native Americans is 44% homeowner to 56% renter, well below the County ratio.

African-Americans accounted for 6.2% of the state's population according to the 2010 census. In Stanislaus County, African-Americans accounted for 2.9% (14,721) of the total county population, making it the third largest minority group in Stanislaus County. This group accounted for 4.8% of the renters in Stanislaus County and only 1.2% of homeowners. The ratio of owners vs. renters for African-American in Stanislaus County is 27% owners to 73% renters.

According to the 2010 Census, Whites comprised the largest percentage of both renters and owners in Stanislaus County. The ratio of owners vs. renters for Whites in Stanislaus County is 60% owners to 40% renters, which is equal to the general County ratio. The ratio of owner vs. renter for all minority groups (other than Asians) is lower than the general County ratio.

If disproportionate housing needs of various racial/ethnic groups exist, they may be explained by lower incomes to a greater extent and housing discrimination to a lesser extent. In regards to income differences, the 2006-2010 American Community Survey (ACS) estimates on median incomes by race/ethnicity in Stanislaus County show variations by race/ethnicity in most jurisdictions. These variations vary based on sample size and jurisdiction, but for the most part, except for Asians, minorities tend to earn less.

#### MEDIAN INCOMES BY RACIAL GROUP

Racial Group	Ceres	Hughson	Newman	Oakdale	Patterson	Waterford	Stan. Co.
White	\$52,071	\$55,417	\$64,183	\$60,122	\$53,448	\$57,358	\$56,137
Hispanic	\$50,116	\$39,893	\$45,368	\$59,524	\$55,707	\$50,452	\$43,730
African-American	\$20,300	N/A	\$7,061	NA	\$56,467	\$123,152	\$41,165
Asian	\$52,381	\$70,714	\$109,375	\$95,750	\$44,632	N/A	\$61,154
Native American	\$29,839	N/A	\$19,196	\$47,946	\$14,448	N/A	\$43,099
General	\$50,124	\$49,977	\$47,416	\$59,842	\$54,187	\$53,413	\$51,094

Source: 2010 ACS 5-Year Estimates. *This table includes margins of error.*

#### **RENTERS AND OWNERS**

Stanislaus County homeowners account for approximately 90,000 total households (62%) of the unincorporated County, with renters accounting for 22,000 total households (15%) (Source: Comprehensive Housing Affordability Strategy [CHAS]) With unemployment and

foreclosures at all-time highs, many are turning to rental properties for housing. County Housing programs must reflect these percentages to assure that there is sufficient housing for both markets.

### **ELDERLY**

Households with an elderly head of household make up about 33,460 total households or 20% of the occupied units in Stanislaus County. Many of Stanislaus County's elderly are on a fixed income and depend on assistance for everyday needs, including housing. The elderly often face a number of obstacles when searching for housing. Many in the elderly community live alone and have limited mobility, housing units best suited to their needs are smaller units located near public transportation, medical facilities, shopping and other services. Security may also be a concern, primarily because the elderly are often more vulnerable to crime. Development of housing for the elderly must consider not only supply, but also location and safety. Two affordable senior housing developments have occurred over the last 3 years, in Oakdale and Patterson. The Homeless Prevention and Rapid Rehousing (HPRP) program was able to provide 10 elderly persons throughout Stanislaus County with rental assistance, either placing them in housing or assisting them in maintaining their housing. Multiple programs, funded with CDBG Public Services grant funds, provide essential services to the elderly, such as emergency food assistance, transportation assistance, home trip/fall hazard assessments, and strength training classes.

### **SINGLE PERSONS**

Those falling within a single person household category often have a lower area median income (AMI) than those that are non-single. In Stanislaus County, single females have an AMI of \$24,702 with males having an AMI of \$38,958. Family households have an AMI of \$57,433 and married couple families have an AMI of \$68,411. Many single individuals may also be elderly, disabled, and or on a fixed income. Ensuring that housing and other services are available to these individuals is vital to meeting the basic needs of the single population. The Stanislaus Urban County has provided home ownership opportunities to over 20 single persons within the last 2 years through the NSP program and down payment assistance programs.

### **LARGE FAMILIES**

Large families represent about 26,000 households (18%) of unincorporated Stanislaus County. Low income large families often seek more affordable housing in smaller housing units which results in overcrowding. Through its existing housing rehabilitation programs, Stanislaus County has and will continue to assist with the construction of new and rehabilitated units that accommodate large families and alleviate overcrowding. In addition, it will seek out new funding opportunities and partnerships to expand its availability of resources.

### **PUBLIC HOUSING RESIDENTS**

As mentioned previously, Stanislaus County unemployment and foreclosures are at an all-time high. Combine those factors with a growing low income population and aging housing stock and the result can be troublesome for rental housing residents. It is beneficial to know most of Stanislaus County's public housing units are managed by HACS. The HACS housing follows strict habitation guidelines to ensure suitable health and safety standards are maintained. This housing is regulated by federal housing quality standards (HQS) and requires annual HQS inspection to verify these standards are being maintained by the landlord and the tenant.

### **FAMILIES ON THE PUBLIC HOUSING WAITING LIST**

The economic downturn has had an impact on the demand for housing at all levels, from private rental housing to public rental housing. On the public housing side, the demand for housing assistance often exceeds the limited resources available to the local HACS. This demand creates long waiting periods for those that are seeking public housing assistance.

According to the HACS's Fiscal Year 2011 Annual Plan (Beginning October 2011), there were a total of 4,481 families on the Public Housing waitlist. Of these, 3,980 were extremely low income (below 30% of AMI), 440 were very low income (between 30% to 50% of AMI), and 61 were low income (between 50 to 80% of AMI).

### **FAMILIES ON THE SECTION 8 TENANT-BASED WAITING LIST**

The HACS last opened its Section 8 waitlist in November 2010 (the waiting list is currently closed). From that opening, approximately 17,000 applications were received. Currently, there are approximately 4,000 households receiving Section 8 assistance.

### **PERSONS WITH HIV/AIDS AND THEIR FAMILIES**

In Stanislaus County, a total of 102 cases of HIV were on record. Of those, the greatest number of cases of HIV was among Caucasians (61), followed by Hispanics (24) through the end of 2007. By age, 20 to 29 year olds had the highest number of cases of HIV (36), followed by 30 to 39 year olds (28). Although, we do not have a housing program in Stanislaus County that specifically targets persons living with HIV/AIDS, we do offer rental assistance and first-time home buyer programs that serve all low-income populations throughout Stanislaus County such as the NSP Program, We Care of Turlock, the Children's Crisis Center (CCC) or the Community Housing and Shelter Services (CHSS). Additionally, individuals with unmet medical needs are referred to the Stanislaus County HSA's, HIV/STD/Hepatitis C Program which provides residents living with HIV/AIDS medical assistance based on a sliding fee scale.

### **VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT AND STALKING**

Security is an important part of finding quality housing for those who have been victims of domestic violence, dating violence, sexual assault and stalking. Currently, Stanislaus County helps fund a number of different shelters for women and children that face these unfortunate circumstances. The Stanislaus Urban County's ESG and CDBG Public Services grant funds allow these programs to shelter, case manage and ultimately connect persons recovering from such violent circumstances to be safe and permanent housing programs, such as the HPRP program.

### **PERSONS WITH DISABILITIES**

Persons with disabilities make up about 63,000 individuals of the entire County of Stanislaus or about 12.3%. Those requiring special needs services may need housing assistance as well. According to the Stanislaus County HSA's 2008 Community Health Assessment, over 50% of persons with disabilities within Stanislaus County are also elderly. The Stanislaus Urban County's CDBG Public Service funds provide funding for programs that serve persons with disabilities with basic services, such as food, transportation, and assistive technologies for increased mobility. For homeless individuals, having a disability may categorize them as "Chronically Homeless". According to the CoC's Fiscal Year 2010-2011 Exhibit 1, in 2009 there were 442 CH individuals (which is generally defined as an unaccompanied disabled individual who has been continuously homeless for over one year). There were 141 permanent supportive housing (PSH) beds reported within the Exhibit 1 for 2009 and 6 additional permanent supportive beds for 2010, for a total of 147 CH supportive housing beds throughout Stanislaus County.

### **FORMERLY HOMELESS FAMILIES AND INDIVIDUALS TIMING OUT OF RAPID RE-HOUSING ASSISTANCE**

Addressing homelessness is important for Stanislaus County. A number of factors can result in homelessness for individuals or families, including economics, health issues, or other personal circumstances. The CoC's 2011 Point in Time (PIT) Homeless Count identified 453 individuals residing in households with children as experiencing homelessness; this is a 34% decrease in homelessness for families from the 2009 PIT Homeless Count. Since 2009, the Recovery Act's HPRP has provided rental assistance to 129 households, representing 472

individuals, 177 of which were homeless and 295 of which were at-risk of homelessness. Of those, 41 families have successfully timed out of Rapid Re-Housing assistance and are stably housed in a rental unit. Five (5) of those families stably housed entered the Housing Choice Voucher (HCV) Program (Section 8). With HEARTH's (the Homeless Emergency Assistance and Rapid Transition to Housing Act) ESG Program into a Rapid Re-housing focused program, we will continue to see homeless families stably housed. Additionally, Stanislaus County service providers offer a number of essential services for families who are homeless or are in danger of becoming homeless such as emergency food assistance, shelter, resource and referral case management, and general health assistance.

### **COST BURDEN AND SEVERE COST BURDEN**

Cost is the primary reason many individuals are unable to obtain quality housing. With the downturn in the economy, Stanislaus County has been one of the hardest hit areas in the country. Approximately 46% (75,474 households) of Stanislaus County's 165,761 households have monthly housing costs in excess of 30% of their monthly income. Approximately 54% (35,958 households) of rental households have monthly housing costs of 30% or greater compared to 40% (38,516 households) for owners. Stanislaus County and its partners provide a number of programs to help alleviate this burden. The Stanislaus County HACS provides housing vouchers and public housing to those who qualify. CCC and CHSS currently provide utility assistance, and homeless prevention assistance. Stanislaus County also partners with a number of shelters to provide shelter for those in immediate need. Stanislaus County has and continues to provide housing rehabilitation and at times replacement to those in substandard housing. These programs all help alleviate the cost burden of housing by providing free service, forgivable loans, or deferred/low interest loans.

### **OVERCROWDING**

Overcrowded households are defined by the U.S. Census Bureau as occupied by 1.01 persons per room, excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding is often tied to income and household size. Lower income families tend to have greater difficulty finding an affordable dwelling unit appropriate for their family size, which can lead to health and safety concerns. According to the 2000 Census, as shown below, there were a total of 2,891 households (1,340 owners and 1,551 renters) considered to be overcrowded, and 2,680 households (1,059 owners and 2,680 renters) classified as severely overcrowded, for an overall average of 17.1% of unincorporated County households. This number is likely to increase due to the current economic downturn and the rising unemployment rates. Programs to alleviate this high rate of overcrowding include incentives for new affordable housing to include greater numbers of 3 and 4 bedroom units, and continue to support room additions to existing units as needed within Stanislaus County's housing rehabilitation programs (source: Stanislaus County 2009-2014 Housing Element).

### **DEFINITION OF HOUSING UNIT "STANDARD CONDITION"**

A housing unit is considered to be in "Standard Condition" if:

- The unit is structurally sound and provides adequate shelter from the weather elements and a securable interior environment.
- Has operable indoor plumbing (a minimum of one of each; wash basin, water closet, bathing facilities, kitchen sink).
- Has an adequate, safe electrical system.
- Have sanitary food preparation facilities.
- Has no presence of environmental health concerns such as mold and lead.
- Meets HUD HQS standards.

## **DEFINITION OF HOUSING UNIT "SUBSTANDARD CONDITION BUT SUITABLE FOR REHABILITATION"**

A housing unit is considered to be in "substandard condition but suitable for rehabilitation" if the housing unit:

- Does not meet one or more of the conditions required for a dwelling to be in "standard condition" and the cost to bring the dwelling into compliance does not exceed 75% of the value of the house and property.
- Has been declared unfit or unsafe for occupancy by a government agency and the cost to bring the dwelling into compliance does not exceed 75% of the value of the house and property.

## **HOMELESS NEEDS ASSESSMENT**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.205 (C)

*The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.*

### **NATURE AND EXTENT OF HOMELESSNESS**

A weakened economy with rising unemployment and underemployment has not only increased the number of individuals accessing public assistance but has also increased the number of persons experiencing housing instability. While the rents are relatively reasonable in comparison to the San Francisco Bay Area, local wages are grossly inadequate to sufficiently support the cost of living in Stanislaus County for lower income households. Wage levels, combined with cuts in Federal benefits and escalating rents have created a new group of homeless that includes the working poor and elderly. According to the Stanislaus CSA's Annual Report for 2009-2010, there has been a major increase in the number of individuals and families in need of basic services such as, food, cash, and medical assistance. The CalFresh program saw an increase of 44.3% of individuals accessing services. Persons enrolled in CalWORKs increased by 12.6% and persons enrolled in Medi-Cal increased by 11.7%. The risk of homelessness is increased when extremely low incomes are combined with special needs, such as the existence of a disability or chronic illness. Many of these households, especially renters, will need housing and supportive services to prevent them from becoming homeless.

On December 5, 2011, HUD published the final rule on the definition of homelessness. This rule integrates the regulation for the definition of "homeless" and the corresponding recordkeeping requirements, and is applicable to the ESG's program, the Shelter Plus Care (SPC) program, and the Supportive Housing Program (SHP). The final rule provides four categories under which individuals and families may qualify as homeless. These categories are:

1. individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for individuals who resided in an emergency shelter or a place not meant for human habitation, or who is exiting an institution where he or she temporarily resided;
2. individuals and families who will imminently lose their primary nighttime residence;
3. unaccompanied youth and families with children who are defined as homeless under other federal statutes and who do not otherwise qualify as homeless under this definition; and

4. individuals and families who are fleeing, or are attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

### **HOMELESS DATA BACKGROUND**

Contact was made with providers of public and private housing, and annual information was collected from each regarding the numbers served. The Stanislaus County Continuum of Care (CoC) organized and implemented a PIT count of unsheltered and sheltered homeless on January 26<sup>th</sup>, 2011. The count was conducted with the support of service providers, community leaders, and jurisdictional and HACS staff. Homeless persons staying in shelters were counted and interviewed to collect demographic data. The unsheltered count was conducted by stationing volunteers throughout Stanislaus County at locations that unsheltered homeless persons were known to frequent, such as parks, river ways, bus/train depots and at locations that provide daily meals. The CoC then utilized 2011 PIT data in conjunction with HMIS data, in accordance with HUD standards, to produce the 2011 Exhibit 1, which examines homeless bed utilization for target populations as well as the changes in transitioning of homeless persons from homelessness to permanent housing over time.

There was a 20% reduction in homeless persons counted between the 2009 PIT Count (1800) and 2011 (1434). However, services providers report that there has been an increase in shelter and homeless supportive services accessed by low-income persons (either homeless or at-risk of homelessness). The drop in homeless numbers could be attributed to the following factors: Increased PSH beds; Implementation of the Homeless Prevention and Rapid Re-housing Program (HPRP); or High foreclosure rates which have increased the number of homes vacant for one or more years, being utilized by the homeless as temporary overnight shelters.

### **HOMELESS RISK FACTORS**

Although we have no exact count as to the number of persons who lose their housing and become homeless each year, we do know what risk factors play into causing homelessness. Persons who are homeless or at-risk of homelessness include individuals or families that are experiencing one or more risk factors. When evaluating these risk factors within the context of Stanislaus County a rise in persons at-risk of homelessness is anticipated. Some risk factors for homelessness include the following:

- Sudden and significant increase in utility costs
- Mental health and substance abuse issues
- Physical disabilities and other chronic health issues, including HIV/AIDS
- Severe housing cost burden (greater than 50 percent of income for housing costs)
- Homeless in last 12 months
- Young head of household (under 25 with children or pregnant)
- Current or past involvement with child welfare, including foster care
- Pending foreclosure of housing (rental or homeownership)
- Extremely low income (less than 30 percent of Area Median Income)
- Past institutional care (prison, treatment facility, hospital)
- Recent traumatic life event, such as death of a spouse or primary care provider, abandonment of spouse or primary care provider, or recent health crisis that prevented the household from meeting its financial responsibilities
- Credit problems that preclude obtaining of housing
- Significant amount of medical debt.
- Eviction within 2 weeks from a private dwelling (including housing provided by family or friends)
- Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (including prisons, mental health institutions, hospitals)
- Residency in housing that has been condemned by housing officials and is no longer meant for human habitation
- Sudden and significant loss of income

**Mental or Physical Disabilities, Substance Abuse and Other Chronic Health Issues**

Living with mental illness, physical disabilities, substance abuse or other chronic health issues can increase the risk of homelessness. The HAS's Stanislaus County Community Health Assessment Survey for 2008 found that Stanislaus County residents who needed help for emotional or mental health problems increased from 14.6% in 2001 to 20.5% in 2005. However, the number of persons who did not see health professionals who needed it for emotional or mental problems was at 43.3%. When asked why those not receiving help did not get it, 62.4% responded that it was due to a lack of insurance. The 2010 ACS estimates that 12.3% of Stanislaus County residents are living with a disability. Stanislaus County rates for chronic health issues, such as diabetes, asthma and obesity, are higher than averages for the State.

**Standard Condition & Substandard Condition But Suitable For Rehabilitation**

Housing that is substandard, as described above in the Housing Needs Assessment section of the Plan, increases the risk of homelessness. HUD's Community Planning and Development (CPD) Maps identify Stanislaus County as having 1,225 substandard housing units, 335 of which are occupied by persons who are 30% and under the AMI.

**Cost Burden and Severe Cost Burden**

Cost is the primary reason many individuals are unable to obtain or maintain quality housing. With the downturn in the economy, Stanislaus County has been one of the hardest hit areas in the country. Approximately 46% (75,474 households) of Stanislaus County's 165,761 households have monthly housing costs in excess of 30% of their monthly income. Approximately 54% (35,958 households) of rental households have monthly housing costs of 30% or greater compared to 40% (38,516 households) for owners.

**Unemployment and Underemployment**

Stanislaus County's unemployment rate is 18%, the population is extremely low income (less than 30 percent of Area Median Income), and many have suffered a sudden and significant loss of income. Job scarcity, pay rate cut-backs and low wage jobs also contribute to a higher risk for homelessness. Barriers to obtaining employment that provide adequate income for housing stability include, a lack of education, illiteracy, language barriers, lack of basic life skills, lack of transportation.

**Overcrowding**

Households whose housing becomes uninhabitable or who have experienced a sudden decrease in income often lose their housing. In coping with economic challenges over the past few years, many have combined households with other family members or individuals. These "doubled-up" households are defined as those that include at least one "additional" adult – in other words, a person 18 or older who is not enrolled in school and is not the householder, spouse or cohabiting partner of the householder.

The Census Bureau reported that the number and share of doubled-up households and adults sharing households across the country increased over the course of the recession, which began in December 2007 and ended in June 2009. In spring 2007, there were 19.7 million doubled-up households, amounting to 17.0 percent of all households. Four years later, in spring 2011, the number of such households had climbed to 21.8 million, or 18.3 percent.

**HOMELESS NEEDS**

Persons experiencing homelessness and households at-risk of homelessness need access to the following services:

- Job training;
- Sustainable paying jobs;
- Stable and affordable housing;
- Supplemental food supplies;



- Life-skills training;
- Basic coping skills, financial planning, food shopping, spending;
- Safe, affordable child care;
- Accessible and reliable public transportation;
- Case management services or supportive housing after leaving a shelter;
- Coordinated case management for those involved with a variety of public entities, such as the courts and parole;
- A safe environment that is drug and gang free;
- Recreational programs for adults;
- Chore services, including yard maintenance for the elderly;
- Medication administration assistance for the elderly; and,
- Access to health care
- Access to vocational training opportunities; and
- Access to substance abuse treatment programs

## DEMOGRAPHICS OF THE HOMELESS

The CoC's Exhibit 1 is an annual report summarizing the impact homeless funds received in Stanislaus County have had on various homeless populations. The Exhibit 1 evaluates the CoC's progress in meeting the goals outlined within the 10-year Plan to End Long-term Homelessness, by evaluating the number of available shelter beds, the number of homeless persons (both sheltered and unsheltered) counted during the PIT Homeless Count (recently conducted in January 2011) and any newly created beds. A summary of the 2011 Exhibit 1 and PIT count (sheltered and unsheltered) for Stanislaus County, also summarized within Table1a, is provided below:

### Stanislaus County CoC Point-in-Time Homeless Population and Subpopulations Chart

#### 2011 Homeless Count Results (*Homeless Needs Table 1A*)

	Emergency Shelters	Transitional Housing	Unsheltered	Total	% Change Since 2009
Persons in Families w/ Children	100	161	192	453	-34%
Persons in Families w/o Children	251	131	599	981	-12%
<b>Total Homeless</b>	<b>351</b>	<b>292</b>	<b>791</b>	<b>1434</b>	<b>-20%</b>

#### Homeless Subpopulations 2011

	Sheltered	Unsheltered	Total
Chronically Homeless Individuals	96	122	218
Persons in Chronically Homeless Families *	0	18	18
Severely Mentally Ill	34	65	99
Chronic Substance Abuse	60	81	141
Veterans	43	30	73
Persons with HIV/AIDS	5	3	8
Victims of Domestic Violence	21	30	51
Unaccompanied Youth (Under 18)	28	0	28

**2009 Homeless Count Results**

	<b>Emergency Shelters</b>	<b>Transitional Housing</b>	<b>Unsheltered</b>	<b>Total</b>
Persons in Families w/ Children	185	132	365	682
Persons in Families w/o Children	311	173	634	1118
<b>Total Homeless</b>	<b>496</b>	<b>305</b>	<b>999</b>	<b>1800</b>

**Homeless Subpopulations 2009**

	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>
Chronically Homeless Individuals	68	113	181
Severely Mentally Ill	39	68	107
Chronic Substance Abuse	45	108	153
Veterans	25	37	62
Persons with HIV/AIDS	22	6	28
Victims of Domestic Violence	7	15	22
Unaccompanied Youth (Under 18)	34	0	34

\*Families were not included as Chronically Homeless per HUD criteria prior to 2011

A summary of the progress made towards meeting the goals laid out within the 10-year Plan to End Long-Term Homelessness within each sector of homeless services is provided below:

**EMERGENCY SHELTER**

Stanislaus CoC member agencies reported an overall loss of emergency shelter beds as of January 2011. The most significant was the closure of the Interfaith Ministries seasonal family shelter, Santa Fe, due to a loss of funding. The Modesto Gospel Mission reclassified 50 emergency shelter beds to transitional. Those beds along with 11 new beds are now listed in the CoC's transitional housing inventory. Eight new seasonal emergency shelter beds were added by new CoC member, Helping Others Sleep Tonight (HOST). We Care's Emergency Cold Weather Shelter was recently approved by the City of Turlock to increase their emergency shelter beds to a capacity of 49.

**TRANSITIONAL SHELTER**

The 2011 Exhibit 1 for the CoC indicated an overall decrease in transitional housing beds. Stanislaus Community Assistance Project (SCAP) had non-renewable funding that caused a loss of 45 transitional beds. SCAP reports that 80% of their transitional clients moved to permanent housing and a few transferred to other transitional housing projects. Laura's House was closed by CHSS due to loss of funding, but the property was acquired by SCAP who used private sector funding to renovate it for transitional housing for combat veterans. The Home of the Brave project opened October 2011 and beds will be reported on the next PIT count. Other changes to transitional shelter include, emergency shelter beds reclassified to transitional by the Modesto Gospel Mission's New Life and Exodus programs; the removal of transitional beds for Nirvana (no longer meets criteria for transitional); and closure of Park Avenue by Interfaith Ministries due to a loss of funding.

**HOMELESS PREVENTION AND RAPID RE-HOUSING (HPRP) PROGRAM**

The HPRP is a Recovery Act program that provides rental assistance, utility assistance, payment of rental and utility arrears, or rental or utility deposits in combination with case management which works with clients on an individual basis to sustain permanent housing. The program which began in 2009 and will be ending in August of 2012, serves both

homeless persons and those at-risk of becoming homeless. As of December 2011, 222 individuals, made up of 89 households, were provided rapid re-housing assistance and 343 individuals, made up of 95 households, were provided homeless prevention assistance.

### **PERMANENT SUPPORTIVE HOUSING (PSH)**

As of 2011, there were 156 PSH beds in Stanislaus County. The CoC continues to make progress toward the ultimate goal of increasing permanent housing beds. Nine (9) new permanent housing beds for CH persons were developed and four (4) CoC projects were funded for permanent housing beds (HALO VET, HALO RCC VET, TPCP HOAP and STANCO SHOP) which make a total of 35 permanent housing beds under development. 52% of persons residing in transitional housing moved to permanent housing. Center for Human Services (CHS), which serve at-risk youth, reported 83.4% whereas the Salvation Army, who serves homeless and CH single adults and veterans, reported 12.5%, which reduced the overall success rate substantially. The Salvation Army indicated that of the 24 persons who left, it was unknown where 14 had gone after leaving the program. The greatest barriers for a family's inability to move to permanent housing are either a lack of finances, credit or rental history, life skills, affordable housing or a combination of these causes. The incredible high unemployment rate in Stanislaus County continues to be the number one barrier to stable permanent housing.

### **CHRONICALLY HOMELESS (CH) INDIVIDUALS AND FAMILIES**

The number of CH individuals, both sheltered and unsheltered, increased from 2009 to 2011. Sheltered CH individuals rose, from 68 to 96, and unsheltered CH rose, from 113 to 122. The CoC has been focusing their funding on creating more PSH beds for CH and for CH veterans.

### **FAMILIES WITH CHILDREN**

While, the number of homeless households with children decreased, from 185 in 2009 to 100 in 2011, the number of homeless families with children in transitional shelters has increased, from 132 in 2009 to 161 in 2011. The number of unsheltered families with children was greatly reduced, from 365 in 2009 to 192 in 2011. This is partially due to the increase in homeless assistance funds for re-housing homeless persons, with the HPRP Program.

### **VETERANS**

The number of sheltered homeless veterans increased, from 25 in 2009 to 43 in 2011, while the unsheltered veterans decreased, from 37 in 2009 to 30 in 2011. This may be due to the Salvation Army's Berberian Transitional Living Facility, which has been working to increase their transitional bed utilization for veterans.

### **UNACCOMPANIED YOUTH**

The count for sheltered unaccompanied youth, under 18 years of age, was reduced, from 34 in 2009 to 28 in 2011. The CHS has increased the number of transitional beds available to unaccompanied youth out of foster care over the last few years.

### **CHRONIC SUBSTANCE ABUSE**

The count for homeless persons who identified themselves as chronic substance abusers rose for sheltered homeless, from 45 in 2009, to 60 in 2011. Unsheltered homeless who were chronic substance abusers decreased, from 108 in 2009, to 81 in 2011.

### **THE NUMBER OF PERSONS WHO EXIT HOMELESSNESS EACH YEAR**

According to the 2011 Exhibit 1, fifty-four (54) transitional housing participants exited transitional housing in 2011, including 28 who transitioned to permanent housing. PSH saw 29 persons exit and 186 persons remain in PSH. Between February 1, 2010 and January 31, 2011, nine (9) new PSH beds were in place and made available for CH. A total of 156 PSH beds were designated for CH persons.

**THE NUMBER OF DAYS THAT PERSONS EXPERIENCE HOMELESSNESS**

The PIT Count shows 46% of the homeless persons involved in the count had been homeless for 12 months or longer, 14% of homeless persons interviewed had been homeless between 6-12 months, 34% had been homeless for 5 months or less, 6% refused to answer.

<b>RACE</b>	<b>2009</b>		<b>2011</b>	
	Number of Individuals	%	Number of Individuals	%
White	730	84%	546	82%
Black/African American	87	10%	53	8%
American Indian	35	4%	37	6%
Asian	9	1%	8	1%
Native Hawaiian/Pacific Islander	9	1%	9	2%

<b>ETHNICITY</b>	<b>2009</b>		<b>2011</b>	
	Number of Individuals	%	Number of Individuals	%
Hispanic/Latino	287	33%	181	27%
Non-Hispanic/Non-Latino	583	67%	363	55%

<b>HOUSEHOLD COMPOSITION</b>	<b>2011</b>	
	Number of Individuals	%
Single Individuals	489	74%
One parent family with Children	73	11%
Couple w/out Children	51	8%
Two parent family w/ Children	27	4%
Other	25	3%

**SUPPORTIVE HOUSING NEEDS FOR NON-HOMELESS***CODE OF FEDERAL REGULATIONS TITLE 24 §91.205 (d)*

Persons struggling with housing instability and who have a chronic illness, physical or mental disability, or who are chronic substance abusers are often more successful in maintaining permanent housing when assistance is provided in combination with supportive services.

Individuals with disabilities make up about 12.3% of the entire County of Stanislaus (about 63,000 individuals). According to the Stanislaus County HSA's 2008 Community Health Assessment, over 50% of persons with disabilities within Stanislaus County are also elderly. The Stanislaus Urban County's CDBG Public Service funds provide funding for programs that serve persons with disabilities with basic needs, such as food, transportation, and assistive technologies for increased mobility. For homeless individuals, having a disability may categorize them as "Chronically Homeless". According to the CoC's Exhibit 1, in 2011 there were 218 CH individuals (this term is generally defined as an unaccompanied disabled individual who has been continuously homeless for over one year). There were 141 PSH beds reported within the Exhibit 1 for 2009 and 6 additional permanent supportive beds for 2011, for a total of 147 CH supportive housing beds throughout Stanislaus County.

In Stanislaus County, a total of 102 cases of HIV were on record. Of those, the greatest number of cases of HIV was among Caucasians (61), followed by Hispanics (24) through the end of 2007. By age, 20 to 29 year olds had the highest number of cases of HIV (36), followed by 30 to 39 year olds (28). Although, we do not have a housing program in Stanislaus County that specifically targets persons living with HIV/AIDS, we do offer rental assistance and first-time home buyer programs that serve all low-income populations throughout Stanislaus County such as the NSP Program, We Care of Turlock, the CCC or the CHSS. Additionally, individuals with unmet medical needs are referred to the Stanislaus

County HAS, HIV/STD/Hepatitis C Program which provides residents living with HIV/AIDS medical assistance based on a sliding fee scale.

In addition to the PSH available in the County (discussed in the Demographics of the Homeless Section above), a list of supportive service providers available to these populations is provided under the Facilities, Housing and Services for Homeless Persons Section of this document.

## HOUSING MARKET ANALYSIS

CODE OF FEDERAL REGULATIONS TITLE 24 §91.210

*Refer to the Housing Market Analysis Table in the Needs.xls workbook*

### GENERAL CHARACTERISTICS

Stanislaus County benefits from lower housing costs relative to other areas in California, especially the coastal areas. HUD's median annual income estimate for Stanislaus County as of winter, 2011 was \$62,000.

In 2012, the Fair Market Rent (FMR) for Stanislaus County is \$952 for a 2-bedroom apartment and \$1,365 for a three bedroom. HUD's Fair Market Rents (FMR's) are set at the rental market's 40<sup>th</sup> percentile. For low and very low-income households there is clearly a lack of supply of affordable rental units, particularly units able to house larger families.

### HOUSING DEMANDS

Housing patterns in Stanislaus County are similar to other Central Valley counties whose towns have expanded beyond former farming center boundaries. The oldest houses were built over 100 years ago, and many houses have been enlarged upon. Stanislaus County's oldest neighborhoods correspond to the lowest income areas and have the greatest concentration of minority populations. The Analysis of Impediments in Figure IV-1 lists housing units in the Stanislaus Urban County area, with many needing rehabilitation to correct hazardous conditions and to extend their useful life.

For Stanislaus County as a whole, the California Department of Finance reported an estimated 179,503 dwelling units as of January 1, 2010 (see Figure IV-2). Of these 143,141 (79.7%) were single-family dwellings (including detached, attached, and mobile homes), while 36,157 units were in multi-family structures of two or more dwellings (20.2%). In 2008, the total number of housing units in Stanislaus County had risen to 176,622 of which 149,043 were single-family dwellings (84.4%) and 27,579 (15.6%) were dwellings in structures of two or more units. Stanislaus County's total supply of available units in multi-family structures increased by 8,578 dwellings, or 4.6% while single-family units decreased by 36,362 or -4.4%.

According to a 2003 survey assessing the condition of 11,000 single-family and multi-family dwellings in the unincorporated areas 5,000 (945.5%) were in need of rehabilitation. Less than 1% (0.5%) was determined to be dilapidated. Bret Harte, Shackelford, and North Ceres had the highest number of homes in need of rehabilitation. The number of renters living in substandard housing is a source of concern, particularly with respect to very low and low income renter households. There appears to be a direct link between overcrowding and housing affordability. Homeowners or renters with large families are unable to afford larger dwellings. Consequently, children typically comprise the largest percentage of people living in substandard conditions.

Since 2005, Stanislaus County has provided major and minor rehabilitation for 138 homes. Oakdale reported providing such assistance to all 26 of its public housing units and 6 private

homes since joining the Stanislaus Urban County. The cities of Ceres, Newman, Patterson and Waterford provided rehabilitation funds for 4, 11, 8, and 8 private homes respectively.

## **PUBLIC AND ASSISTED HOUSING**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.210 (b)

### **PUBLIC HOUSING NEEDS**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(B)(1)

*In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including*

- *the number of public housing units in the jurisdiction,*
- *the physical condition of such units,*
- *the restoration and revitalization needs of public housing projects within the jurisdiction,*
- *the number of families on public housing and tenant-based waiting lists and*
- *Results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).*

*The jurisdiction can use the optional Priority Public Housing Needs Table (Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.*

The HACS operates several affordable housing programs including Public Housing, year-round Farm Labor Housing, Seasonal Migrant Farm Worker Housing, several smaller affordable housing properties including units funded under the NSP program, and the HCV Program (Section 8).

The HACS operates a total of 647 conventional public housing units throughout Stanislaus County. The Public Housing Program housing units are inspected periodically by HUD's Real Estate Assessment Center. Based on the most recent assessment, the condition of the housing units ranges from "average" to "excellent."

Currently, there is no other funding or authorization from HUD to increase the number of Public Housing units, however, HACS is always working to increase the stock of affordable housing in Stanislaus County through other available resources, programs, and partnerships as opportunities arise.

There are a number of projects the HACS has identified through a capital needs assessment completed for the Public Housing Developments. These projects range from site improvement activities to interior and exterior rehabilitation of buildings and units. The table below summarizes the HACS' Five-Year Action Plan's restoration and revitalization project needs:

<b>Need Category</b>	<b>Estimated Dollars to Address (five-year plan total)</b>
Restoration and Revitalization	\$4,080,650
Management and Operations	\$ 748,000
Administration/Other	\$ 555,792
<b>TOTAL</b>	<b>\$5,384,442</b>

The HACS is working on specifications for rehabilitation projects to be completed under its Public Housing Capital Fund Grant. The projects will include substantial interior and exterior

renovation of units which are 30 - 50 years old in Ceres and Turlock. These projects are expected to go out to bid within the next few months and start work soon thereafter.

According to the HACS, the current public housing needs are identified by the number of persons on their program waitlists. Specific to Public Housing, the HACS maintains four waiting lists. Countywide, there are currently a total of 5,882 families on the Public Housing waiting lists which are broken down by area as follows:

Area 1 – Oakdale, Hughson, Turlock, Ceres:	1,285 families
Area 2 – Modesto:	2,563 families
Area 3 – Patterson, Westley, Newman:	878 families
Area 4 – Westview Gardens (Modesto):	1,156 families

The HACS currently administers 1,612 properties (see Figure IV-5), of which 67 are “conventional” public housing units, 371 are “private stock,” 20 are mobile homes, and 574 are housing units for permanent and migrant farm laborers.

Although HACS did not specify their locations, it seems reasonable to assume that most if not all of the farm labor units are in Stanislaus County's unincorporated area. Of the 647 units categorized as conventional public housing, HACS indicated that 48 are located in Ceres, 30 in Patterson, 26 in Oakdale, and 16 in Newman (see Figure IV-6). There are no conventional units in Waterford. Twenty conventional units are located in the unincorporated town of Westley. Thus, with respect to the 647 units that the HACS defines as conventional, 120 are located within the Stanislaus Urban County area (18.5%). HACS did not identify the location of either the 371 units in its private stock or its 20 mobile homes.

## **PUBLIC HOUSING STRATEGY**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(B)(2)*

***Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).***

The HACS is the largest landlord of multi-family and senior housing for the lower income population. The HACS owns and manages over 1,300 rental units (including public housing, farm labor housing, seasonal migrant farm worker housing). Based upon data collected from the last five (5) year CP period Stanislaus County staff does not foresee a loss of available public housing units within Stanislaus County.

According to the HACS 2011 Annual Plan, the Agency's Strategies for addressing the shortage of affordable housing for all eligible populations are:

Strategy 1: Maximize the number of affordable units available to the HA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line;
- Reduce turnover time for vacated public housing units;
- Reduce time to renovate public housing units;
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction;
- Undertake measures to ensure access to affordable housing among families assisted by the HA, regardless of unit size required;
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration;



- Participate in the CP development process to ensure coordination with broader community strategies;
- Continue to be an active lead agency in Stanislaus County-Wide CoC.

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional “freestanding”, Family Unification Program (FUP), or other “targeted” vouchers as announcements of applications are published through HUD, and apply for additional SPC;
- Leverage affordable housing resources in the community through the creation of mixed finance housing;
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Refer to the Public Housing section on page # 50 of this document for an in depth description of households by income level and type of households to be served.

## **FACILITIES, HOUSING AND SERVICES FOR HOMELESS PERSONS**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(C)*

*The plan must include a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.*

### **HOMELESS FACILITIES AND HOUSING INVENTORY**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(c)(1)*

#### **Inventory of Facilities/Services related to Homelessness, AIDS, Mental Illness, or Substance Abuse.**

Many of the agencies providing services to the homeless fall into more than one category. The most common overlap is between social service agencies serving the homeless and those that work with people in danger of becoming homeless. The agencies described in this section have been listed according to their primary function. Please refer to the attached Homeless Inventory spreadsheet provided in Table 1a.

#### ***Center for Human Services (CHS)***

The mission of CHS is to support the well-being of youth and families through quality prevention, education and counseling services, through programs that build and strengthen families and the neighborhoods in which they live; and in a way that honors and respects the diversity of the community.

#### ***Hutton House***

Hutton House is an emergency shelter for runaway, homeless and youth in crisis who are ages 13-17. It provides services in a residential setting for 8 youth at a time for a maximum of 15 days. Day services are available for youth and their families. Crisis line is available 24 hours a day.

#### ***Pathways***

Pathways is a transitional living and support services program that focuses on youth who have “aged out” of the foster care placement system and have limited financial and emotional support. Pathways addresses several individual and community challenges such as homelessness, substance abuse, unemployment, lack of basic living skills, mental and health issues, limited education, and preparation for adulthood. Services include a



residential component with a 16-bed capacity in an apartment setting with support services. Supportive services that are available through the program are case management, mentoring basic/life skills, counseling and resource development. The program also serves teen moms and their infant toddler children. This program is offered through the CHS and is for young adults aged 18-21.

***Children's Crisis Center (CCC) of Stanislaus County***

The CCC is a non-profit organization that provides childcare and shelter services to abused, neglected and at risk children in the community. It also provides overnight emergency shelter on an as needed basis. Clients generally come as referrals from the police department and the Stanislaus County's Child Protective Services. A 24 hour crisis intervention line is also available for families in need.

***Cricket, Guardian, Marsha's, Sawyer, and Verda's Houses***

The CCC Houses provide a shelter for up to 53 children, age's birth to 17 years, that may be involved in a family crisis or a conflict situation. Individual, group and family counseling is provided to residents. Program goals include the reunification of children with their families and the provision of follow-up and ongoing family counseling after the resident moves.

***Homeless Prevention and Rapid Re-Housing Program (HPRP)***

The CCC also provides rental assistance in conjunction with intensive case management to place homeless families into permanent housing and to prevent families from losing their current housing.

***Community Housing and Shelter Services (CHSS)***

CHSS is a non-profit housing organization. This agency continues to be awarded funds to provide short-term rent, utility or mortgage assistance, tenant-based rental assistance, housing information, motel vouchers and resource and referral services. This agency works with all city police departments, hospitals, mental health agencies, and all homeless providers throughout Stanislaus County to provide opportunities to households with and without children to obtain and maintain permanent housing.

***Family Promise***

Family Promise of Greater Modesto is an interfaith ministry of 13 congregations in the Modesto area that provides transitional shelter and case management support for finding permanent affordable housing and other family support services to low income homeless families with children.

***Haven Women's Center of Stanislaus County***

This center provides outreach to homeless women and children in the South County area and within the City of Modesto. It is a four-bedroom house with kitchen, living room, children's room, three bedrooms and an office. It provides 44 beds for women who have been abused or who are in life-threatening situations. The Center also houses the children of abused women. Counseling services, weekly support groups and legal advocacy programs are available.

***Helping Other's Sleep Tonight (HOST)***

HOST is an emergency shelter in Patterson which houses up to 8 homeless adult males throughout the coldest months of the winter. In collaboration with the Center for Human Services' Westside Family Resource Center, case managers also provide resource and referral services for all homeless persons in the area of Patterson.

***Housing Authority of the County of Stanislaus (HACS)***

The HACS administers 222 SPC Certificates within Stanislaus County, of those 98 are utilized for individuals without children and 124 for families with children. Participants pay 30% of their income toward rent and receive supportive services through the Stanislaus

County Assistance Project, the Stanislaus County Department of Mental Health, or Stanislaus County Integrated Services Agency.

***The Modesto Men's Gospel Mission and Women's Mission***

This privately funded and faith-based shelter is located on a two-block campus that includes seven buildings. This agency provides a limited stay of seven nights on the floor, and three nights out, and also serves two meals a day (Monday through Friday), and three meals on the weekend. The Mission serves 150,000 meals per year to clients and to the general public. The Gospel Mission serves approximately 2,500 people each year. The majority of men (95%) that arrive at the Mission are locals raised in Stanislaus County and 60% are under 36 years of age.

***Mission Emergency Shelter***

The Mission provides beds for temporary shelter to house up to 100 unaccompanied adult men and women and up to 90 women and children for a maximum stay of fourteen days. Both Missions require that those seeking shelter participate in religious activities, (this requirement also exempts the Missions from receiving any Federal or State funding assistance). Therefore, the missions must rely strictly on private donations from local churches and the community. Their program also includes Christian drug and alcohol rehabilitation group counseling to its clients.

***New Life Program***

Residential on-site program for up to 41 unaccompanied adult men and women who need specialized help to return to societal living including Physical, Spiritual, Emotional, Social, Educational, Vocational, Employment, and Financial programs designed to help them break the cycle of homelessness, despair and addiction.

***Exodus***

The Exodus Program offers up to 20 transitional beds to unaccompanied adult men and women who have successfully gone through the 30 day New Life Program, yet require additional supportive housing before transitioning into stable permanent housing.

***The Salvation Army of Stanislaus County***

In addition to serving lunches to approximately 250 people per day, the Salvation Army also operates an emergency and transitional shelter for unaccompanied homeless veterans and non-veterans and adult women and men. The facility also recently opened a health clinic which provides vision, dental and basic medical care for homeless persons staying at the shelter. Currently, the Salvation Army is experiencing an increase in people needing food and clothing. This agency also offers a space for narcotics anonymous meetings, a medical care center for homeless persons, child care services, emergency response services and a food and clothing closet for persons in need.

***Berberian Emergency Shelter***

The Berberian Emergency Shelter provides 100 cold weather beds to unaccompanied homeless adult men and women and up to 30 year round beds to homeless persons with special medical needs.

***Berberian Transitional Living Facility***

The Berberian Transitional Living Facility provides 20 beds for homeless male and female veterans and 20 beds for unaccompanied homeless males and females for up to 24 months. Participants of the Berberian Transitional Living Facility work with case managers to improve access to medical care, employment and permanent housing.

***Stanislaus County Assistance Project***

This agency provides street outreach for the special needs homeless population, as well as 181 beds for special needs homeless within the community. Outreach workers frequent parks, local bars, and hotels where high-risk behavior occurs.

***Housing Opportunities for Persons with AIDS (HOPWA) Program***

SCAP has a total of 6 HOPWA vouchers, which are rental assistance vouchers for HIV positive homeless families with children (3) and individuals without children (3).

***Halo***

Through the Housing Assistance and Life Development Opportunity Program (HALO), SCAP provides 28 transitional and 11 PSH beds for homeless families with children; as well as 14 transitional beds and 58 permanent supportive beds for unaccompanied homeless adult males and females. In addition, SCAP has 9 transitional, non-HALO, beds for homeless families with children.

***STANCO***

STANCO's mission is to promote the construction and development of affordable housing opportunities for residents of Stanislaus County. STANCO also provides Transitional Housing to assist the homeless, Housing Advocacy for renters, and the development of affordable housing. The agency's objective is to transition program participants from the streets, to temporary housing, with the eventual goal of independent and permanent living arrangements. STANCO operates 33 transitional beds for homeless families with children and 37 beds for unaccompanied adult homeless males and females.

***Turlock Gospel Mission***

Working with a variety of different churches throughout the city, Turlock Gospel Mission provides a hot meal to homeless and food insecure guests 365 days a year. From mid-November until early April Turlock Gospel Mission (TGM) provides overnight shelter for up to 30 women and children each night. Staff works with guests to build relationships, support and encourage, in every way possible and to maintain security. Overnight guests eat dinner with other TGM guests, but instead of returning to the TGM building after dinner, they stay overnight at the host church for that week. A light breakfast is provided in the morning.

***Turning Point***

Turning Point Community Programs provides integrated, cost-effective mental health services, employment and housing for adults, children and their families that promote recovery, independence and self-sufficiency. They provide case management, crisis intervention, respite care, PSH, mentoring programs, and job training and transportation assistance to persons struggling to overcome mental illness throughout Stanislaus County.

***Garden Gate Respite***

Turning Point Respite Center at Garden Gate in Modesto provides a safe home-like environment for up to 12 homeless mentally ill persons nightly. This program links mentally ill homeless individuals to community resources while providing basic care such as home-cooked meals and clothing. Open 24/7, the center works together with law enforcement to reduce incarceration and victimization. The center works with an outreach team to engage and connect individuals with needed services.

***Affordable and Supportive Housing Projects***

Through the CoC, Turning Point's Affordable and Supportive Housing Projects provide PSH to 21 unaccompanied adults with mental illness.

***WE CARE Program***

WE CARE originated from the Turlock Community Collaborative of 2003 as a result of the urgent need for an additional emergency shelter in Stanislaus County. The Program is based in Turlock, but serves the surrounding unincorporated communities with essential services for the homeless during inclement weather months. This program serves approximately 34 homeless individuals per night during the months of November through March. We Care is currently in the process of amending their Conditional Use Permit, through the City of Turlock, to add an additional 15 emergency shelter beds.

***Rapid Re-Housing Program***

We Care also provides rental assistance in conjunction with intensive case management to place homeless families into permanent housing through their Rapid Re-housing Program.

**SUPPORT SERVICES INVENTORY**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(c)(2)*

***The inventory of services must include both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.***

The following represents a local inventory of these service providers and their respective services including, but not limited to health, mental health, and employment services that can be accessed by homeless persons within the Stanislaus Urban County.

***Health Services Agency (HSA)***

The mission of the Stanislaus County HSA is to lead the development, implementation, and promotion of public policy and health care services to achieve physical, psychological and social well-being. In partnership with local hospitals and physician groups, it implements and promotes a health delivery system that ensures that Stanislaus County residents have access to quality health care. The Stanislaus County HSA offers a variety of programs aimed at supporting Stanislaus County residents living with HIV/ AIDS including the Care Program and the AIDS Drug Assistance Program (ADAP) Services, including an anonymous, walk-in HIV clinic as well as an STD clinic with family planning services. HSA also operates a Medically Indigent Adult Program (MIA) to indigent residents who would otherwise have little or no means of access to or coverage for medical services.

***Community Services Agency (CSA)***

This agency's mission is to protect children and adults who are at risk, to preserve families, provide temporary economic assistance, and promote personal responsibility in the areas of job readiness, self-sufficiency, and to practice program and system integrity through innovative and effective business strategies.

***Golden Valley Health Center***

The Golden Valley Health Center's mission is to improve the health status of patients by providing quality, managed primary health care services to people in Stanislaus County, regardless of language, and financial, or cultural barriers. Free health services, including dental, vision, general medical and mental health services, are available for the homeless. There are currently thirteen medical facilities located in Stanislaus County. There are six facilities in Modesto, two in Turlock, and one each in Ceres, Newman, Patterson, Riverbank and Westley.

***Interfaith Ministries***

Interfaith Ministries of Greater Modesto serves thousands of individuals and families in Modesto, Ceres, Salida, Empire and Waterford with emergency food and clothing and the food coalition.

***United Samaritans Foundation***

The United Samaritans Foundation, as referenced within their mission statement, is an advocate for the poor in the spirit of the Christian tradition. The Foundation searches for areas of need and explores creative and holistic ways to meet those needs. The United Samaritans Foundation currently operates the Daily Bread Ministries, which include four mobile food service trucks from facilities in Turlock, Hughson, and Modesto that deliver nutritious lunches to nine Stanislaus communities every day of the year. Volunteers help staff the food pantry, clothes closet and various other services.

In Turlock, the Foundation offers a place for homeless to receive mail, use the phone, shower, do laundry, and receive food and clothing. In Hughson, the Community Center complex includes a County Library, County medical office, pharmacy and cafe. This organization provides street outreach and free lunches to over 800 persons a day.

***Westside Food Pantry***

The Westside Food Pantry is an all-volunteer community-based organization that works to provide emergency food assistance and referrals to social service agencies for individuals and families. This agency performs the public service of providing food for families temporarily out of work, single mothers unable to make ends meet, senior citizens stretching budgets to cover medical expenses, and the terminally ill that need a particular food.

***Catholic Charities/ Stanislaus Elder Abuse Prevention Alliance***

The mission of this agency is to address the needs of abused area elders and those who are vulnerable to abuse and are also low/moderate income and all minorities. Their main goals are to increase awareness of elder abuse through the use of outreach, advocacy and education. Services provided include: community forums on area senior services to homebound seniors, welfare issues, senior health and safety, home visiting services, training/coordinating of volunteers for families with homebound seniors, development and distribution of information and resource materials to increase community awareness concerning elder abuse, reporting and prevention.

***Parents United of Stanislaus County***

Parents United is a non-profit organization dedicated to the assistance of parents; children and former victims concerned with child sexual abuse and related problems in the spirit of self-help and mutual support for those whose lives have been affected by these problems.

***Sierra Vista Child and Family Center***

This agency's mission is to assist children, youth, and adults by empowering and supporting them in becoming stronger and healthier individuals, families and communities. Sierra Vista Children's Center provides workshops that emphasize child development, non-violent communication, problem solving skills, nurturing care giving, and developing healthy relationships. Their programs also address mental and health problems and makes appropriate referrals.

***Stanislaus County Department of Aging & Veterans Services***

The mission of this department is to maintain, enhance and improve the quality of life for seniors in Stanislaus County by developing systems of home and community based services, which promote independence and self-sufficiency. This department also provides assistance and advocacy to the men and women who served in the Armed Services of America, their dependents and survivors and the general public in obtaining benefits and entitlements from the United States Department of Veterans' Affairs, Department of Defense, and State and local agencies.

This department provides transportation services through Medi-Van to people in need of specialized medical attention in Bay Area hospitals and Veteran's Administration long-term care facilities. Through linkages with the CHSS, Central Valley Homeless Veterans and the HACS homeless veterans are helped to find permanent housing. One of the main objectives of this department is to promote the value and benefit of hiring veterans, and to increase the understanding and awareness of veterans about entitlement and services.

***Central Valley Opportunity Center (CVOOC)***

CVOOC services include vocational education, remedial education, English Language instruction, housing assistance, energy payment assistance, emergency supportive services,

transportation, emergency food, youth employment, health care acquisition, child care services and community education services. CVOC has effectively provided a comprehensive package of services to over a hundred thousand customers.

### ***Pacific Gas and Electric Company***

The Pacific Gas and Electric Company (PG&E) operates the following programs for low-income people:

- California Alternate Rates for Energy (CARE) provides a monthly discount on energy bills for income qualified households and housing facilities.
- Relief for Energy Assistance Through Community Help (REACH) provides emergency energy assistance to low-income families who are in jeopardy of losing their electric services. REACH is a one-time assistance program and is administered through the Salvation Army. Households who have experienced an uncontrollable or unforeseen hardship may receive an energy credit one time within an 18 month period.
- Energy Crisis Intervention Program uses state funds to provide assistance to low-income persons facing an energy related crisis.
- Home Energy Assistance Program (HEAP) provides a direct energy assistance payment to a low-income customer's utility bill to help offset the high cost of heating and cooling.

### ***Modesto Irrigation District***

*MID Cares Program:* The Modesto Irrigation District offers a 23% discount to eligible low-income customers on their monthly bill. Customers must be at or below the following income guidelines:

<b>People in Household</b>	<b>Monthly Income</b>	<b>Yearly Income</b>
1	\$1,994	\$23,928
2	\$1,994	\$23,928
3	\$2,506	\$30,072
4	\$3,018	\$36,216
5	\$3,530	\$42,360
6	\$4,042	\$48,504

For households with more than 6 members, increase the monthly income by \$4512 or the annual income by \$6,144 for each additional person. Amounts are based on 155 percent of Federal Poverty Guidelines.

*Medical Life Support Program:* A discount rate is offered to customers who depend on medical life support devices at home or whose qualified medical condition requires special heating or air conditioning needs. This discount halves the cost of the first 500 kilowatt hours (kWh) of electricity used in each billing cycle.

*MID Weatherization Program:* Provides energy efficient measures to low-income rental or owner occupied MID customers' homes. Work may include but is not limited to; replacement of broken windows, refrigerator, installation of insulation.

### ***Turlock Irrigation District***

*TID Cares Program:* The Turlock Irrigation District offers a discount to eligible low-income customers on their monthly bill. Customers must be at or below the following income guidelines:

People in Household	Monthly Income	Yearly Income
1 or 2	\$1,994	\$22,065
3	\$1,994	\$27,795
4	\$2,506	\$33,525

For households with more than four members, add \$5,730 for each additional household member.

*Medical Life Support Program:* A discount rate is offered to customers who depend on medical life support devices at home or whose qualified medical condition requires special heating or air conditioning needs. This discount halves the cost of the first 500 kilowatt hours (kWh) of electricity used in each billing cycle.

*TID Weatherization Program:* Provides energy efficient measures to low-income rental or owner occupied TID customer's homes. Work may include but is not limited to; replacement of broken windows, refrigerator, installation of insulation.

### **SPECIAL NEED FACILITIES AND SERVICES**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.210(d)*

***The plan must describe, to the extent information is available, the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.***

The following represents a local inventory of these facilities and their respective services including, but not limited to health, mental health, and employment services that can be accessed by non-homeless persons within the Stanislaus Urban County.

#### **California Department of Rehabilitation (CDR)**

CDR serves those with a physical, mental or emotional disability that prevents employment. The range of services includes medical and vocational evaluation, counseling and guidance, job training and placement, aids and equipment, and other goods and services needed to find and keep a job.

#### **Disability Resource Agency for Independent Living (DRAIL)**

The primary functions of the organization are: the provision of independent living services to consumers, their families, friends and affiliated community groups, and the education of the public regarding both the needs and abilities of persons with disabilities. One core function of DRAIL is to assist persons living with disabilities in obtaining assistive technology/equipment necessary to make living independently more feasible.

#### **Stanislaus County Department of Behavioral Health and Recovery Services (BHRS)**

BHRS provides integrated mental health services to adults and older adults with a serious mental illness and to children and youth with a serious emotional disturbance. BHRS also provides outpatient and residential alcohol and drug treatment and prevention services and serves as Stanislaus County's Public Guardian. Services are provided in community-based locations throughout the County by over 500 staff, in 80 County administered programs and community partnerships. BHRS has a strong emphasis on partnering with consumers and families, on providing culturally competent services based in a belief that individuals can and do recover from mental illness and alcohol and drug addiction. BHRS collaborates with the HACS to provide supportive services to persons receiving SPC housing assistance.

### **The Howard Training Center**

The Howard Training Center (HTC) is a non-profit organization that serves adults from the ages of 18 to 75 years who are developmentally disabled. HTC offers several programs, such as the Howard Training Center Vocational Program, which is designed for clients who have mastered self-help skills and have a desire to work. Clients receive specialized training and are taught the needed skills to hold a job in a normal work environment. Many of the persons employed through this program work for the Senior Meals Program, assisting with the food preparation and dispersal at congregate sites where seniors receive a hot meal Monday – Friday. The Senior Meals Program also serves home bound seniors with hot meals five (5) days a week.

### **United Cerebral Palsy (UCP)**

UCP's Community Project for Safe Seniors Program puts individuals with disabilities to by connecting them to a job coach who assists them in performing light maintenance work in the homes of elderly persons. Tasks performed vary from changing light bulbs, testing smoke alarms and changing their batteries, clear walkways, identify potential safety hazards (loose rugs, tripping potentials, etc.), and light janitorial work such as vacuuming and cleaning windows.

## **BARRIERS TO AFFORDABLE HOUSING**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.210 (E) AND §91.215 (F)*

There has been progress in decreasing the number of barriers in affordable housing over the past several years in Stanislaus County. Although the affordable housing movement has stirred changes, the need for affordable housing is still present.

The following are affordable housing barriers that have been identified in the 2012 Analysis of Impediments to Affordable Housing:

### **AFFORDABILITY**

#### **Lack of New Multi-Family Housing Construction for Very Low Income Households**

According to the 2012 AI, there continues to be a shortfall of affordable rental housing for very low income households throughout the Stanislaus Urban County. However, as noted in the AI, housing market circumstances have clearly changed. The likelihood of significant new affordable multi-family housing development in the near future appears small. The present abundance of vacant single-family properties throughout Stanislaus County, the absence of private developer interest in new housing construction of any kind, the continuing tight credit market and the constraints imposed on county planners by "Measure E" (a land use restriction initiative which requires voter approval before any new residential development is expanded into agricultural and open-space areas) in all weigh heavily against new construction in the short term. In light of these facts, maximum creativity, coordination of all available resources, and inter-jurisdictional planning will be essential if this impediment is to be addressed.

Although the AI highlights the shortage of affordable rental housing, Stanislaus Urban County partners are doing everything possible with the amount of resources at their disposal to provide further affordable housing opportunities to its low income community. Since 2005 there have been three high density affordable housing projects for seniors, either approved or in the process of construction. One is located within the City of Newman, another in the City of Oakdale and the third is located within the City of Patterson. Given the current bleak economic conditions and the limited amount of resources available to the community three high density affordable housing projects are welcome additions to the Stanislaus Urban County's affordable housing inventory. These projects have provided a total of 142 affordable housing units combined over the past six years.



As economic conditions improve, and the interest of private developers in new housing construction returns, affordable housing funding resources increase, and market conditions permit; Stanislaus Urban County jurisdictions will continue to consider improving and adding to its affordable rental housing stock.

### **Zoning Policies**

The 2012 AI review of zoning regulations in the Stanislaus Urban County showed overall compliance.

However, the 2012 AI notes that the Cities of Ceres and Waterford zoning codes may discourage secondary unit development.

As the 2012 AI recommends, Stanislaus County will work with Stanislaus Urban County members to identify elements of their code that may discourage the use of secondary units and aim at eliminating such issues.

The 2012 AI also notes that codes do not inform those with disabilities that they can request exceptions, such as parking requirements for secondary units.

Stanislaus County is working with Project Sentinel to determine what grounds were used to make this claim. Once determined, the issue will be addressed to the extent feasible.

### **The Foreclosure Crisis**

The changed economic circumstances confronting Stanislaus County, especially those affecting homeownership and rental housing markets must be viewed as potential threats to fair housing choice. Vacancy rates in single-family dwellings have been rising rapidly throughout Stanislaus County as more and more homes have gone into foreclosure or have been abandoned. The number of properties teetering on the verge of delinquency and default remains high and continues to grow. Home Mortgage Disclosure Act (“HMDA”) and other data sources from ForeclosureRadar and California Reinvestment Act (CRA) strongly suggest that a high proportion of high cost (sub-prime) loans were directed toward African-American, Hispanic and other minority households; and it is likely that these minority groups are now bearing a larger share in the loss of homeownership. It is vital that these households, that do not have the means to support reasonable mortgage payments, receive the necessary assistance to refinance out of predatory sub-prime loans.

To address this impediment, the Stanislaus Urban County member territories will continue to collaborate with the HACS, mortgage lenders, Habitat for Humanity and first time home buyers to coordinate implementation of the NSP program. In addition, Stanislaus County staff will continue to stay involved in foreclosure related seminars and workshops to assist households in danger of foreclosure.

## **ACTIONS TO ADDRESS BARRIERS TO AFFORDABLE HOUSING**

In an effort to address the barriers to affordable housing, the Stanislaus Urban County will implement the following programs/projects during the CP period:

### **Neighborhood Stabilization Program (NSP)**

In an effort to maximize the overabundance of vacant single-family properties in the Stanislaus Urban County as a potential resource for affordable housing for moderate, low and very-low income households, the Stanislaus Urban County has and will continue to participate in the NSP. NSP connects first time homebuyers to Down Payment Assistance (DPA) and affordable single family homes within the Stanislaus Urban County. In order to

offset a shortfall of available DPA funds, NSP program income is now being used to serve program eligible participants in their pursuit of their first home.

### **Successor Housing Agency**

Stanislaus County and Stanislaus Urban County members are currently working on the dissolution process of their former redevelopment agencies. All seven (7) Stanislaus Urban County members have decided to designate themselves as the Successor Housing Agency and are currently working through the process of establishing their respective Successor Housing Agencies (SHA). Upon reconciliation from the State regarding what is ultimately recognized as an enforceable obligation, Stanislaus Urban County members will be better positioned to determine what, if any, SHA funds will be available to utilize as a local resource for addressing some of the identified needs within the CP and AAP.

### **Down Payment Assistance Programs**

Stanislaus Urban County members will continue to offer down payment assistance programs to eligible first time home buyers. This assistance makes homeownership a reality for first time home buyers who are qualified to purchase a home but do not have the means to provide a down payment. The current activity focus is NSP unit centric, to assist in program momentum and funding leverage. This approach allows for a larger number of foreclosed units to return to active housing stock within the Community which would otherwise remain vacant.

### **Multi-Family Housing Development**

To address the need for multi-family housing, the City of Oakdale is nearing the completion of a fifty unit multi-family affordable housing project for extremely low, very low, and low-income seniors. The estimated project cost is \$11.2 million and is being financed through a variety of sources including Redevelopment Agency Housing Set-Aside, HOME Investment Partnerships Program, and low-income housing tax credits.

The cities of Newman and Patterson, in recent years, have also shown commitment to providing affordable housing opportunities through their undertaking of multi-family affordable housing projects. These projects continue to be utilized by low income families and are at full capacity.

### **Homeless Prevention & Rapid Re-Housing Program (HPRP)**

The HPRP is a Recovery Act program that provides rental assistance, utility assistance, payment of rental and utility arrears, or rental or utility deposits in combination with case management which works with clients on an individual basis to sustain permanent housing. The program, which begun in 2009 and will be ending in August of 2012, serves both homeless persons and those at-risk of becoming homeless. As of December 2011, 222 individuals, made up of 89 households, were provided homeless assistance and 343 individuals, made up of 95 households, were provided homeless prevention assistance. The Stanislaus Urban County will be winding down the HPRP program, which is scheduled to be complete as of August 7, 2012, and will be transitioning homeless prevention and rapid re-housing activities to the ESG program, as amended by the HEARTH Act.

## **STRATEGIC PLAN**

**The strategic plan must describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-income, and moderate-income residents.**

## **GENERAL PRIORITY NEEDS ANALYSIS AND STRATEGIES**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215 (a)

*In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables\* prescribed by HUD. 92.215(a)(1)*

*\*If not using the CPMP Tool: Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.*

*\*If using the CPMP Tool: Complete and submit the Needs Table file: Needs.xls Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).*

### **Table 1A – Homeless and Special Needs Population**

(refer to the table of contents – Homeless Needs Assessment and Homeless Strategic Plan Section)

### **Table 1B – Special Needs (Non-Homeless Populations)**

(refer to the table of contents – Homeless Needs Assessment and Homeless Strategic Plan Section)

### **Table 2A – Priority Housing Needs/Investment Plan**

The Priority Housing Needs Table is broken out into two main categories (Renter and Owner). Within these categories the needs are divided into four population subgroups (small households, large households, the elderly population and others (including the non-homeless special needs population). After analyzing the data the needs are displayed within each respective area median income (AMI) population group. Based upon the respective size of the unmet need, a need level is assigned to each AMI group (Low, Medium, and High). Those populations falling within the high category will receive greater priority in housing related projects and activities (contingent upon available funding).

For instance, within the Owner Housing category, unmet need figures provided by CHAS data, a “high” need for assistance within the small “related” housing category (i.e. – families less than 5 persons typically living in units that are no larger than a three (3) bedroom, two (2) bathroom size. The same “high” unmet need is revealed within the elderly priority housing needs category (within Table 2A – reference the Table of Contents for location).

### **Table 2B – Priority Community Development Needs**

*If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*

The Stanislaus Urban County estimates the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas (RS) to be equivalent to the percentage set aside on an annual basis for public services related activities (approximately 10% per annum).

## **OBSTACLES TO MEETING UNDERSERVED NEEDS**

### **FUNDING**

One of the biggest challenges in meeting the needs of the underserved is the lack of sufficient funding for services provided by local governments, non-profits 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 (currently about 15% less per annum). Many non-profits and agencies struggle to operate and provide services in the face of lack of funding. In fact, public service funding is over-subscribed each year.

Most recently, the California Supreme Court's decision to eliminate Redevelopment via AB x1 26 (Redevelopment Agency Dissolution Act) has the potential to greatly reduce available local funding source match opportunities for both HOME and CDBG. Without this source of funding, the longevity of programs such as HOME may become limited as they have programmatic match requirements.

### **INDEPENDENT DECISION-MAKING**

Each jurisdiction makes their funding decisions independently. This may not have the benefit of having a wider perspective of the surrounding communities, or the planning area. However, each Stanislaus Urban County member is remote and separate from the other. In all cases, each jurisdiction opts to conduct infrastructure construction/rehabilitation that is specific in nature and does not negatively impact its Stanislaus Urban County partners.

### **INFORMATION SHARING**

Some non-profits and community organizations are not familiar with the HUD grant process or other funding resources that may be available to them. As a result, many organizations and non-profits have not used HUD funds and other types of financial assistance. Stanislaus County staff and those agencies familiar with the HUD process share information with others. The CoC disseminate information effectively on a monthly basis throughout Stanislaus County.

### **TECHNICAL ASSISTANCE**

Technical assistance is provided at every opportunity. Stanislaus County staff responds to inquiries made by community organizations with both answers and suggestions relative to the inquiry. Educational and support materials are provided upon request, either via access at our local office, or via the internet.

### **PARTNERSHIPS**

More ways need to be identified in order to encourage public and private partnerships and joint ventures between non-profit and profit housing developers. Partnerships offer more of a variety of services than individual agencies acting on their own and at times at a more affordable cost.

### **AFFORDABLE HOUSING**

There is a limited number of non-profit and for profit developers of affordable housing in Stanislaus County. Additional incentives for affordable housing in order to attract more development require consideration (please refer to the current Analysis of Impediments included as a component of this document).

## **SPECIFIC OBJECTIVES**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(A)(4)*

***Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables\* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility,***

**affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.**

**Goals and objectives to be carried out during the strategic plan period are indicated by placing a check in the following boxes.**

<input type="checkbox"/>	<b>Objective Category Decent Housing</b> Which includes:	<input type="checkbox"/>	<b>Objective Category: Suitable Living Environment</b> Which includes:	<input type="checkbox"/>	<b>Objective Category: Expanded Economic Opportunities</b> Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/>	job creation
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input checked="" type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input checked="" type="checkbox"/>	reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input checked="" type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input checked="" type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

## **AFFORDABLE HOUSING**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215 (B)

**Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.**

**Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.**

**Identify any obstacles to meeting underserved needs.**

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**First Time Homebuyer Assistance**

*Priority: High*

**Table 2C – Summary of Specific Housing & Community Development Objectives**  
(Please reference table the Table of Contents for location)

***Three (3) year expected number/performance indicator – 45 Households***

The Stanislaus Urban County will partner with agencies such as the HACS, Stanislaus County Affordable Housing Corporation (STANCO), Habitat for Humanity, and other affordable housing developers in creating home ownership opportunities. Stanislaus County has, and will commit available state and federal funds to this priority need.

Stanislaus Urban County members will continue to use HOME funds to provide affordable housing opportunities to its low income populations. When using HOME funds the Stanislaus Urban County will use the recapture provision.

The HOME statute specifies that under recapture provisions, the PJ must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. The HOME recapture provisions are established at CODE OF FEDERAL REGULATIONS TITLE 24 §92.253(a)(5)(ii), and unlike the resale approach, permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

The four basic recapture options are described in the HOME rule:

1. *PJ Recaptures Entire Direct HOME Subsidy*
2. *Reduction During Affordability Period*
3. *Shared Net Proceeds*
4. *Owner Investment Returned First*

The Stanislaus Urban County will use the first method under the Recapture model: **PJ Recaptures Entire Direct HOME Subsidy**. In this option, the PJ recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. The PJ's recapture amount is limited to the net proceeds available from the sale.

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 PJ is not required to repay the difference between the total direct HOME subsidy and the amount the PJ is able to recapture from available from net proceeds.

In applying the first option of the recapture provision, the following formula shall be used:

$$\begin{array}{r} \text{Sales Price of Unit} \\ - \text{Superior Non HOME Debt} \\ - \text{Closing Costs} \\ \hline = \text{Net Proceeds} \end{array}$$

**LOW INCOME HOUSING ACQUISITION AND HEALTH AND SAFETY RELATED HOME REPAIR PROGRAMS**

*Priority High*

**Table 2C – Summary of Specific Housing & Community Development Objectives**  
(Please reference the Table of Contents for location)

***Three (3) year expected number/performance indicator – 43 Households***

The Stanislaus Urban County will partner with agencies such as the HACS, Habitat for Humanity, STANCO, and CHSS to assist families and individuals that fall within the area median income household limits with the acquisition of homes for utilization in first time homebuyer or rent-to-own type programs along with housing rehabilitation programs that will allow low-income households to maintain their homes in a manner that is free from health and safety related concerns.

## **SPECIFIC OBJECTIVES/AFFORDABLE HOUSING**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.215 (B)*

***Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))***

***Identify each specific housing objective by number (DH-1, DH-2, DH-3), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.***

***Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.***

### **Table 1C – Summary of Specific Special Objectives**

(please reference table attached)

***Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.***

#### **Federal Resources**

CDBG, ESG, HOME, NSP, HPRP, and CDBG-R Program Income funds will continue to be used by the Stanislaus Urban County to fill funding gaps for affordable housing projects/programs as needed to help leverage other funds when possible.

#### **State Resources**

The Stanislaus Urban County partners will continue the use of State of California funds (as they become available) designed to fund affordable housing projects/programs. Stanislaus County is currently a recipient CalHome funds designed to provide down payment assistance to first time home buyers and owner-occupied housing rehabilitation assistance.

#### **Successor Housing Agency**

Stanislaus Urban County members are currently working on the dissolution process of their former redevelopment agencies. All seven (7) Urban County jurisdictions have decided to designate themselves as the Successor Housing Agency and are currently working through the process of establishing their respective Successor Housing Agencies (SHA). Upon reconciliation from the State regarding what is ultimately recognized as an enforceable obligation, Stanislaus County will be better positioned to determine what, if any, SHA funds will be available to utilize as a local resource for addressing some of the identified needs within the AAP.

#### **HUD Housing Choice Voucher (HCV) Program (Section 8 Program)**

The HACS administers the HUD HCV Program (referred to as the Section 8 Program) which is vital in providing affordable housing opportunities to low and moderate-income households. Stanislaus County will continue to work hand to hand with the HACS when



opportunities arise, to provide alternative affordable housing opportunities to Section 8 participants (i.e. rent-to-own programs for Section 8 participants).

### **McKinney Vento Act Funds**

The Stanislaus Urban County is not a direct recipient of McKinney Vento Act funds, but members of the CoC will continue to seek this funding source on an individual basis to address housing needs for the homeless in Stanislaus County. Wherever possible, the Stanislaus Urban County will collaborate with the CoC in the implementation and delivery of services to the homeless.

### ***Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.***

The foreclosure crisis has had a dramatic impact on Stanislaus County's housing market but has also provided affordable housing opportunities for residents who before could not afford to purchase a home. Current housing market conditions have also provided opportunities for Stanislaus Urban County members in a way that has allowed for the acquisition of housing units to provide affordable housing opportunities to lower income people.

The Stanislaus Urban County will continue to use, wherever feasible, HUD NSP funds to acquire existing units in combination with State CalHome funds to provide affordable housing for first time home buyers.

HOME and CalHome funds will continue to be used for rehabilitation or reconstruction of owner occupied housing units.

### **PUBLIC HOUSING STRATEGY**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(c)*

(ALL REFERENCE INFORMATION CAN BE FOUND WITHIN THE HACS – PUBLIC HOUSING AGENCY (PHA) 5-YEAR AND ANNUAL PLAN (AP) LOCATED AT [HTTP://WWW.HUD.GOV/OFFICES/PIH/PHA/APPROVED/PDF/11/CA026V02.PDF](http://www.hud.gov/offices/pih/pha/approved/pdf/11/CA026v02.pdf))

*Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting lists).*

The HACS strategy to serve the needs of the extremely low-income, low-income, and moderate-income families of the Stanislaus Urban County can be found within Attachment D of their FY 2011 AP as follows:

Need: Specific Family Type: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI:

- Employ admissions preferences aimed at families with economic hardships;
- Adopt rent policies to support and encourage work.

Need: Specific Family Type: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI:

- Employ admissions preferences aimed at families who are working or in training;
- Adopt rent policies to support and encourage work.



Need: Specific Family Type: The Elderly

Strategy 1: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available.

Need: Specific Family Type: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available;
- Affirmatively market to local non-profit agencies that assist families with disabilities.

*Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.*

*Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.*

The HACS strategy for addressing the revitalization and restoration of public housing project, as well as the living environment of the extremely low-income, low-income, and moderate families residing in the public housing of the Stanislaus Urban County can be found within Attachment E of their FY 2011 AP as follows:

PHA Goal: Conserve and upgrade the Affordable Housing Inventory in Stanislaus County.

Comments: Over the preceding one year period, the HACS has made significant improvements to its inventory of affordable housing which has substantially furthered this important agency goal.

- Public Housing Program – Improve public housing management: (New program score). Achieve and maintain High Performer status in the Public Housing Program by October 1, 2012.

Comments: The HACS's Public Housing Program is currently designated Standard Performer. We are working diligently to improve our scores in the physical assessment component of the PHAS review to regain our High Performer status.

- Housing Choice Voucher – Improve voucher management: Achieve and maintain High Performer status.

Comments: The HCV Program has been designated a High Performer for the past four fiscal years (2006-2010) and it is anticipated that for FY 2011, the HCV Program will be designated a high performer as well.

- Increase customer satisfaction

1. Public Housing / Housing Choice Voucher Programs – Improve communications with Residents and program participants through the use of newsletters and Resident meetings.

Comments: Housing Choice Voucher – A newsletter is in the process of development and distribution, anticipated by winter 2011.

Comments: Public Housing – The Public Housing program has conducted over 74 resident meetings and/or Community Services resident events over the preceding one year period.

2. All Departments – Continue to provide staff training opportunities which support improvements in the quality of the HACS's housing programs.  
Comments: Staff training is budgeted on a yearly basis.
- Housing Choice Voucher – Concentrate on efforts to improve specific management function
  1. HCV Program – Conduct annual HCV program inspections within 365 days of the last inspection.  
Comments: Based on data, the HCV department has less than 2% of annual HCV Program inspections which are more than 2 months overdue.  
  
HCV Program– Conduct quality control audits of annual eligibility determinations for not less than 2% of HCV and Public Housing program files.  
Comments: 100% of files are reviewed for each new entry level person and 10% of each regular staff person's caseload is reviewed annually for quality control.
  2. HCV Program- Conduct initial unit inspections for the HCV program within a 7 – 10 day time period.  
Comments: Inspections for new units are being conducted within 7 – 10 days of receipt of Request for Tenancy Approval. Initial landlord checks are sent out within 2 weeks from the date the unit passes inspection.
  3. HCV Program – Reestablish a landlord "hotline" to improve response time to inquiries.  
Comments: One staff person has been designated to address landlord concerns/ issues on an "as needed" basis.
- Public Housing – Capital Fund Program: Renovate or modernize public housing units. Complete Public Housing Modernization Activities in a timely manner.  
Comments: Since 2009, we have completed modernization activities at 312 of our 647 Public Housing program units. These projects included re-roofing with energy efficient cool roof products and replacement of HVAC systems with newer energy efficient systems. Currently we are working on comprehensive interior and exterior modernization of 44 units in two of our oldest developments and have plans to start work on an additional 25 units by January 2012. All of these activities were or are being completed within HUD established time frames for the Capital Fund program.
- Other
  1. Administration – Partner with county and/or city in efforts to improve housing stock and create stable, viable neighborhoods.  
Comments: The HACS continues its partnership efforts with State, City, and County governments. The HACS currently has partnerships with most, if not all, cities and county housing agencies and has developed extensive partnerships with State housing agencies. These partnerships have proven invaluable to the HACS's modernization and development efforts.
  2. Administration - Plan and coordinate HACS's housing stock modernization efforts with county and/or city infrastructure improvement efforts.  
Comments: The HACS has extensive partnerships with most, if not all, cities and county agencies and has developed working relationships with all these agencies. These partnerships continue to provide the basis of our coordination efforts.
  3. Public Housing - The HACS shall reduce the level of crime in its high vacancy complexes by not less than 20% by October 1, 2012.  
Comments: The HACS has reduced its crime rate by 44.41% from the baseline during this period.

4. Development/Comp Grant – The HACS shall improve the curb appeal of its complexes through completion of common area landscape improvements and other physical improvements by October 1, 2012.

Comments: To date, we have not completed any common area landscaping projects. However, we have completed roofing projects at 312 units and are in the process of exterior modernization projects for 44 other units and have plans for another 25 units. All of these activities have a positive impact on curb appeal for these complexes.

*Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*

The HACS strategy to help encourage public housing residents to become more involved in management and participation in homeownership within the Stanislaus Urban County can be found within Attachment E of their FY 2011 AP as follows:

PHA Goal: Depending on the availability of federal and state funding, increase the inventory of affordable rental housing in Stanislaus County and expand home ownership opportunities for first time home buyers.

Comments: Over the preceding one year period, the HACS has made significant additions to its inventory of affordable housing and has provided home ownership opportunities as outlined below. Specifically, the agency contributed 191 units to this effort and is on track to meet its goal.

Addition to HACS Inventory  
100 Housing Choice Vouchers  
32 NSP funding units  
3 land parcels for development  
3 acres of land for development

Home Ownership Units  
89 NSP program units

**Objectives:**

- Section 8 – Apply for additional rental vouchers: If federal funding becomes available, expand the inventory of rental housing vouchers by 10% over the next 5 years.
  - Comments: The HA was awarded 100 HCV in September 2009 for a 2.5% increase in program size. The HA applied for an additional 100 vouchers in June 2010. However, due to the number of applicants and limited funding, the HACS was not selected via the lottery. As of May 2011, the HACS has not applied for additional HCV funds. If HUD announces and opportunity, the HACS intends on applying for additional funding.
- Public Housing Program – Reduce public housing vacancies: Achieve and maintain an average 99% lease-up rate in the Public Housing Program over the following five-year period.
  - Comments: With respect to our Public Housing occupancy goal of 99%, we are at 99.35% as of March 31, 2011.
- Development – Leverage private or other public funds to create additional housing opportunities.
  - Comments: Staff has been working on several projects that will utilize funding resources available through the various cities and agency funds to develop new affordable housing opportunities. These projects will include senior housing in the City of Modesto and Waterford. In addition, the NSP programs have provided opportunities for the leveraging of funds for the creation of

additional project possibilities. Staff is also working with other organizations in development of special needs projects.

- Development – Subject to the availability of funding, develop or acquire 200 affordable rental housing units over the next five years.
  - Comments: To date, participation in the NSP program has resulted in an increase of 32 units, 3 parcels ready for development of single-family homes and 3 acres of land for development of affordable housing to HACS inventory. These units are designated for families at or below 50% of the AMI. In addition, we have acquired 60 units of housing that has been set aside for sale to families at or below 120% AMI. This has created additional affordable housing opportunities throughout the County.
- Other:
  1. Public Housing – Implement a Lease to Purchase Homeownership Program by June 2010.
    - Comments: Because of other agency activities, we have moved the goal date to June 2012.
  2. Housing Choice Voucher – Achieve and sustain a Section 8 program utilization rate of 99% by January 1, 2010.
    - Comments: The HCV program has achieved a 98% utilization rate for FY 2010 and is currently at 100.35% year-to-date for FY 2011.
  3. Housing Choice Voucher – Continue to expand upon existing marketing and outreach efforts to attract new landlord participants to the Section 8 program.
    - Comments: The HCV department currently has approximately 2,200 landlords participating in the HCV Program. A newsletter is in development and a Landlord training program will be established before fall of 2013.

## HOMELESS STRATEGY

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(D)

### **Objective 5b**

**Priority - High**

***Homelessness. The consolidated plan must include the priority homeless needs table prescribed by HUD and must describe the strategy for reducing and ending homelessness through:***

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

***(2) Addressing the emergency shelter and transitional housing needs of homeless persons;***

***(3) 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 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; and***

***(4) Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are:***

***(i) Likely to become homeless after 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***

***(ii) Receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.***

To develop the Stanislaus Urban County's homeless funding priorities, the current condition of homelessness in the Nation and Stanislaus County was examined by pulling from the 2011 Point-in-Time (PIT) count, the CoC's 2011 Exhibit 1, the Stanislaus Urban County's 2012-2015 CP, the CoC's 10-Year Plan to End Long-Term Homelessness (2007), and the United States Interagency Council on Homelessness's Report, "Opening Doors – Federal Strategic Plan to Prevent and End Homelessness" (2010). A recent Community Survey, conducted in preparation for the development of Stanislaus Urban County's 2012-2015 CP, identified homeless services as a high priority and homeless prevention activities as a medium priority. Eligible activities allowed for under the homeless funds that the CDBG Stanislaus Urban County receives (ESG and CDBG Public Services) were then compared to existing services available to homeless and at-risk persons to develop the funding priorities described below. The ultimate goal of the CDBG Stanislaus Urban County Homeless Strategy is to increase housing stability and decrease incidents of homelessness in Stanislaus County by targeting funds to populations most in need, meeting both the immediate and long-term needs of the homeless, and avoiding the duplication of services by coordinating with service providers and the CoC.

The Federal Strategic Plan to Prevent and End Homelessness has the following 4 Goals:

- End Chronic Homelessness in five years
- Prevent and End Homelessness among Veterans in 5 years
- Prevent and End Homelessness for Families, Youth and Children in 10 years
- Set a Path to End all Homelessness

The Federal Strategic Plan focuses on solving homelessness for the chronic homeless, homeless veterans, homeless families with children, and homeless unaccompanied youth. Within the document six strategies are discussed as paths to housing those target populations:

- Individualized Goal-Based Service Planning
- On-Going Support Services Connected to Mainstream Resources
- Independent Living Skills Training
- Connections to Supportive and Trustworthy Adults and Support Networks
- Employment and Education
- Housing

Similarly, the CoC's 10-year Plan to End Long-term Homelessness, identifies CH, long-term homeless adults and families, and homeless youth as target groups for homeless assistance. Currently, the focus of CoC funding has been to provide PSH for CH, homeless veterans and for homeless youth out of foster care. The HPRP program has been very successful in stably housing homeless families with children and long-term homeless adults. As HPRP comes to a close, there appears to be both a gap in funding and a high success rate for these two populations. ESG sub-grantees will assess individual clients' needs and will evaluate their potential for success in the appropriate program (Emergency, Transitional, PSH or Rental Assistance). If they are not able to offer the needed service, then clients will be referred to the appropriate resource.

Drawing from these local data sources and federal strategies, the Stanislaus Urban County has established the following Homeless Strategic Plan action items:

1. Create additional PSH beds.
2. Increase the number of homeless persons transitioning from homelessness into permanent housing through rental assistance and housing relocation and stabilization services.
3. Decrease the number of persons entering homelessness.
4. Increase access to vocational training opportunities for homeless persons.
5. Increase access to affordable housing & support services in areas related to life skills.
6. Increase coordination with entities releasing persons into homelessness and with service providers and the CoC.
7. Better utilize HMIS to track the transition of persons into and out of homelessness.

Please see Table 1a and the discussion provided under the Homeless Needs Assessment portion of this document for additional details on the needs of homeless in Stanislaus County.

A description of the core elements included in the Stanislaus Urban County's Homeless Strategy is provided below:

### **EMERGENCY AND TRANSITIONAL SHELTERS**

The path to obtaining and maintaining permanent housing has many steps. The first of these steps often involves providing for the immediate needs of persons experiencing homelessness, such as food and shelter. The CoC's Exhibit 1 describes that Stanislaus County has experienced a loss of emergency and transitional shelter beds from Fiscal Year 2010-2011. These lower bed numbers occurred due to losses in non-profit funding and the paring down of non-profit services in an attempt to stay fiscally sound. In response to this trend, the Stanislaus Urban County's Homeless Strategy places a high priority on utilizing homeless funds to assist emergency and transitional shelters with covering their operational and essential service costs.

### **RAPID RE-HOUSING ASSISTANCE**

The Stanislaus Urban County Homeless Strategy also places a high priority on providing rental assistance and housing relocation and stabilization services to persons and households experiencing homelessness. Since 2009, HPRP financial assistance funds combined with intensive case management has successfully housed 343 homeless individuals, made up of 95 households and has successfully prevented 222 individuals at-risk of homelessness, made up of 89 households, from losing their housing. This successful model implemented in conjunction with maintaining existing shelter facilities will allow the Stanislaus Urban County to continue to reduce the numbers of homeless individuals and families within Stanislaus County.

### **HOMELESS PREVENTION**

Homeless prevention activities, while remaining to be a service that is greatly needed throughout the Stanislaus Urban County, received slightly less priority than rapid re-housing and shelter services and accordingly, less funding is proposed to be allocated to this activity. However, preventing incidents of homelessness from occurring with short-term rental assistance and case management remains an integral element of the Homeless Strategy. Stanislaus County has awarded CDBG grants to several service providers such as the CHSS agency and the CCC who deal with homeless or persons at risk of becoming homeless. Additionally, Stanislaus County has a contract with Project Sentinel, which specializes in Fair Housing Education and Tenant Landlord Outreach. Other public services providers offer utility assistance for families in need to short-term financial assistance to keep their utilities turned on. Residents who have issues with sub-standard housing may

apply for a rehab loan through the Stanislaus Urban County's HOME and CalHOME programs.

### **HOMELESS MANAGEMENT INFORMATION SYSTEM**

Additionally, the Stanislaus Urban County, in recognition that HMIS has the potential to be utilized as a critical data collection tool for identifying the best methods for preventing and ending homelessness, will focus \$20,000 of its Fiscal Year 2012-2013 ESG award to improving the CoC's HMIS system.

### **CONNECTION TO EMPLOYMENT**

Lastly, in conjunction with our CDBG Economic Development program, a strong focus for the Stanislaus Urban County's Homeless Strategy will be on providing job training and placement opportunities for Rapid Re-housing and Homeless Prevention recipients. Stanislaus County currently has an unemployment rate of 18%, which creates additional challenges in addressing economic self-sufficiency for program participants. The emergency, transitional and permanent housing providers (CHSS, SCAP, SISA, Salvation Army, We Care, CHS, and Family Promise) currently work with the supportive service agencies (BHRS, TP, CSA, VA) to connect program participants with vocational and educational opportunities funded through American Reinvestment and Recovery Act (ARRA) and other workforce development programs. The CoC has current systems in place to identify those individuals and families with children who are physically and mentally able to secure employment. Through partnerships with the local Workforce Development Department, the Alliance Worknet and the Stanislaus Urban County Economic Development program, employers are connected to persons seeking employment who participate in the CoC's homeless programs. An employment center has been established which is utilized for providing employment training and services to persons seeking employment. Long term, the Performance Evaluation Committee of the CoC will continue to work with homeless service providers to develop partnerships with agencies that can train and create employment opportunities for the persons participating in the CoC's housing and supportive services programs.

### **HOMELESS PARTICIPATION**

The CoC has been discussing methods for increasing homeless and formerly homeless participation for the planning and use of ESG and CoC funds. The City of Modesto's Blue Ribbon Commission on Homelessness has recommended that a homeless fair be held to connect homeless persons to medical screenings, enrollment assistance, documentation replacements, emergency food and clothing, as well as for general resource and referral services. The CoC hopes to coordinate a subsequent fair in connection with the 2013 Homeless PIT Count, and to elicit input at this time from homeless persons, as well as to seek participation on the monthly CoC meetings, and on the use of ESG funds throughout the Stanislaus Urban County.

### **PERMANENT SUPPORTIVE HOUSING (PSH) AND THE 10 YEAR PLAN TO END HOMELESSNESS**

Stanislaus County, HCD, Coalition for Supportive Housing (CSH) and the CoC Executive Committee worked together to develop a 10-year plan to address homelessness. The plan includes the development of 483 units of PSH within 10 years. The plan was approved in 2007 and as of 2010, 147 of the planned 483 PSH units have been created. We believe we will not only meet the goal but most likely exceed the goal and increase the level as necessary. In addition to the short term methods described, long term plans identified include expanding upon the existing CoC's stakeholders to identify gaps and unmet needs to end chronic homelessness and continue to establish collaborative agreements with experienced agencies who can supply the housing and supportive services. These methods have been successful in the past and based upon the range of stakeholders involved and engaged in meeting this goal, it is recognized that ending chronic homelessness is not only a national HUD priority, but a priority in Stanislaus County as well.

## **DISCHARGE COORDINATION POLICY**

Every jurisdiction receiving McKinney-Vento Homeless Assistance Act, ESG, Supportive Housing, SPC, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

Representatives from BHRS and the CSA regularly attend the monthly CoC Housing Collaborative meetings and are active participants in program planning for homeless fund utilization throughout Stanislaus County. The HSA has been contacted in regard to recent and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care reform measures they will be implementing. On October 1, 2011 California passed a corrections realignment plan, which shifts responsibility from the state to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness the CoC is pursuing collaborating with Stanislaus County Sheriff's and Probation Departments to develop a coordinated discharge policy.

Stanislaus County's 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. Stanislaus County develops a 90 day transition plan that includes a housing component. Procedurally, a lead officer receives a list of those eligible minors from the case officers and he works with the case officer, minor, family, and any service 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.

For adults recently released from custody, Stanislaus 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 Challenge, and Gospel Mission.

## **HEALTH CARE**

The state has policies in place that require health care facilities to participate in regional planning meetings and develop a specific document to identify best practices for the post-hospital transition of homeless patients, methods to establish and support effective communications between hospitals and stakeholders regarding this transition and the identification of resources. Local health care facilities have specific protocol in place requiring a safe discharge for all patients. In 2008, the Stanislaus County Public Health Agency reestablished the task force to review the current protocol in place and address any gaps in services necessary to ensure successful discharge planning services. The Public Health Agency has become actively involved in the CoC and working towards developing liaisons with housing services agencies within the CoC to update the existing discharge planning protocol. Currently in place there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing and prevent the release of patients to the streets or to HUD McKinney-Vento funded emergency shelters, transitional or permanent housing units. The HSA has been contacted in regard to recent



and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care reform measures they will be implementing.

### **MENTAL HEALTH**

Through contracted services with BHRS, Telecare SHOP (Stanislaus County's primary agency for outreach to CH/mentally ill persons) provides treatment and discharge planning to adults with mental illness and/or chemical addiction. Extensive policies are in place to ensure that patients and mentally ill inmates are not discharged into settings such as shelters, the streets, hotel or motels. Discharge planning is multi-disciplinary and starts upon admission to a facility, with SHOP case managers working with a team including the patient, family, guardians and agencies to develop a plan for housing, medication, vocational, social and educational needs, follow-up, support services and life activities. Discharge planning includes supportive or protective housing if the patient is incapable of independent living. Agencies receive diagnosis, medication and other pertinent information to assist with follow up services. Appropriate discharge settings include nursing homes, basic care facilities, adult foster care, and independent living which are not funded through HUD McKinney-Vento resources. SHOP assists individuals in completing application for housing and mainstream resources such as Social Security prior to the patients discharge. This protocol has been accepted within the CoC and the general community and has proven to be highly successful in preventing homelessness form persons discharged from mental health facilities.

### **CORRECTIONS**

In 2003, the CA Department of Corrections (CDC) developed the Police and Corrections Team Program (PACT), which is also referred to as Community Policing. PACT is a nationally recognized partnership between law enforcement and local service providers to ensure that parolees are provided with a connection to adequate supportive and housing services to improve their success in reintegrating into the community. Stanislaus County's PACT Program has been in place since July 2004 and highly successful in providing parolee with information on housing and supportive services. Presently, there is a formal protocol in place for persons who have serious mental illness or who have HIV/AIDS who choose to receive services from the local Human Services Agencies. This protocol has been accepted by the CoC and includes discharging of inmates to appropriate settings including nursing homes, basic care facilities, board and care adult foster care and independent living which are not funded through HUD McKinney-Vento resources. Telecare SHOP, contracted through BHRS, provides the case management and services necessary to identify and assist the parolee in obtaining adequate housing upon discharge from a correctional facility. On October 1, 2011 California passed a corrections realignment plan, which shifts responsibility from the State to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness the CoC is pursuing collaborating with Stanislaus County Sherriff's and Probation Departments to develop a coordinated discharge policy.

### **EDUCATION AND OUTREACH**

In order to better serve the homeless population; service providers must outreach to the unsheltered homeless populations and to low-income populations at-risk of homelessness. Most agencies that deal with the homeless population are non-profits and community groups. Stanislaus County has awarded Public Service Needs grants to agencies that provide supportive services to special populations. Special populations include not just homeless but those that are also at risk of becoming homeless. Stanislaus County anticipates continuing offering grants annually for public service needs with future CDBG funds.

## **PARTNERSHIPS**

It is important for local governments, agencies, and community groups to have an understanding of what services are offered by not only their others. Stanislaus County is involved with collaboration, service providers, community groups and partnerships throughout Stanislaus County. By creating partnerships, Stanislaus County has been better able to provide services to communities and agencies.

Stanislaus County is currently involved in developing a Homeless Day Center in partnership with the City of Modesto and the Salvation Army. As part of a sub-committee for the CoC, with the City taking a lead role, development of a Homeless Day Center continues. The goals for the Homeless Day Center are to provide legal services, medical treatment, food and education as well as other supportive services. The purpose of the RFQ is to locate a qualified agency or partnership that will be capable of managing the Homeless Day Center. Other agencies involved in the planning efforts of the center are the Disability Resource Agency for Independent Living (DRAIL), Stanislaus County's BHRS Department, Project Sentinel, Coalition on Homeless, Nirvana Drug and Alcohol Treatment, and Inter-Faith Ministries. Stanislaus County will continue to work with the City of Modesto, as well as other cities in dealing with homeless issues.

## **SPECIFIC HOMELESS PROGRAM OBJECTIVES**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.215*

***Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables\* prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction. Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.***

## **STANISLAUS URBAN COUNTY ESG PROGRAM OBJECTIVES**

The primary source of homeless funds in the Stanislaus Urban County is Emergency Solution Grant funds. The ESG program, formally the Emergency Shelter Grant program, is intended to supplement state, local and private efforts to improve the quality and number of emergency shelters and transitional facilities for homeless people as well as to provide case management and financial assistance to prevent homelessness and to permanently re-house homeless persons. HUD issued an interim rule for the ESG Program on December 5, 2011. This rule amended the McKinney-Vento Homeless Assistance Act in accordance with the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009. The interim rule established a list of eligible activities, and allows the local grantee, Stanislaus Urban County, to select activities in accordance with its own community development objectives.

Designed as a first step in a CoC plan of assistance, the ESG program strives to address the immediate needs of persons residing on the street and needing emergency shelter and transitional housing, as well as assisting their movement to independent living. While flexible in terms of serving all homeless subpopulations and preventing persons from becoming homeless, ESG program legislation and implementing regulations do limit the types of activities and amounts of funds that can be spent on different activities. The following categories of eligible activities and applicable limitations are discussed in the Program Requirements section of these Guidelines:

- STREET OUTREACH ACTIVITIES (*funding capped*)
- EMERGENCY SHELTER ACTIVITIES (*funding capped*)

- HOMELESS PREVENTION ACTIVITIES
- RAPID RE-HOUSING ACTIVITIES
- HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS) ACTIVITIES

To be eligible for ESG assistance, a public service project must serve very low income households (at or below 30% of the area median income), homeless persons or those at-risk of homelessness.

HUD's proposed allocation for Fiscal Year 2012-2013 ESG funds is in the amount of \$198,932. The interim rule eliminated the current program caps and replaced them with a 60% maximum (or Hold Harmless Need "HHN" maximum) of grant funds to be spent on shelter and street outreach activities. The remaining grant funds will be set aside for HPRP and Administration activities. In addition, the Administration cap was increased from 5% to 7.5% of the total grant allocation. The following strategies have been identified as crucial elements in addressing the issue of homelessness during this current CP cycle:

***Homeless Assistance - Rental Assistance and Housing Relocation and Stabilization Services***

***Objective 5b***

***Priority – High***  
***\$98,226***

***Activity Description:*** Case management and housing search and placement funds to be utilized in conjunction with medium-term rental assistance (three (3) months or more) to house individuals and families experiencing homelessness, with the ultimate goal of stabilizing their housing. Short-term rental assistance may also be utilized as a tool to stably house homeless individuals and families, if appropriate.

***Projected Outputs:*** Thirty-six (36) Individuals; eight (8) Households with children; and eight (8) individuals without children.

***Emergency Shelter***

***Objective 5b***

***Priority – High***  
***\$214,846***

***Activity Description:*** Funding will be utilized for costs associated with the operation of an emergency shelter, such as rent and utilities and for costs associated with the providing essential services associated with the operation of a homeless shelter, such as case management or shelter staff salaries.

***Projected Outputs:*** One-thousand two-hundred ninety-nine (1,299) Individuals.

***Transitional Shelter***

***Objective 5b***

***Priority – High***  
***\$143,231***

***Activity Description:*** Funding will be utilized for costs associated with the operation of a transitional shelter, such as rent and utilities and for costs associated with the providing essential services associated with the operation of a homeless shelter, such as case management or shelter staff salaries.

***Projected Outputs:*** Three-hundred and six (306) Individuals; made up of eighty-seven (87) households.

***Homeless Management Information System (HMIS)***

***Objective 5b***

***Priority – High***  
***\$60,000***

**Activity Description:** The HACS and Stanislaus County BHRS are the lead agencies for Stanislaus County's HMIS system. HMIS is funded through the Super-NOFA SHP funds administered by the CoC Executive Committee. In collaboration with the CoC, Stanislaus Urban County has been actively working on increasing HMIS participation, data quality and utilization. We hope to exceed the minimum threshold to make HMIS data eligible for the Annual Homeless Assessment Report (AHAR) (65% participation) by the end of the CP cycle. Additionally, we plan to utilize ESG funds, in combination with funding from the Alliance Worknet and CDBG Economic Development programs to train interns on HMIS data quality and data entry.

**Homeless Prevention - Rental Assistance and Housing Relocation and Stabilization Services**

**Objective 5a**

**Priority – Medium**  
**\$35,736**

**Activity Description:** Case management and housing search and placement funds to be utilized in conjunction with short-term rental assistance (between 1-3 months) to help an individual or family at-risk of becoming homeless, stabilize their housing.

**Projected Outputs:** Twelve (34) Individuals; 8 Households with children; and 7 individuals without children.

**CORDINATED PROGRAM PLANNING - CONTINUUM OF CARE (CoC)**

The "Stanislaus Housing & Support Service Services Collaborative", a multi-agency taskforce, has been formally recognized by the Board of Supervisors as the body that will formulate and recommend policies and programs to address the issues of Homelessness in Stanislaus County. The CoC considers homelessness as one of its most important challenges. It is a topic that is discussed regularly with consideration given to all ideas expressed so as not to overlook potential solutions.

The CoC is comprised of representatives from homeless shelters, non-profits and service providers, property owners, faith-based groups, and business providers within Stanislaus County. This Collaborative also includes representatives from Stanislaus County Planning Department, Stanislaus County BHRS, City of Modesto Housing Preservation, City of Turlock Community Preservation Department, City of Hughson, Stanislaus County CSA, and Stanislaus County Sheriff's Office.

It is the intent of this Collaborative to oversee Stanislaus County's CoC and to work cooperatively to eliminate duplication of services and to increase service and shelter efficiency. This Collaborative has successfully prepared grant applications that have received funding for the SPC, Permanent SHPs, and the Homeless Management Information System.

All members of the collaborative have expressed a willingness to commit resources to potential solutions. Stanislaus County will consider HOME funds, as well as CDBG funds for the development of shelters and PSH for homeless single individuals and families. The CoC will continue to assist homeless persons by helping with funding and the coordination of the activities of service and housing providers with government agencies and among other non-profit and community organizations. The Stanislaus Urban County's underlying goal is to provide PSH and to promote self-sufficiency for Stanislaus County's homeless population.

Stanislaus County continues to consider the issue of homelessness as one of its most important priorities. In the coming year, Stanislaus County will continue coordinating with the cities of Modesto and Turlock to provide funding too experienced shelter providers to establish a homeless shelter and a homeless day facility. The CoC's ESG Sub-committee is in the process of developing a coordinated assessment and intake process for clients

receiving homeless services. As part of this coordinated effort, the CDBG Stanislaus Urban County will support the CoC in their efforts to accomplish the following goals:

***Chronically Homeless (CH)***

Year	2008	2009	2010	2011
Number CH	552	442	442	334
Number PSH for CH	117	141	147	156

Based on APR's of PSH providers, 85% of persons who had not exited PSH had remained in housing for more than six months. Based upon PSH provider experience, regular communication between the participant, and the housing and/or supportive services provider has been crucial to ensuring participants have the services they need to remain in permanent housing. In order to increase this percentage or (at a minimum), maintain this percentage, in the next 12 months the Special Population Committee plans to conduct an annual assessment of the current services system in place with providers, program participants, and housing providers. The purpose of this assessment will be to identify why clients may exit the program prior to a six month time period.

Based upon an analysis of the last 5 years of APR's, it was identified that approximately 95% of participants remained in PSH for longer than 2 years, which is indicative of a the level of supportive services available to program participants.

The CoC's long term plans for increasing the percentage of homeless persons remaining in permanent housing includes monitoring program policies and early intervention practices to prevent homeless persons from leaving PSH. Housing and service providers meet monthly for each individual PSH Project to address any issues which may arise and develop specific plans for providing intervention services to clients in distress. The providers also monitor the causes for persons leaving PSH to identify what supportive services are necessary to increase the success rate. Policies have been put in place that allow for flexibility in the programs to allow participants to be temporarily absent from their unit to address substance abuse or other health issues which may require temporary institutionalization. These methods have proven effective and the EC will continue to work to develop other methods to increase the percentage of persons who are able to successfully remain in PSH.

***Number of permanent housing beds for CH persons***

<i>Currently</i>	<i>156</i>
<i>12-month goal</i>	<i>171</i>
<i>5-year goal</i>	<i>280</i>
<i>10-years</i>	<i>483</i>

***Youth Aging Out of Foster Care***

During Fiscal Year 2003-2004 a planning group including mental health representatives and members of the CoC who provide transitional and PSH to youth out of foster care or other children's systems of care developed a comprehensive policy to prevent discharges to McKinney-Vento beds, emergency shelters, psychiatric hospitalization and homelessness. CoC together with supportive service and housing providers have developed programs and protocol to prevent youth from entering McKinney-Vento emergency shelter systems. Presently there are five government and community-based projects designed to provide transitional to PSH. Supportive services through Child Welfare include an after care social worker who connects the youth with services such as access to mainstream resources, education, financial, vocational and mental health/substance abuse services. Three district housing service programs are offered for young adults, young families through the age of 24 and one specifically for youth 17 to 19 years of age. Other resources include 30 HCVs which were awarded for Youth out of foster care in 2009. In addition, the City of Modesto received NSP2 funds, some of which will be utilized for acquisition of 40 units for homeless youth and their families, which could include former youth out of foster care within this targeted population.

**Veterans**

Reducing homelessness for veterans is a top priority for the CoC; currently the Salvation Army provides a transitional housing program for homeless veterans. In partnership with the VA, the program has three specific goals: permanent housing; increased income & greater self-determination; consistent with the CoC strategic goals of permanent housing & employment. Services in support of these goals include education, life skills & recovery programs on-site. The Salvation Army has successfully connected veterans with Veterans Affairs Supportive Program (VASH) providers for permanent housing. The CoC also educates community members about veteran services. The VA Liaison for Homeless Programs has been a presenter at a regular CoC meeting and the CoC assisted with the collection of information for the Community Homelessness Assessment, Local Education and Networking Group (CHALENG) for veterans. The CoC has made veteran needs a priority for funding in 2010. Veteran's projects submitted by SCAP and Renaissance Community Center (RCC) have priority ranking by the CoC. Ranked first is SCAP's HALO Vet, a supportive housing project by an agency with experience & proven success moving CH to permanent housing. Through HALO RCC Vet project, ranked second, RCC a provider of services to veterans, will partner with SCAP to gain valuable knowledge operating a supportive housing project and increase our community's capacity for permanent housing to homeless veterans.

**Economic Development Program**

Through the Stanislaus Urban County's Economic Development program, case managers will connect clients receiving rental assistance through the ESGs program with job training through various internships with non-profits and for-profits throughout Stanislaus County. The ultimate goal of the program is permanently place these low-income homeless and at-risk clients into stable permanent employment (up to 16 full-time jobs).

**Increase percentage of homeless persons employed at exit to at least 20%**

<i>12 month Objective</i>	<i>26%</i>
<i>5 year Objective</i>	<i>30%</i>
<i>10 year objective</i>	<i>35%</i>
<i>Actual Achievement</i>	<i>26%</i>

**Homeless Households with Children**

The 10-year plan was developed through Stanislaus County with guidance from the CoC's Executive Committee and CoC members. The 10-year plan includes development of 300 affordable housing units for families with children. Strategies in place to reach this goal include use of NSP and HPRP funding in addition to seeking all available state, local, and private funding sources to increase the level of affordable housing within Stanislaus County. In addition to affordable housing development, increase the level of prevention programs which will reduce the incidence of homelessness through financial assistance to avoid eviction, voluntary case management (home-based assistance) to assist the family in maintaining their housing, outreach to agencies and organizations that provide services to families with children and educate service providers on affordable housing and homeless prevention services available to their clientele. The HPRP program has allowed the CCC and CHSS to develop a program that effectively works for homeless families with children on obtaining a plan for self-sufficiency and ultimately stable permanent housing through intensive case management. As this program comes to a close, recent revisions to the ESG program will allow this type of program to continue. HPRP providers who work with homeless families have seen great success with stabilizing housing.

**Decrease the number of homeless households with children.**

<i>12 month Objective</i>	<i>125 Households</i>
<i>5 year Objective</i>	<i>75 Households</i>
<i>10 year Objective</i>	<i>50 Households</i>
<i>Actual Achievement</i>	<i>134 Households</i>

## PERFORMANCE STANDARDS

For the purposes of evaluating outcomes of Rapid Re-housing and Homeless Prevention assistance, a program participant is considered to be successfully stably housed, if their residence at time of exit includes one of the following:

- Permanent Supportive Housing (PSH)
- Rental by client no housing subsidy
- Rental by client, VASH housing subsidy
- Rental by client, other (non-VASH) housing subsidy
- Staying or living with family, permanent tenure
- Staying for living with friends, permanent tenure

Additionally, sub-grantees will be required to document each program participant's barriers to obtaining and maintaining stable housing at program entry, re-certification, and at program exit. In particular, sub-grantees must keep detailed records for each program participant in the following categories:

- Changes in employment
- Changes in cash benefits
- Changes in non-cash benefits
- Supportive services received
- Job or life skills training received

In general, program participants whose residence at program exit is considered to be "stably housed" and who experiences a decrease in the number of barriers from program exit to program entry, will be considered to be a program success.

As HMIS participation increases, our ability to track persons moving into and out of homelessness will improve. In line with the Stanislaus CoC's goal, the CDBG Stanislaus Urban County has the following goals for moving persons in transitional shelters into permanent housing:

***Increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65%.***

*12 month Objective - 65%*

*5 year Objective – 70%*

*10 year Objective – 75%*

*Actual Achievement - 52%*

## PRIORITY NON-HOMELESS NEEDS

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(e)

***Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.***

***See Table 3C ("Consolidated Plan Listings of Projects" for local governments and territories attached)***

***Describe the basis for assigning the priority given to each category of priority needs.***

***Identify any obstacles to meeting underserved needs.***

***To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.***

***If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.***

**\*Refer to Table 1B Non-Homeless Special Needs or the CPMP Tool's Needs.xls workbook**

The majority of non-homeless needs for low income households are funded through the CDBG Public Services competitive grant program. Public services include, but are not limited to: job training, child care, drug abuse counseling and treatment, services for senior citizens, health care, recreation programs, energy conservation counseling, services for homeless persons, education programs, public safety services, and fair housing counseling. Over the next three (3) fiscal years the Stanislaus Urban County Public Service Grant Program will distribute approximately \$507,488 or 10% of the total CDBG allocation, to eligible non-profits and agencies for public service programs throughout the PJs of the Stanislaus Urban County over the CP planning cycle. Of that public services total, approximately \$416,352 or 82% has historically been awarded to the non-homeless special needs population. To be eligible for CDBG funds, a project must first meet one of the three National Objectives of the CDBG Program. They are established by HUD. These objectives are: 1) Directly benefit low and moderate income people; 2) Prevent or eliminate slum and blight conditions; or 3) Meet a particular urgent community development need. (The last objective is generally considered by HUD to mean an unusual condition posing an immediate threat to health and welfare such as an earthquake or other natural disaster.) HUD has established a list of eligible activities, and allows the local grantee, Stanislaus County, to select activities in accordance with its own community development objectives.

Funds will be set aside annually for this program that allows non-profits and service providers to apply through a competitive process for a public service grant. The maximum amount that an eligible organization may apply for is \$20,000. The public service grant requires that the service provider provides a new or expanded service to eligible Stanislaus County Stanislaus Urban County residents.

Applications for funding for Fiscal Year 2012-2013 were released on November 16, 2011 and were due December 5, 2011. Submitted applications were reviewed and scored by a team consisting of a representative from the cities of Ceres, Hughson, Oakdale, and Patterson, Newman, Waterford, the County Chief Executive Office, and County BHRS. This year's grant applicants presented their proposals to the grant review team on January 12 and/or January 13, 2012. Public Service award recommendations are included within the Fiscal Year 2012-2013 Annual Action Plan. A Notice of Funding Availability for Fiscal Year 2013-2014 public service grant will be released in November 2012.

The CDBG Stanislaus Urban County collected input received from the Community Survey in November of 2011 to determine community funding priorities for public service programs. These priorities, combined with patterns of public service funding over the past five years, were utilized to establish the following non-homeless need priorities:

***Seniors***

***Objective 5a***

***Priority – High***

***\$76,123***

***Activity Description:*** Funding will be utilized for programs that provide services to seniors, ages 62 and older; including but not limited to programs that provide senior transportation



and food assistance, health and fitness training, elderly-abuse prevention programming, medical care, and health and safety home screenings.

**Projected Outputs:** One-thousand three-hundred thirty-eight (1,338) seniors.

**At-Risk Youth  
Objective 5a**

**Priority – High**  
\$76,123

**Activity Description:** Funding will be utilized for programs that provide services to households that contain youth at-risk for homelessness, domestic violence or crime related activities; including but not limited to programs that provide education, respite care, shelter, crisis intervention, case management, resource and referral services, juvenile detention diversion, provision of supplemental food and clothing, enrollment in extra-curricular activities, job training, gang prevention activities, etc.

**Projected Outputs:** Nine-hundred forty-five (945) individuals in households with at-risk youth (between the ages of birth to 17).

**Persons At-Risk of Homelessness  
Objective 5a**

**Priority – Medium**  
\$86,485\*

**Activity Description:** Funding will be utilized to prevent households, with and without children, who are at-risk of imminently losing their housing, from becoming homeless. Eligible services include, utility assistance, payment of rental and utility arrears, rental assistance, case management, housing search and placement assistance, resource and referral services, etc.

\*Dollars to Address Unmet Need for Persons At-Risk of Homelessness includes \$50,749 CDBG Public Service funds combined with \$35,736 ESG funds.

**Projected Outputs:** Three-hundred forty-eight (348) individuals in households at-risk of homelessness.

**Persons Experiencing Food Insecurity  
Objective 5a**

**Priority – Medium**  
\$76,123

**Activity Description:** Funding will be utilized to provide emergency food assistance to low-income individuals and households experiencing food insecurity.

**Projected Outputs:** Sixty-seven thousand one-hundred sixty-one (67,161) individuals in households experiencing food insecurity.

**Low Income Families with Children  
Objective 5a**

**Priority – Low**  
\$50,749

**Activity Description:** Funding will be utilized for general public services for extremely-low, very-low and low income families who need temporary assistance in order to regain or obtain self-sufficiency. Services will include but not be limited to, family resource centers, parenting education programs, case management programs, family reunification programs, family fitness programs, nutrition education programs, medical insurance enrollment assistance, and homeownership assistance programs.

**Projected Outputs:** Seven-hundred eighty-three (783) individuals in low-income households with children.

**Other Special Populations  
Objective 5a**

**Priority – Low**  
\$50,749

**Activity Description:** Funding will be utilized for programs that provide services targeted to populations with special needs; including but limited to individuals with mental illness, physical disabilities, developmental disabilities or who are victims of domestic violence.

**Projected Outputs:** Forty-eight (48) individuals with mental illness, physical disabilities, developmental disabilities, who are victims of domestic violence, or other populations with special needs.

## **NON-HOUSING COMMUNITY DEVELOPMENT NEEDS**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(f)

*If the jurisdiction seeks assistance under the CDBG program, the consolidated plan must provide a concise summary of the jurisdiction's priority non-housing community development needs eligible for assistance under HUD's community development programs by CDBG eligibility category, in accordance with a table prescribed by HUD. This community development component of the plan must state the jurisdiction's specific long-term and short-term community development objectives (including economic development activities that create jobs), which must be developed in accordance with the primary objective of the CDBG program to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low-income and moderate-income persons.*

### **Public Infrastructure**

**Priority: High**  
\$2,919,778

#### **Analysis**

In many neighborhoods and communities of the Planning Area, public infrastructure is minimal or non-existent. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods. Projects have been identified in the Annual Action Plan that will address this.

The priorities for Non-Housing Community Development Needs and the estimated number of priority units recorded in the Community Development Needs Table were derived from the following:

- Parks Master Plan
- Health Services Agency (HSA)
- Jurisdictions:  
(Stanislaus County, Ceres, Hughson, Newman, Oakdale, Patterson, & Waterford)
- Capital Improvement Plans
- Stanislaus County Economic Development Corporation

Cost estimates were estimated based upon current and recent community development projects and engineer's estimates.

### **Public Services**

Through the Public Services Program, Stanislaus County sets aside 10% of its annual CDBG allocation for programs that provide services to low to moderate-income families. Through the program, non-profit agencies offering these services may apply competitively for grants

of up to \$20,000. To be eligible for CDBG funds, a project must first meet one of the three National Objectives established by HUD. These objectives are: 1) Directly benefit low and moderate income people; 2) Prevent or eliminate slum and blight conditions; 3) Meet a particular urgent community development need.

Grant applications are made available at a CDBG Technical Workshop and an ESG Technical Workshop, which is held in approximately January. Applications received are reviewed and scored by a committee of nine (9) representatives from the Stanislaus Urban County, the CEO's office, and the Stanislaus County Collaborative. The scores are tallied and a recommendation is made to the Board of Supervisors for approval. Formal grantee award announcements will be made in April at a County Board of Supervisor's public hearing. Additional details about the Strategic Plan for use of Public Service funds can be found in the previous section titled *Priority Non-Homeless Needs*.

### ***Community Development/Economic Development Objectives***

With an organized local contingent of merchants, business owners and residents, it is possible to plan with the community the actions which will fulfill what is outlined in this Strategy (RS). This effort will be coordinated through Stanislaus County staff engagement with a local non-profit that currently has expertise in developing individual housing plans as defined within the Stanislaus Urban County's ESG homeless prevention activities. Ultimately, through the non-profits development of a board that meets the minimum standards necessary to become a Community Development Based Organization (CDBO).

The proposed RS covers a five (5) year period (Fiscal Years 2012-2017) during which Stanislaus County staff plans to engage a local non-profit that currently has expertise in RS related activities. These activities will include the need to develop a board that meets the minimum standards necessary to become a HUD recognized Community Development Based Organization (CDBO). A successful RS needs to be undertaken in collaboration with a local CDBO. The Stanislaus Urban County's Fiscal Year 2012-2013 Annual Action Plan identifies \$35,000 in funding, allocated to Stanislaus County, for the CDBO to staff a coordinator position, placed within the Airport/Parklawn Strategy area. This non-profit position will be a liaison between residents within the target communities, businesses, government agencies, and other RS participants. The coordinator will help ensure the RS target goals are carried out in a coordinated effort with local community groups such as the MAC's and neighborhood associations within these target areas. Goals and objectives in support of this plan were validated by the 2011 survey conducted for the Stanislaus Urban County' CP which identifies the priorities of this Strategy as set forth below:

The ultimate objective of the RS is to create communities of opportunity by stimulating the reinvestment of human and economic capital and economically empowering low-income residents through a targeted approach aimed at revitalizing the neighborhoods by investing resources that will improve/add housing stock, provide economic development opportunities through job creation, install needed infrastructure, and the provision of public services.

This RS will serve as an evaluation tool for assessing the restoration and improvement of the Airport and Parklawn neighborhoods. The goals outlined in the 5-year RS will assist Stanislaus County staff in evaluating successful outcomes within the following four (4) categories:

#### *Housing*

- 16 - 20 Units – Between 30%-80% AMI

#### *Job Creation*

- 16 - 20 Jobs – Between 31%-80% AMI

#### *Infrastructure*

- Complete Sewer Infrastructure Projects within the Neighborhoods of Airport and Parklawn (contingent upon available match/leveraged funding sources).

#### *Public Services*

- Secure a non-profit to provide Community Based Development Organization (CBDO) to provide related services within the target communities to include, but not limited to the following:
  - Provide Job education training (workforce development)
  - Provide rapid rehousing services
  - Provide non-profit to provide senior services
  - Secure a non-profit to provide at risk youth services/programs

## **NEIGHBORHOOD REVITALIZATION STRATEGY AREAS**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(g)

*If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new CP, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).*

### **Neighborhood Revitalization Strategy Areas**

**Priority: High**  
\$560,000

Along with the submission of this CP the Stanislaus Urban County has included Neighborhood Revitalization Strategy Areas, Airport and Parklawn Neighborhoods, for HUD's review and consideration for approval.

*Reference objectives/goals on page #70 titled: Community Development/Economic Development Objectives*

## **BARRIERS TO AFFORDABLE HOUSING**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(h)

*Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

### **Fair Housing**

**Priority: Medium**  
\$75,000

The Analysis of Impediments to Fair Housing identified two barriers existing within the Stanislaus Urban County including, a lack of multi-family affordable housing and a need for increased fair housing education and services. Further the document provided the following recommendations:

1. County should continue to provide and support Reasonable Accommodations
2. Preservation of existing Affordable Housing and future opportunities
3. Develop new sources of fair housing funding
4. Improve public education of fair housing through regional approaches to public

- outreach to publicize fair housing services.
- 5. Support investigation and litigation aimed at predatory lenders
- 6. Monitor compliance with protection for persons with disabilities
- 7. Implementation of Housing Element policies and programs

## **LEAD-BASED PAINT**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(i)*

*Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead-based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

Although lead was banned from residential paint in 1978, a significant number of pre-1978 housing units still exist within the Stanislaus Urban County jurisdiction. The presence of lead-based paint constitutes an active or latent problem that may now or in the future cause harm. The 2006-2010 ACS5 estimates that there are 38,142 housing units that were constructed prior to 1978 within the Stanislaus Urban County jurisdictions (2006-2010 ACS5-Year Estimates). Based on the assumption that residential units built prior to 1978 may contain some form of lead-based paint, it is estimated that after 2010, the Stanislaus Urban County jurisdiction has 15,975 housing units that contain active or latent lead based paint hazards occupied by extremely low-income, low-income, and moderate income families.

All housing related programs administered by the Stanislaus Urban County, including those in collaboration with the HOME Consortia and the HACS, have policies in place which require that all units constructed before 1978 be screened for lead-based paint hazards. The lead-based paint regulation that became effective April 22, 2010 added a requirement that requires contractors bidding on the rehabilitation of homes built prior to 1978 provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing unit, a lead-based paint clearance test is conducted, after the work has been completed, by a licensed contractor with expertise in this type of work. Final payment is not released until the unit has passed the lead-based paint testing requirements. These requirements will assist Stanislaus County in its goal to eliminate the lead-based hazards

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

The Stanislaus Urban County partnered with the Childhood Lead Poisoning Prevention Program to distribute information in the unincorporated areas of Stanislaus County and PJs. If the source of lead exposure is related to the residential physical environment (e.g. peeling paint that indicates the presence of lead) then the Housing Rehabilitation Program may participate in source eradication.

Within the Stanislaus Urban County jurisdiction, there were four cases of childhood lead-based poisoning investigated by Stanislaus County in Fiscal Year 2010-2011. The cause of the lead exposure was connected to the housing unit in 3 of these cases. During the previous ten years, there has been an average of 3 cases per year of childhood lead-based

poisoning investigated by Stanislaus County. An average of one case per year is determined to have a lead exposure connected to the housing unit. In these cases, housing program information is given to the household in order to determine if the household can be assisted by any of the Stanislaus Urban County housing programs.

All housing related programs administered by the Stanislaus Urban County, including those in collaboration with the HOME Consortia and the HACS, have policies in place which require that all units constructed before 1978 be screened for lead-based paint hazards. The lead-based paint regulation that became effective April 22, 2010 added a requirement that requires contractors bidding on the rehabilitation of homes built prior to 1978 provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing unit, a lead-based paint clearance test is conducted, after the work has been completed, by a licensed contractor with expertise in this type of work. Final payment is not released until the unit has passed the lead-based paint testing requirements. These requirements will assist Stanislaus County in its goal to eliminate the lead-based hazards within the units of our community.

## ANTIPOVERTY STRATEGY

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(j)

*The consolidated plan must provide a concise summary of the jurisdiction's goals, programs, and policies for reducing the number of poverty-level families and how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing, set forth in the housing component of the consolidated plan, will be coordinated with other programs and services for which the jurisdiction is responsible and the extent to which they will reduce (or assist in reducing) the number of poverty-level families, taking into consideration factors over which the jurisdiction has control. These policies may include the jurisdiction's policies for providing employment and training opportunities to section 3 residents pursuant to 24 CFR part 135.*

## INCREASING THE QUANTITY AND QUALITY OF JOBS

The retail trade, government and construction industries represented 85.4% of the numeric increases. Similar to Stanislaus County, the cities of Ceres, Patterson, and Oakdale have a strong retail and service sector, but Stanislaus County has much stronger proportions of employment in government.

There are a number of organizations that specialize in attracting jobs to Stanislaus County. These include:

### **STANISLAUS ECONOMIC DEVELOPMENT & WORKFORCE ALLIANCE**

Stanislaus County of Stanislaus partners with the Alliance Worknet, which provides a wide range of employment and training services to the community through various programs under the Federal Workforce Investment Act (WIA). The Alliance is overseen by two separate entities: the Stanislaus County Board of Supervisors and the Stanislaus Economic Development and Workforce Alliance Board (Alliance). The primary function of the Alliance is to increase the readiness of the local workforce to accept employment opportunities.

The Alliance partners with Stanislaus County and its cities in fulfilling the following objectives:

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

The Alliance offers these programs: Technical Assistance, Training and Education, and Loan Programs. The Alliance's Certified Development Corporation Loan Program can provide up to one million dollars for plant and equipment for local business. This corporation also offers confidential, one-on-one counseling to businesses needing assistance in a variety of areas, and a small business center that offers a wide variety of training seminars and conferences for the business community throughout the year.

The Alliance maintains a small revolving loan fund for gap financing. Typically, the Alliance will provide up to half the business financing needs while a bank provides the other half. The Alliance revolving loans are for terms of up to 7 years and are at competitive interest rates.

### **STANISLAUS COUNTY DEPARTMENT OF EMPLOYMENT AND TRAINING**

The mission of this department is to positively impact the success of its community through its collective and unique contribution by preparing area residents to obtain and maintain employment and/or to increase employment through business and community partnerships. The Department of Employment and Training provides services to assist people seeking new careers, to find a job, and to help businesses with employee recruitment and training.

### **STANISLAUS COUNTY SENIOR CENTER FOR EMPLOYMENT**

This program provides subsidized employment to low-income seniors.

### **STANISLAUS COUNTY-MODESTO WORKFORCE DEVELOPMENT PROGRAM**

The Stanislaus County-Modesto Workforce Development Program involves a collaboration of three local non-profit agencies, Modesto Junior College, and the City of Modesto. The program consists of four components: Outreach, Training, Housing, and Small Business Training. The goals of the program are:

- The development and implementation of a Pre-Construction Skills Training Program that provides employability skills and technical training for participants and a life skills intervention component.
- To create a Small Contractor Support Center that assists "eligible, participants with licensing, bonding, financing, workman's compensation, and contract bidding that result in the improvement in the economic viability of marginal and small contractors.
- To organize a revolving loan pool that provides fiscal leveraging resources for startup contractors and graduating participants being placed on the job.

The vision of the Workforce Development Program is to create avenues in the construction industry that lead to the enhancement of viable skills, wages, benefits and opportunities for low-income residents of Stanislaus County.

### **CENTRAL VALLEY OPPORTUNITY CENTER**

Central Valley Opportunity Center (CVOC) was founded in 1978 to help raise the economic, educational and social levels of migrant and seasonal farm-workers, and other low-income residents of Madera, Merced and Stanislaus counties. In support of these goals, CVOC offers vocational training in a variety of fields as well as GED and ESL classes to help prepare clients for full time, permanent employment. Other services offered by CVOC include energy payment assistance and home weatherization (Stanislaus County only), and assistance with small business management.



## **EFFORTS OF COORDINATION**

As a result of HUD's CoC process, a group of housing and service providers meet regularly to coordinate the provision of housing and supportive services. The purpose of the CoC Homeless Assistance Program is to fund projects that assist homeless persons move to self-sufficiency and permanent housing. Funds will be allocated through a competitive process and may be used for the SHP and SPC.

With respect to economic development Stanislaus County sets aside CDBG funds to assist private industry in finding a workforce that has the skills necessary to support business development within our community through programs such as Stanislaus County's Modesto Workforce Development Program and T3 Computer Technology training.

Funding that goes toward Stanislaus County Down Payment Assistance Program and Rehabilitation programs also provides developers and local contractors the opportunity to work within our community to provide and maintain further affordable housing opportunities for people that fall below the 80% AMI for Stanislaus County.

## **INSTITUTIONAL STRUCTURE**

CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(k)

**The consolidated plan must provide a concise summary of the institutional structure, including private industry; nonprofit organizations; community and faith-based organizations; philanthropic organizations; the CoC; and public institutions, departments and agencies through which the jurisdiction will carry out its housing, homeless, and community development plan; a brief assessment of the strengths and gaps in that delivery system; and a concise summary of what the jurisdiction will do to overcome gaps in the institutional structure for carrying out its strategy for addressing its priority needs.**

The Stanislaus County Board of Supervisors shall adopt the CP and the document shall, in turn, be approved by HUD prior to implementation of the goals and objectives of the CP and AAP. The Board of Supervisors delegated the responsibility of preparing and implementing the CP to the Planning Development due to its experience with HUD programs, such as Federal CDBG Federal since 2002, State CDBG since 1991, and former Local Redevelopment Agency since 1988 (now Stanislaus County Successor Housing Agency).

The remaining development plan participants consist of public agencies with ongoing responsibilities for providing housing and related services and private agencies receiving HUD funds. Those public and private agencies are identified later in this document. Monitoring for compliance with the goals and objectives of the Plan will be the primary responsibility of the Planning Development, with selected monitoring to be undertaken by specific public- and private-sector agencies. Additional information on the monitoring process is located in the "Monitoring" section of the Plan.

The strengths of the delivery system are related to the responsible public agencies that have been involved in program administration and implementation for an extensive period of time. If there were weaknesses in the delivery system, it would involve the previous lack of direct communication between public and private service providers. In addition, both the public and private sector agencies previously involved in the delivery of services have been unaware of the functions of and services provided by the other. Over the last five years Stanislaus County has addressed this shortcoming by both encouraging and becoming more involved in the development and implementation of programs and projects that address the issues outlined in the Plan. Stanislaus County has been successful in increasing community awareness and involvement by all the CDBG Stanislaus Urban County PJs during the last five years. This has allowed the Stanislaus Urban County to successfully implement and address important issues in their respective communities. This shortcoming was also



addressed during development of the Housing and Support Services Collaborative that created an extensive listing of public and private service providers. Over the next five years of the CP the Stanislaus Urban County will continue to increase community awareness and involvement and strive to strengthen and broaden the collaboration between the public and private sector to address the priorities of the CP.

Stanislaus County recognizes that there may be gaps in the institutional structure of any entity that performs a service or facilitates construction of a project. To the extent that a gap exists, one of the strategies of the Plan is to take action to close that gap. An example of gap closure is the effort of the CoC to link potential partners to successfully and fully implement a program project.

## **COORDINATION STRATEGY**

*CODE OF FEDERAL REGULATIONS TITLE 24 §91.215(I)*

***The consolidated plan must provide a concise summary of the jurisdiction's activities to enhance coordination among the CoC, public and assisted housing providers, and private and governmental health, mental health, and service agencies. The summary must address the jurisdiction's efforts to coordinate housing assistance and services for homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons who were recently homeless but now live in permanent housing. With respect to the public entities involved, the plan must describe the means of cooperation and coordination among the State and any units of general local government in the metropolitan area in the implementation of its consolidated plan. With respect to economic development, the jurisdiction should describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies***

The Stanislaus Urban County recognizes it cannot work alone in achieving the goals outlined in the Consolidated Plan. Therefore, Stanislaus Urban County members, particularly staff directly administering HUD funds, will continue to be engaged effort to address the needs of the different sub-populations with needs. This will allow Stanislaus Urban County members to efficiently coordinate the provision of housing opportunities and services to its low income residents, particularly the homeless including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. As lead the lead entity of the Stanislaus Urban County for CDBG and ESG funds, Stanislaus County staff will remain engaged with the following existing service provider entities and network groups, to the extent feasible, by attending collaborative meetings, sharing of information relating to Stanislaus Urban County planned programs:

### **TURLOCK COMMUNITY COLLABORATIVE**

Stanislaus County is a member of the Turlock Community Collaborative. This collaborative was started to deal with homeless issues facing Turlock. A group of concerned community members, faith-based groups, and government agencies formed the collaborative to effectively deal with current and future issues concerning the homeless and the community.

### **STANISLAUS COUNTY CONTINUUM OF CARE**

The Stanislaus Urban County jurisdictions are members of the Continuum of Care (CoC). The CoC consists of service providers, the Sheriff's Department, affordable housing developers, government agencies, and community advocates. This collaborative has developed a homeless and consumer survey that is distributed by member agencies on an annual basis. The information is then collected and shared among the agencies for efficient service delivery, as well as for purposes of resource identification and development. During the past several years, Stanislaus County staff has played a key role in the functionality and implementation of the countywide HMIS system that was implemented in October 2004. BHRS and the HACS have worked throughout the fiscal year to ensure the operation of a

HIMS for the Collaborative in order to meet HUD's mandate that all ESG program HMIS. Stanislaus County staff serve on several subcommittees of the Collaborative such as the HMIS, Special Populations, Grant Review, Funding and Clearinghouse, HPRP Sub-committee and the Executive Committee.

### **HOUSING AUTHORITY**

The HACS and Stanislaus County have a strong relationship and will continue to work towards providing decent, safe, and affordable housing throughout the County. Stanislaus County has funded several programs such as the Housing Rehabilitation Program and Emergency Sewer Lateral Connection program which were administered by the HACS. The HACS also serves on several housing and community development related committees throughout Stanislaus County.

### **STANISLAUS COUNTY MENTAL HEALTH SERVICES ACT (MHSA) COLLABORATIVE**

The Purpose of the MHSA Collaborative is to expand and develop innovative, integrated services for children, adults and older adults. Stanislaus County staff has been and will continue to be involved in the MHSA Collaborative to create partnerships, whenever possible, when it comes to providing services and housing opportunities to this special needs population.

### **HUD TELECASTS**

Stanislaus County began offering the availability of HUD telecasts at the City-County Administration building. Stanislaus County believed it would be more convenient and affordable for agencies to view the broadcast locally. Local telecasts also encourage the agencies to discuss any issues and questions that arise from the broadcast during or after the telecast.

### **THE ALLIANCE**

The Stanislaus Urban County has a close working relationship with The Alliance. One of the main objectives of The Alliance is the promotion of Stanislaus County and its nine incorporated cities as a desirable location for new and expanding businesses. As such, The Alliance serves as the liaison between local elected officials, the business community, labor organizations, the Employment Development Department and other civic leaders. Stanislaus County staff meets on a biannual to quarterly basis to ensure our economic development (ED) activities are consistent with their Annual ED and Workforce Development Plan goals.

### **CITY OF MODESTO AND CITY OF TURLOCK**

Stanislaus County also works in collaboration with the two HUD entitlement cities within Stanislaus County in the planning and provision of services to low income residents. One example is the coordination of fair housing services. Stanislaus County worked with the Cities of Modesto and Turlock to contract the same service provider in an effort to provide services in a comprehensive manner. Another example is Stanislaus County's effort to align its Consolidated Planning with those of the Cities of Modesto and Turlock. Stanislaus County decided to make this Consolidated Plan a three year plan so that at the end of this Consolidated Planning period, the Consolidated Plans of the three jurisdictions are in alignment. This will allow for a coordinated planning approach in the delivery and implementation of its HUD programs as well as assist mutual partners in the delivery of programs with more than one jurisdiction.

## MONITORING

CODE OF FEDERAL REGULATIONS TITLE 24 §91.230

***Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.***

### **MONITORING STRATEGY**

Stanislaus County, as the lead agency for CDBG and ESG funds, monitors all sub-recipients on a regular basis (at least once per quarter). Monitoring is conducted to ensure statutory, regulatory, and programmatic requirements are being met and that information submitted to Stanislaus County is accurate and complete.

An agreement is executed with every sub-recipient which clearly states all contractual requirements including but not limited to the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, and applicable federal requirements. The monitoring process emphasizes on-site field visits, desk audits, technical assistance, and assistance to sub-recipients to ensure a good data collection and reporting system is in place.

Specifically, the objectives of Stanislaus County's monitoring program are to:

- Ensure that sub-recipient implements its program and its individual activities, as described in the application and the sub-recipient Agreement.
- Ensure that sub-recipient conducts its activities in a timely manner, and in accordance with the schedule included in the Agreement.
- Ensure that sub-recipient charges costs to the project, which are eligible under applicable laws and CDBG regulations, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient conducts activities with adequate control over program and financial performance, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
- Identify potential problem areas and assist the sub-recipient with applicable laws and regulations compliance.
- Assist sub-recipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected and not repeated.
- Comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.
- Determine if any conflicts of interest exist in the operation of the CDBG program per 24 CFR 570.611.
- Ensure that required records are maintained to demonstrate compliance with applicable regulations.
- Verify that the outputs and outcomes are realized in a timely manner.
- Track grantee's progress in fulfilling its goals and objectives set forth in the Plan measured with established guidelines to assure that the program remains on task. Additionally, with data collected by the grantee during monitoring visits and ultimately entered into the IDIS system, this program is capable of presenting the data to defend its progression towards accomplishment of its goals and objectives set forth in the Plan. On a semi-annual basis this information is compiled and compared with the goals and objectives in the Plan. If this information reflects the accomplishments set forth in the Plan, the programs will proceed as planned. If this

information falls short of the goals set forth, appropriate adjustments will be made and notification sent to the respective sub-recipients to be cognizant of their need to meet certain milestones and timeliness requirements to assure receipt of expected funds for their respective programs.

### **PROGRAM AND PLANNING REQUIREMENTS**

A coordinated monitoring process has been established to verify and confirm that grant funds have been used in an eligible and appropriate manner for each of the following programs:

#### **COMMUNITY DEVELOPMENT BLOCK GRANT STANISLAUS URBAN COUNTY**

Stanislaus County staff reviews quarterly project progress reports, requests for funds reports and budget printouts, which identify the total funds used by all jurisdictions during a given month. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by Stanislaus County staff for each jurisdiction to ensure appropriate expenditure of funds. Finally, Stanislaus County tracks the timeliness of draw-downs within the IDIS system to assure that the program meets or exceeds the threshold requirements established by HUD.

#### **CDBG PUBLIC SERVICE GRANT PROGRAM**

Stanislaus County staff reviews quarterly CDBG statistics tables, narratives, request for funds forms and budget printouts, which identify the total funds used/requested by each grantee during that reporting period. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by Stanislaus County staff for each grantee to ensure appropriate expenditure of funds and recommendations are provided to the grantee within 30 days of the monitoring visit.

#### **EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM**

Stanislaus County staff reviews quarterly ESG statistical tables, narratives, Request for Funds forms and budget printouts, which identify the total funds used/requested by each grantee during that reporting period. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by Stanislaus County staff for each grantee to ensure appropriate expenditure of funds (including match requirements). Monitoring will include on-site visits, review of records such as client files, financial records, and interviews with staff and project participants. On-site monitoring will include formal and advance notification of the visit; pre-visit preparation based on review of existing information, and clear conclusions and recommendations provided to the grantee following the monitoring visit. As part of the ESG monitoring process invoices and accompanying receipts are reviewed for reimbursement eligibility. Once eligibility is confirmed, fifty percent (50%) of the costs related to the project are reimbursed. The sub-recipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-Federal sources.

#### **DOWN PAYMENT ASSISTANCE LOAN PROGRAM**

Stanislaus County staff meets with HOME Consortia staff on a quarterly basis to update them on the progress of our Down Payment Assistance Program applicants and loans. Monitoring is the responsibility of the HOME Consortium lead agency (City of Turlock).. Many applicants have credit challenges and are encouraged to reapply following the mitigation of all deficiencies. Monthly updates are also given on the funding availability for the program. When possible, applicants with credit problems are actively referred to non-profit credit counseling services to address such concerns.

### **MAJOR HOME REPAIR LOAN PROGRAM**

Stanislaus County successfully collaborates with the HACS and use a combination of funds, including but not limited to HOME Consortia contributions that allow us to address the needs of both major and minor home rehabilitation programs. The HACS local presence has offered a more effective program.

In addition, there are monitoring procedures tailored to the above-mentioned programs, which include but are not limited to compliance with housing codes through on-site inspections and clearance to ensure eligibility for the project's release of funds. Stanislaus County staff is continually working to improve program oversight by attending training on compliance topics, amendments to regulations and/or OMB circulars, and developing written procedures and forms.

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# CERTIFICATIONS

- A. Affirmatively Further Fair Housing; Anti-displacement and Relocation Plan; Drug Free Workplace; Anti-Lobbying (pp.80-81)
- B. Specific CDBG Certifications (pp.82-83)
- C. Specific HOME Certifications (pp. 84)
- D. ESG Certifications (pp. 85-86)
- E. Appendix to Certifications (pp.87-88)

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing --** The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan --** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace --** It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2012, 2013, 2014 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws --** The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint --** Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws --** It will comply with applicable laws.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

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Signature/Authorized Official

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Date

---

Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:



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**Table 1A**  
**Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	110	15	
	Transitional Housing	206	0	
	Permanent Supportive Housing	183	35	
	Total	379	50	
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	293	0	
	Transitional Housing	178	0	
	Permanent Supportive Housing	135	0	
	Total	606	0	

**Continuum of Care: Homeless Population and Subpopulations Chart**

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
Number of Families with Children (Family Households):	Unknown	Unknown	Unknown	Unknown
1. Number of Persons in Families with Children	100	161	192	453
2. Number of Single Individuals and Persons in Households without children	251	131	599	981
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>351</b>	<b>292</b>	<b>791</b>	<b>1434</b>
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	96		122	218
b. Seriously Mentally Ill	34		65	99
c. Chronic Substance Abuse	60		81	141
d. Veterans	43		30	73
e. Persons with HIV/AIDS	5		3	8
f. Victims of Domestic Violence	21		30	51
g. Unaccompanied Youth (Under 18)	28		0	28

**Stanislaus County**  
**Continuum of Care Inventory of Facilities and Services for the Homeless**

**EMERGENCY SHELTER**

Year	Prog. Type	Provider Name	Facility	HMIS	Geo Code	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Overflow Beds
2011	ES	Center for Human Services	Hutton House	Y	62292	YMF		Yes	8		8	0	0
2011	ES	Children's Crisis Center	Cricket House	Y	62292	YMF		No	9		9	0	0
2011	ES	Children's Crisis Center	Guardian House	Y	62292	YMF		No	15		15	0	0
2011	ES	Children's Crisis Center	Marsha's House	Y	62292	YMF		No	12		12	0	0
2011	ES	Children's Crisis Center	Sawyer House	Y	62292	YMF		No	9		9	0	0
2011	ES	Children's Crisis Center	Verda's House	Y	62292	YMF		No	8		8	0	0
2011	ES	CHSS	Motel Vouchers	Y	62292	HC		No	100		100	0	0
2011	ES	Family Promise	FP Church Sites	Y	62292	HC		No	14		14	0	0
2011	ES	Haven Women's Center	Haven Shelter	N	62292	SFHC	DV	No	25	1	26	0	0
2011	ES	Helping Others Sleep Tonight- HOST	HOST	N	69099	SMF+HC		No	0	0	0	8	
2011	ES	Modesto Gospel Mission	Mission	N	62292	SMF+HC		No	90	100	190	0	0
2011	ES	Salvation Army	After Winter Shelter	Y	62292	SMF		No		0	0	30	
2011	ES	Salvation Army	Berberian Winter Shelter	Y	62292	SMF		No		0	0	100	0
2011	ES	SCAP	HOPWA Vouchers	Y	62292	SMF+HC	HIV	Yes	3	3	6	0	0
2011	ES	Turlock Gospel Mission	Turlock Gospel Mission	N	62292	HC		No	0		0	30	0
2011	ES	Turning Point	Garden Gate Respite	N	62292	SMF		No		6	6		
2011	ES	We Care Program	We Care Shelter	Y	62292	SMF+HC		No	0	0	0	34	0

**TRANSITIONAL SHELTER**

Year	Prog. Type	Provider Name	Facility	HMIS	Geo Code	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Overflow Beds
2011	TH	Center for Human Services	Pathways	Y	62292	SMF+HC		Yes	3	13	16		
2011	TH	Haven Women's Center	Women's Haven	N	62292	HC	DV	No	16		16		
2011	TH	Interfaith Ministries	Redwood	Y	62292	SFHC		No	62	3	65		
2011	TH	Modesto Gospel Mission	Exodus	N	62292	SM		No		20	20		
2011	TH	Modesto Gospel Mission	New Life	N	62292	SM		No		41	41		
2011	TH	Salvation Army	Berberian Transitional	Y	62292	SMF		Yes		20	20		
2011	TH	Salvation Army	GPD Berberian Transitional	Y	62292	SMF	VET	No		20	20		
2011	TH	SCAP	16th St	Y	62292	SMF+HC		No	12	4	16		
2011	TH	SCAP	2nd St - Oakdale	Y	62292	SMF+HC		No	12	4	16		
2011	TH	SCAP	Athens	Y	62292	SMF+HC		No	10	4	14		
2011	TH	SCAP	Halo - Drago Park	Y	62292	SMF+HC		No	14	2	16		
2011	TH	SCAP	Halo - Fort Sumpter	Y	62292	SMF+HC		No	2	2	4		
2011	TH	SCAP	Halo Ensenada	Y	62292	SMF+HC		No	8	4	12		
2011	TH	SCAP	Halo Tully	Y	62292	SMF+HC		No	6	6	12		
2011	TH	STANCO	605 5th St.	N	62292	HC		No	5		5		
2011	TH	STANCO	615 5th St.	N	62292	HC		No	4		4		
2011	TH	STANCO	California	N	62292	SMF+HC		No	16	15	31		
2011	TH	STANCO	Garden Gate	N	62292	SMF+HC		No	4	16	20		
2011	TH	STANCO	Garvey	N	62292	SMF		No		3	3		
2011	TH	STANCO	Locust	N	62292	HC		No	4		4		
2011	TH	STANCO	Ricardo	N	62292	SMF		No		3	3		
2011	HPRP	SCAP	HPRP Modesto-Turlock	Y	69099	SMF		No		16	16		
2011	HPRP	We Care	HPRP	Y	69099	SMF		No		10	10		

**PERMANENT SUPPORTIVE HOUSING**

Year	Prog. Type	Provider Name	Facility	HMIS	Geo Code	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Overflow Beds
2011	PSH	Center for Human Services	Permanent Housing #1	Y	62292	SMF		Yes		6	6		
2011	PSH	HACS	HCV Vouchers	Y	69099	SMF		No		25	25		
2011	PSH	HACS	Miller Point S+C 5	Y	69099	SMF		Yes		15	15		
2011	PSH	HACS	S+C 1	Y	69099	SMF		Yes		6	6		
2011	PSH	HACS	S+C 2	Y	69099	SMF		Yes		11	11		
2011	PSH	HACS	S+C 3	Y	69099	SMF+HC		Yes	25	8	33		
2011	PSH	HACS	S+C 4	Y	69099	SMF+HC		Yes	45	10	55		
2011	PSH	HACS	S+C 6	Y	69099	SMF+HC		Yes	36	11	47		
2011	PSH	HACS	S+C 7	Y	69099	SMF+HC		Yes	18	6	24		
2011	PSH	HACS	S+C 8	Y	69099	SMF		Yes		6	6		
2011	PSH	SCAP	HALO - 14	Y	62292	SMF		Yes		6	6		
2011	PSH	SCAP	Halo House 1	Y	62292	SMF+HC		Yes	11	4	15		
2011	PSH	SCAP	Halo House 3	Y	62292	SMF		Yes		18	18		
2011	PSH	SCAP	Halo House 5	Y	62292	SMF		Yes		18	18		
2011	PSH	SCAP	Halo Houses 9	Y	62292	SMF		Yes		12	12		
2011	PSH	Turning Point	Affordable Housing Project	N	62292	SMF		Yes		12	12		
2011	PSH	Turning Point	Supportive Housing	N	62292	SMF		Yes		9	9		

**Table 1B**  
**Special Needs (Non-Homeless) Populations**

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High, Medium, Low, No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Multi- Year Goals</b>	<b>Annual Goals</b>
Seniors	High	4,005	\$76,123	1,338	446
At-Risk Youth	High	10,224	\$76,123	945	315
Persons At-risk of Homelessness	Medium	UN	\$86,485*	348	116
Persons Experiencing Food Insecurity	Medium	30,175	\$76,123	67,161	22,387
Low Income Families with Children	Low	31,679	\$50,749	783	261
Persons with Mental Illness	Low	UN	\$50,749	48	16
Physically Disabled	Low	UN			
Developmentally Disabled	Low	UN			
Victims of Domestic Violence	Low	UN			
<b>TOTAL</b>			416,352	70,623	23,261

\*Dollars to Address Unmet Need for Persons At-Risk of Homelessness includes CDBG Public Service funds combined with ESG funds.

**Table 2A**  
**Priority Housing Needs/Investment Plan Table**

The table below lists the funding priority and unmet need for each combination of household type by tenure and income. Funding priority is primarily based on the community input gathered throughout the planning process. Per Consolidated Plan regulations, the unmet need figures listed in the table below are based on special tabulations derived from the Comprehensive Housing Affordability Strategy (CHAS) data (US Census 2010 data). The unmet need represents the number of households who (1) have a cost burden greater than 30% of the household's income, (2) live in overcrowded unit, or (3) live in a unit without a complete kitchen or plumbing facilities. It is important to note that unmet need does not represent the number of units intended to be addressed during the three year Consolidated Plan period. The Consolidated Plan goals are included in the following pages.

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
<b>Renter</b>	Small Related	0-30%	High	2,992
		31-50%	High	2,099
		51-80%	Medium	2,474
	Large Related	0-30%	High	1,065
		31-50%	Medium	747
		51-80%	Low	881
	Elderly	0-30%	High	2,115
		31-50%	High	2,065
		51-80%	Medium	1,765
	All Other	0-30%	Low	1,619
		31-50%	Low	1,136
		51-80%	Low	1,339
<b>Owner</b>	Small Related	0-30%	High	4,702
		31-50%		3,297
		51-80%		3,889
	Large Related	0-30%	Medium	1,982
		31-50%		1,390
		51-80%		1,639
	Elderly	0-30%	High	1,745
		31-50%		2,545
		51-80%		2,275
	All Other	0-30%	Low	1,399
		31-50%		981
		51-80%		1,157
<b>Non-Homeless Special Needs</b>	Elderly	0-80%	All priority housing needs for non-homeless special needs populations are included in the above unmet needs figures.	
	Frail Elderly	0-80%		
	Severe Mental Illness	0-80%		
	Physical Disability	0-80%		
	Developmental Disability	0-80%		
	Alcohol/Drug Abuse	0-80%		
	HIV/AIDS	0-80%		
	Victims of Domestic Violence	0-80%		

**Table 2A**  
**Priority Housing Needs/Investment Plan Goals**

Priority Need	3-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>Renters</b>						
0 - 30 of MFI		1	0	0		
31 - 50% of MFI		10	10	0		
51 - 80% of MFI		0	0	0		
<b>TOTAL</b>		<b>11</b>	<b>10</b>	<b>0</b>		
<b>Owners</b>						
0 - 30 of MFI						
31 - 50 of MFI		4	3	2		
51 - 80% of MFI		25	25	25		
<b>TOTAL</b>		<b>29</b>	<b>28</b>	<b>27</b>		
<b>Homeless*</b>						
Individuals	1734	578	578	578		
Families	495	165	165	165		
<b>Non-Homeless Special Needs</b>		All housing projects serving non-homeless special needs populations are included in the owner goals listed above.				
Elderly						
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
<b>Total</b>						
<b>Total Section 215</b>	0	0	0	0		
215 Renter	0	0	0	0		
215 Owner	0	0	0	0		

\* Homeless individuals and families assisted with transitional and permanent housing

**Table 2A**  
**Priority Housing Activities**

Priority Need	3-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>CDBG</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
<b>HOME</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units	5	2	2	1		
Production of new owner units	2	1	1	0		
Rehabilitation of existing owner units	5	2	2	1		
Homeownership assistance	5	2	2	1		
<b>HOPWA</b>						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
<b>Other: NSP / CalHome</b>						
Acquisition of existing owner units	22	9	8	5		
Production of new owner units	8	5	2	1		
Rehabilitation of existing owner units	22	9	8	5		
Homeownership assistance	22	9	8	5		

**Table 2B**  
**Priority Community Development Needs**

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	3 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	N/A					
Disposition						
Clearance and Demolition						
Clearance of Contaminated Sites						
Code Enforcement						
Public Facility (General)	N/A					
Senior Centers	N/A					
Handicapped Centers	N/A					
Homeless Facilities	High	791	\$552,039	1,734	578	
Youth Centers	N/A					
Neighborhood Facilities						
Child Care Centers						
Health Facilities						
Mental Health Facilities						
Parks and/or Recreation Facilities						
Parking Facilities						
Tree Planting						
Fire Stations/Equipment						
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation						
Other Public Facility Needs						
Infrastructure (General)						
Water/Sewer Improvements	High	7,524	\$2,919,778	16,500		
Street Improvements	Low					
Sidewalks	Medium					
Solid Waste Disposal Improvements	Low					
Flood Drainage Improvements	Medium					
Other Infrastructure	Low					
Public Services (General)		See Table 1B Special Needs (Non-Homeless) Populations				
Senior Services	High					
Handicapped Services	Low					
Legal Services	Low					
Youth Services	High					
Child Care Services	High					
Transportation Services	N/A					
Substance Abuse Services	Low					
Employment/Training Services	High					
Victims of Domestic Violence Services	Low					
Lead Hazard Screening	Medium					
Emergency Food Assistance	Medium					
Fair Housing Activities	Medium					
Tenant Landlord Counseling	Medium					
Homeless Prevention	Medium					
Economic Development (General)		7	420,000	12		
C/I Land Acquisition/Disposition						
C/I Infrastructure Development						
C/I Building Acq/Const/Rehab						
Other C/I						
ED Assistance to For-Profit						
ED Technical Assistance						
Micro-enterprise Assistance						
Other						
Transit Oriented Development						
Urban Agriculture						

**Transition Table 2C**  
**Consolidated Plan Period: FY 2012-2015**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 2A/2B Continuation Sheet)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
<b>1</b>	<b>Infrastructure</b>					
a.	Address the need for infrastructure improvements (i.e. storm drainage, sewer, water, curb, sidewalks) to retrofit communities and neighborhoods throughout unincorporated areas of the County and within the Consortia Cities.	CDBG	1. Number of of Projects  2. Number of people served	18  16,500		SL-1
<b>2</b>	<b>Economic Development</b>					
a.	Partner with a local non-profit organization with expertise in affordable housing to carry out Revitalization Strategy (RS) within the Airport/Parklawn neighborhoods. The RS objective is to employ one person to be the liaison between target area residents, businesses, government agencies, and other RS participants.	CDBG	Jobs	12		EO-1
<b>3 &amp; 4</b>	<b>Housing Assistance / Housing Programs</b>					
a.	Address the need for affordable housing by providing down payment assistance to low and moderate-income households.	HOME NSP CalHome	Households	45		DH-2
b.	Address the need for decent affordable housing by offering owner occupied rehabilitation assistance to low and moderate-income households.	HOME NSP CalHome	Households	43		DH-2
<b>5</b>	<b>Public Services</b>					
a.	Continue to address the needs of low to moderate-income households/individuals through public service programs by providing grants to non-profit organizations that will deliver such services.	CDBG	People	72,045		SL-1
b.	Homeless Services					
	Address the need of homeless services to the homeless population including but not limited to emergency shelter, transitional housing, case management, crisis counseling, job search assistance, referral services, rental assistance, and permanent housing placement.	ESG	People	1,734		SL-1
<b>6</b>	<b>Neighborhood Revitalization/Other</b>					
1	Begin Revitalization Strategy (RS)	CDBG	RS	1		SL-3

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3



**Table 3A  
Summary of Specific Annual Objectives**

<b>Obj #</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Outcome/Objective*</b>
<b>1</b>	<b>Infrastructure Objectives</b>					
a.	Conduct infrastructure improvement projects (i.e. sewer/water, storm drain, sidewalks) to create a more suitable living environment in low income neighborhoods.	CDBG State Water Board	1. Number of Projects  2. Number of people served	6  5,500		SL-1
<b>2</b>	<b>Economic Development Objectives</b>					
a.	Partner with a local non-profit organization with expertise in affordable housing to carry out Revitalization Strategy (RS) within the Airport/Parklawn neighborhoods. The RS objective is to employ one person to be the liaison between target area residents, businesses, government agencies, and other RS participants.	CDBG	Jobs	1		EO-1
<b>3&amp;4</b>	<b>Housing Objectives</b>					
a.	Address the need for affordable housing by providing down payment assistance to low and moderate-income households.	HOME NSP CalHome	Households	15		DH-2
b.	Address the need for decent affordable housing by offering owner occupied rehabilitation assistance to low and moderate-income households.	HOME NSP CalHome	Households	14		DH-2
<b>4</b>	<b>Public Services Objectives</b>					
a.	Continue to address the needs of low to moderate-income households/individuals through public service programs by providing grants to non-profit organizations that will deliver such services.	CDBG	People	24,015		SL-1
b.	Homeless Objectives					
	Address the need of homeless services to the homeless population including but not limited to emergency shelter, transitional housing, case management, crisis counseling, job search assistance, referral services, rental assistance, and permanent housing placement.	ESG	People	578		SL-1
	<b>Community Development Objectives</b>					
	Community Development activities carried out via public services objective activities.					
	Special Needs Objectives					
	Special Needs activities carried out via homeless objective activities					
	<b>Other Objectives</b>					

\*Outcome/Objective Codes

	<b>Availability/Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

**Table 3B**  
**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: Stanislaus Urban County  Program Year: 2012-2013	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			NSP	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	<b>61</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	11		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units**	11		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	<b>22</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	11		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Production of new units	6		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	11		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	11		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	<b>39</b>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	22		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	6		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	22		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	11		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	<b>61</b>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	22		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	39		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	<b>61</b>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

\*\* Rehabilitation of acquired existing units (same units)

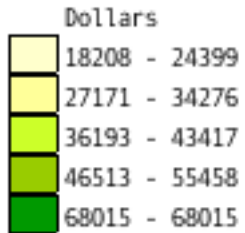
**Table 4**  
**Priority Public Housing Needs**  
**Local Jurisdiction**

<b>Public Housing Need Category</b>	<b>PHA Priority Need Level High, Medium, Low, No Such Need</b>	<b>Estimated Dollars To Address</b>
<b>Restoration and Revitalization</b>		
Capital Improvements	<b>High</b>	\$4,080,650
Modernization		
Rehabilitation		
Other (Specify) – Replace Appliances		
<b>Management and Operations</b>	<b>High</b>	\$555,792
Management Improvemets		
<b>Improved Living Environment</b>		
Neighborhood Revitalization (non-capital)		
Capital Improvements		
Safety/Crime Prevention/Drug Elimination	<b>High</b>	\$748,000
Other (Specify)		
<b>Economic Opportunity</b>		
Resident Services/ Family Self Sufficiency		
Other (Specify)		
<b>Total</b>		<b>\$5,384,442</b>

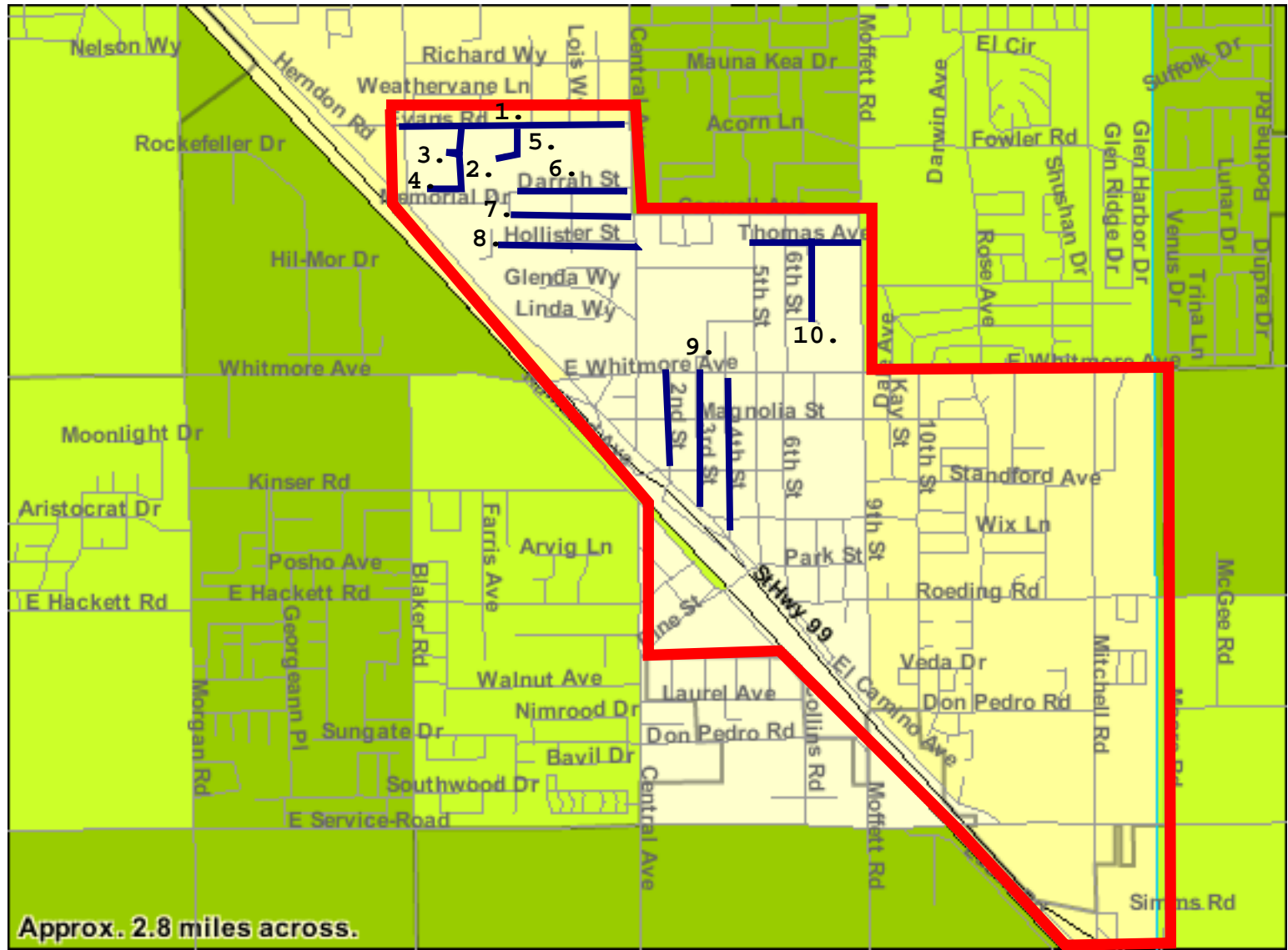
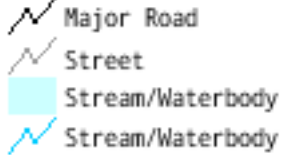
# Appendix B

Stanislaus Urban County Area Maps ..... 102-121  
SF-424 Application for Federal Assistance ..... 122-125

**Data Classes**



**Features**



**FY 12/13 Project Streets:**

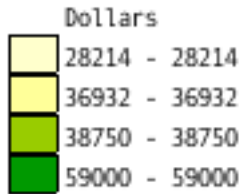
1. Evans Rd - South
2. Stonehenge Wy
3. Stonecress CT
4. Stonehaven
5. Gail CT
6. Darrah St
7. Sequoia St
8. Hollister St
9. 2nd, 3rd, 4th, Thomas Ave
10. 7th St

City of Ceres FY 2012-2013 Project Map

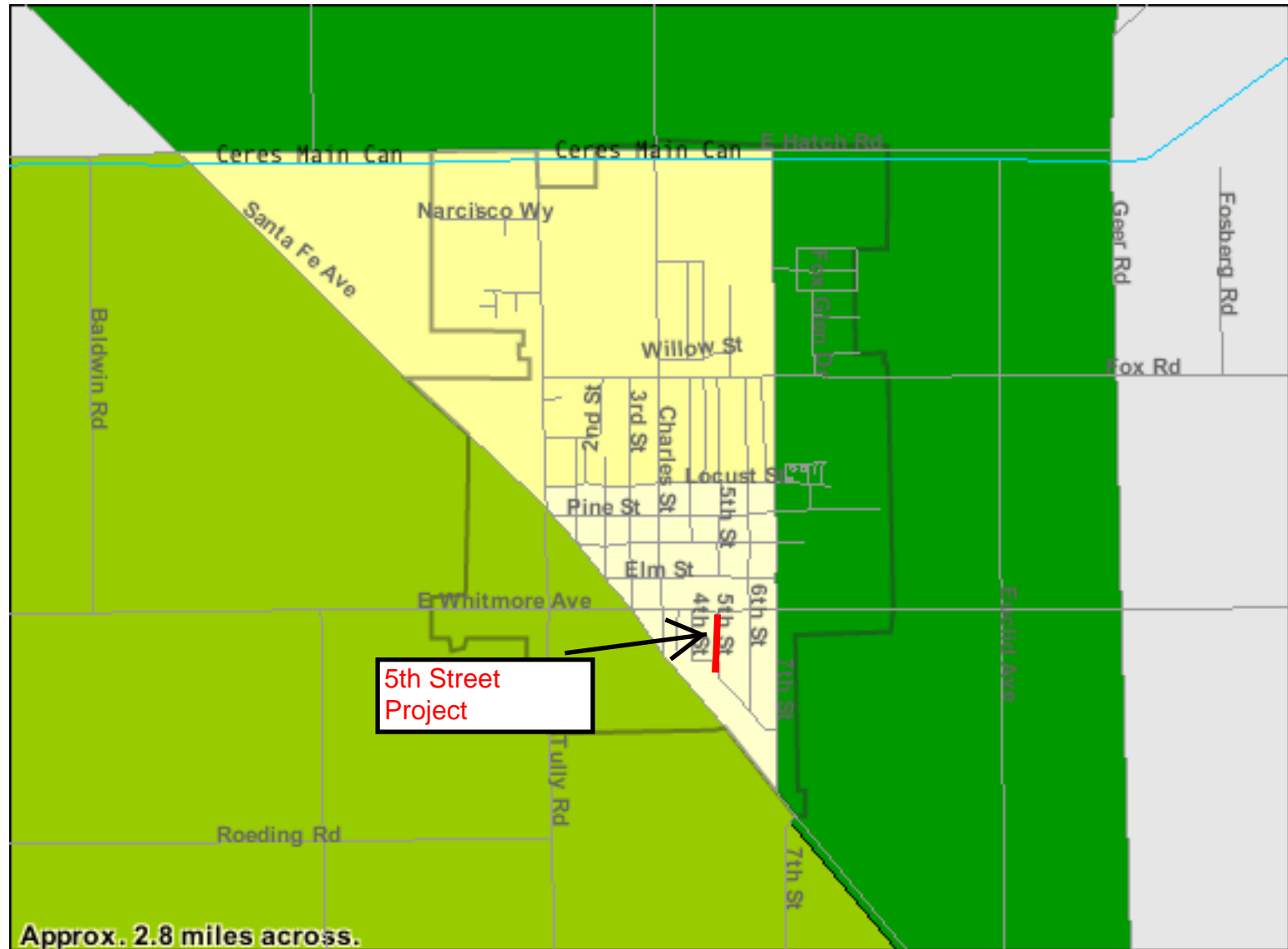
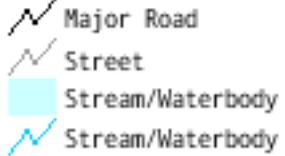
TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Hughson city, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**



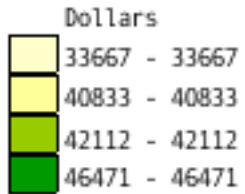
**Features**



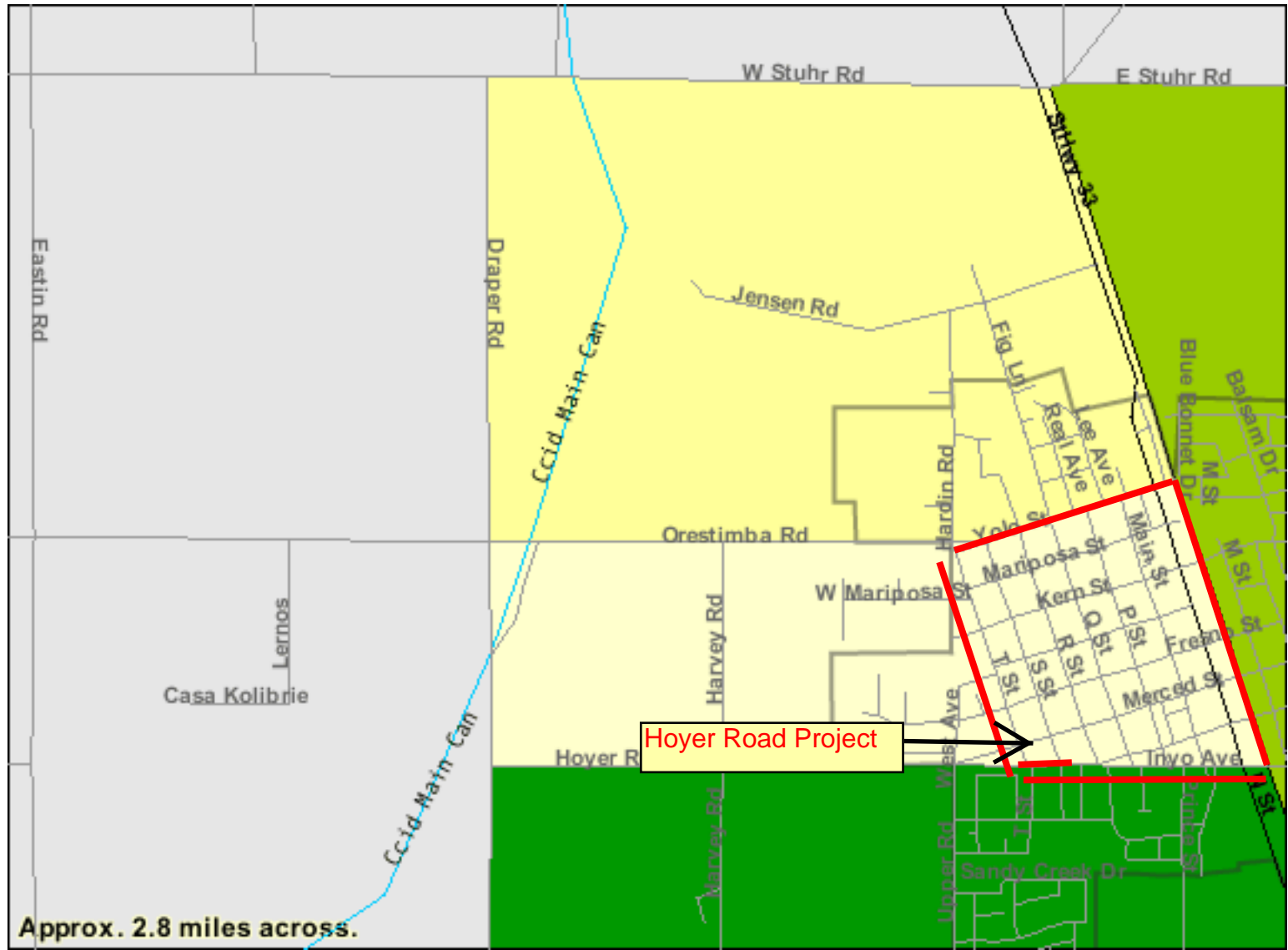
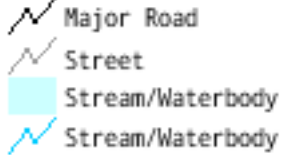
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

City of Hughson Project Map  
 FY 2012 - 2013

**Data Classes**

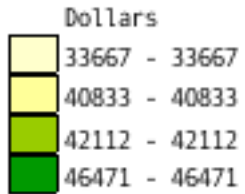


**Features**

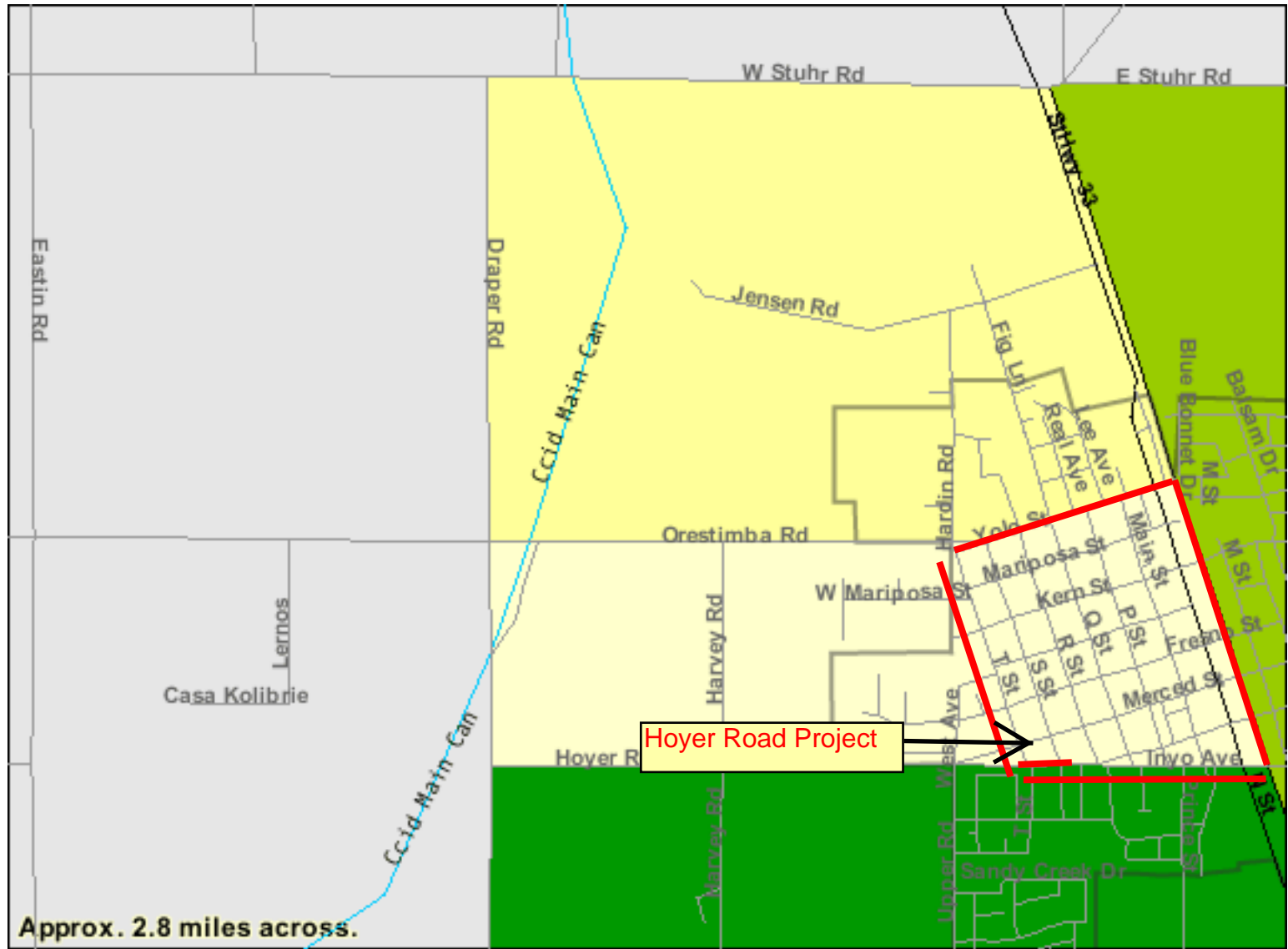
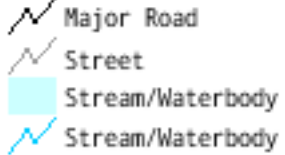


City of Newman Project Map  
FY 2012-2013

**Data Classes**



**Features**



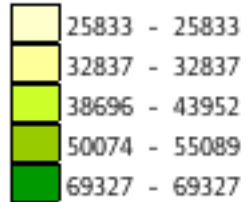
City of Newman Project Map  
FY 2012-2013



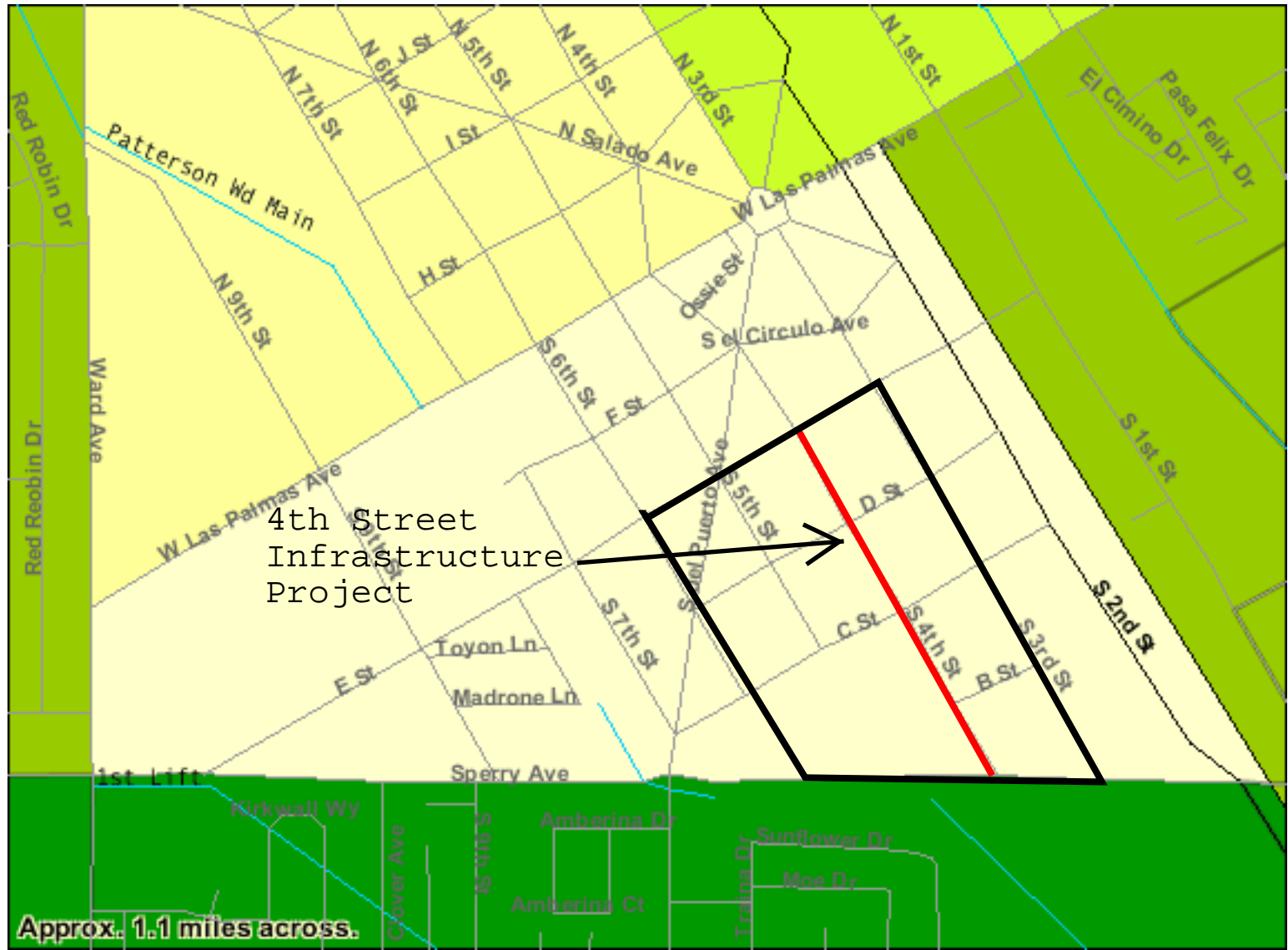
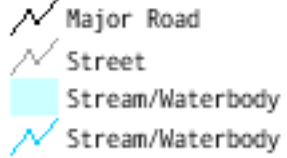


**Data Classes**

Dollars

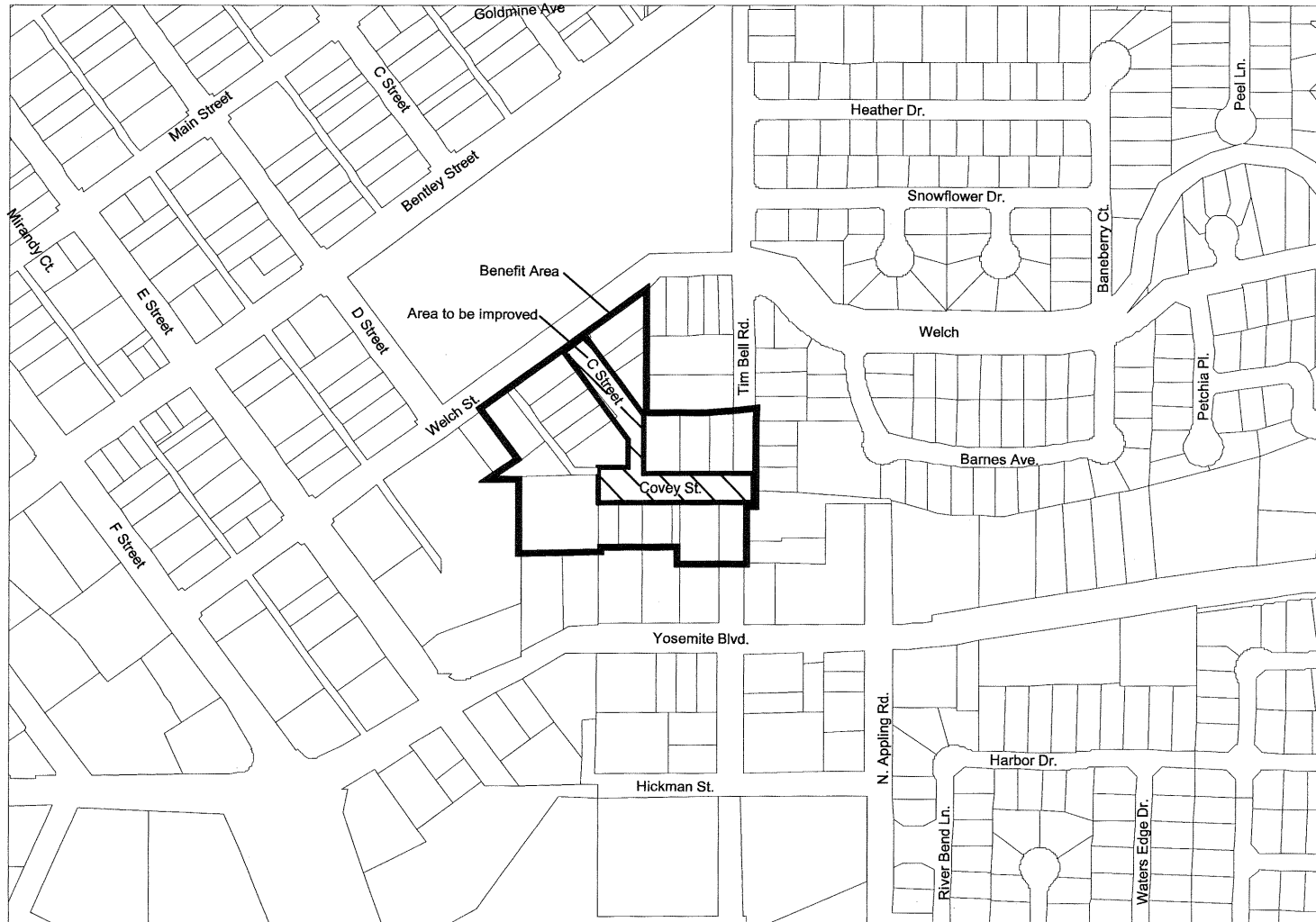


**Features**

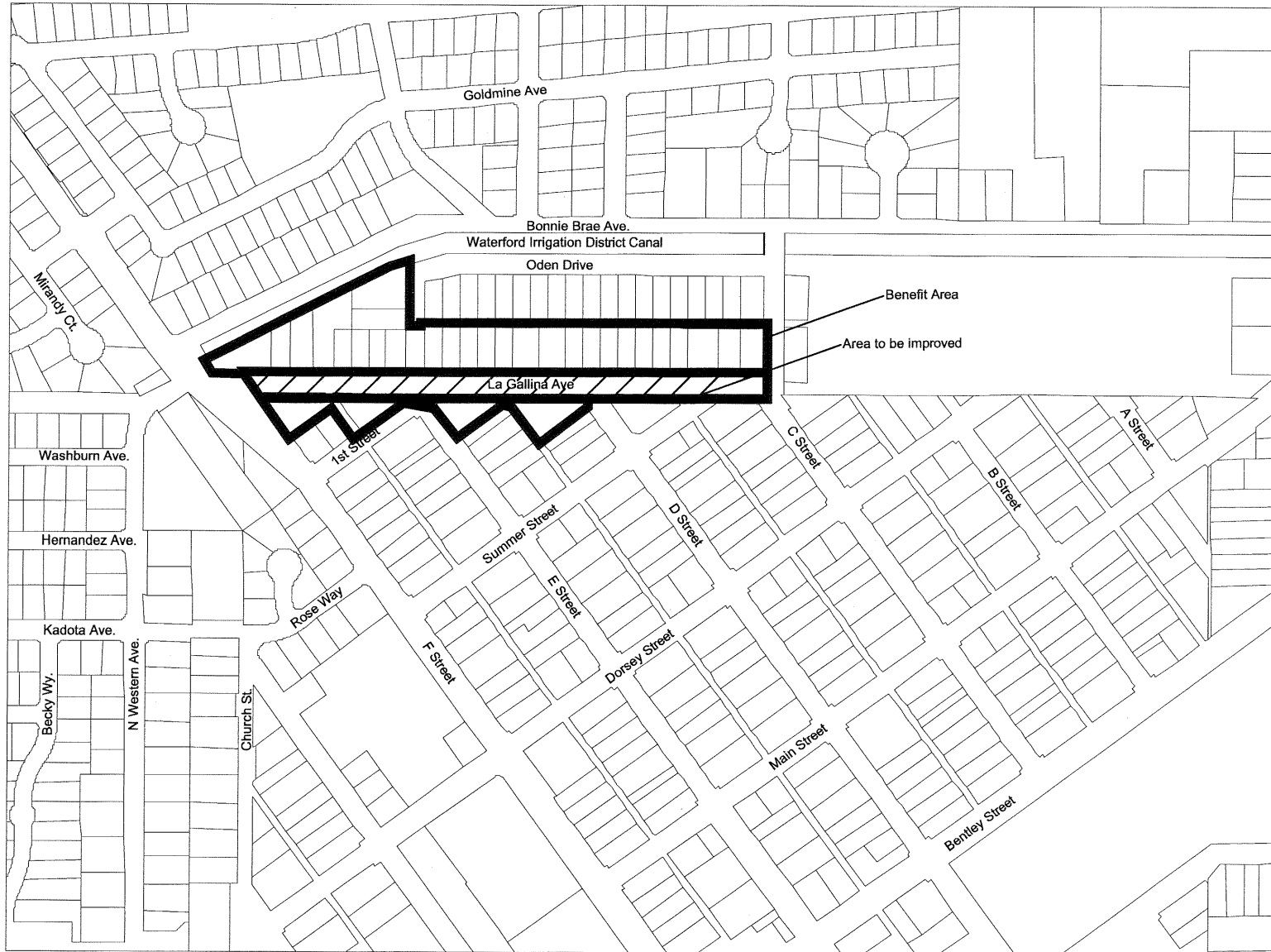


149

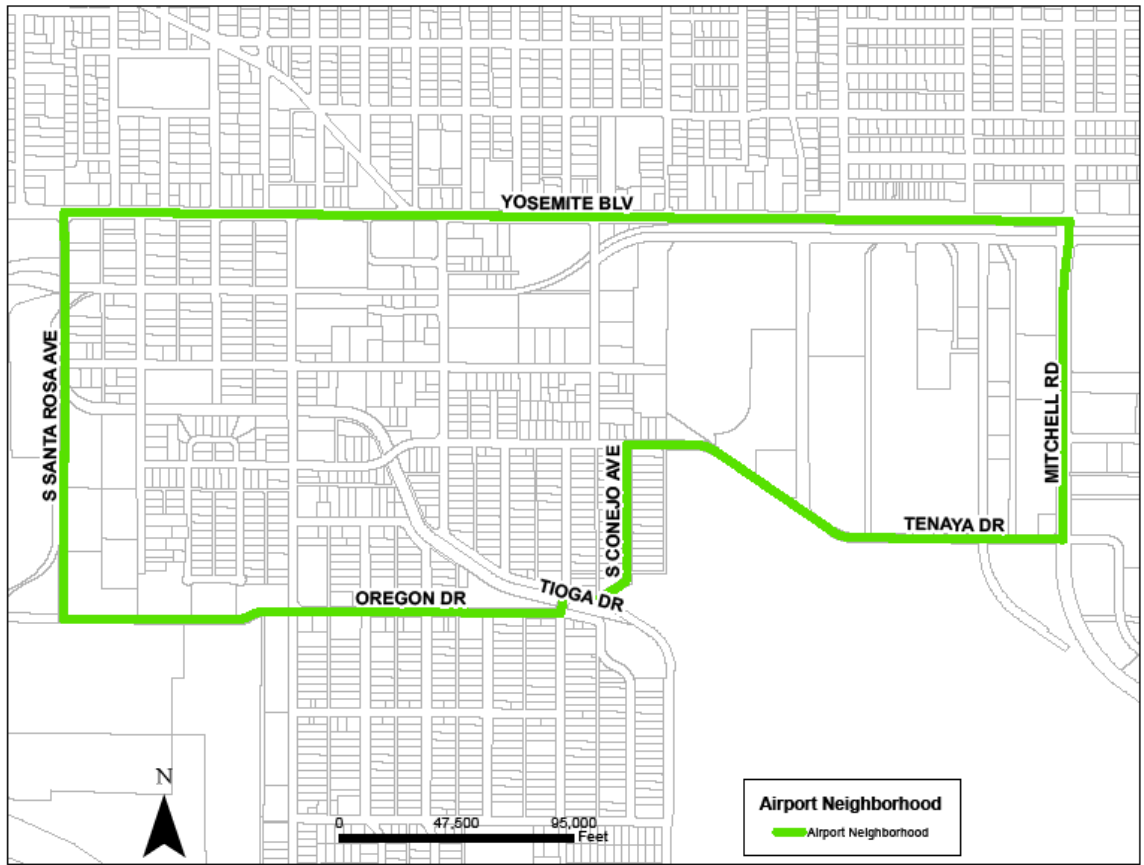
City of Patterson Project Map  
FY - 2012-2013



## City of Waterford - C St. / Covey St. Benefit Area



## City of Waterford - La Gallina Benefit Area

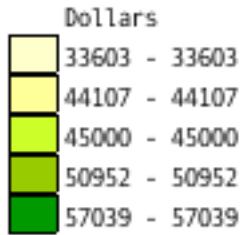


Airport Neighborhood Boundary Map

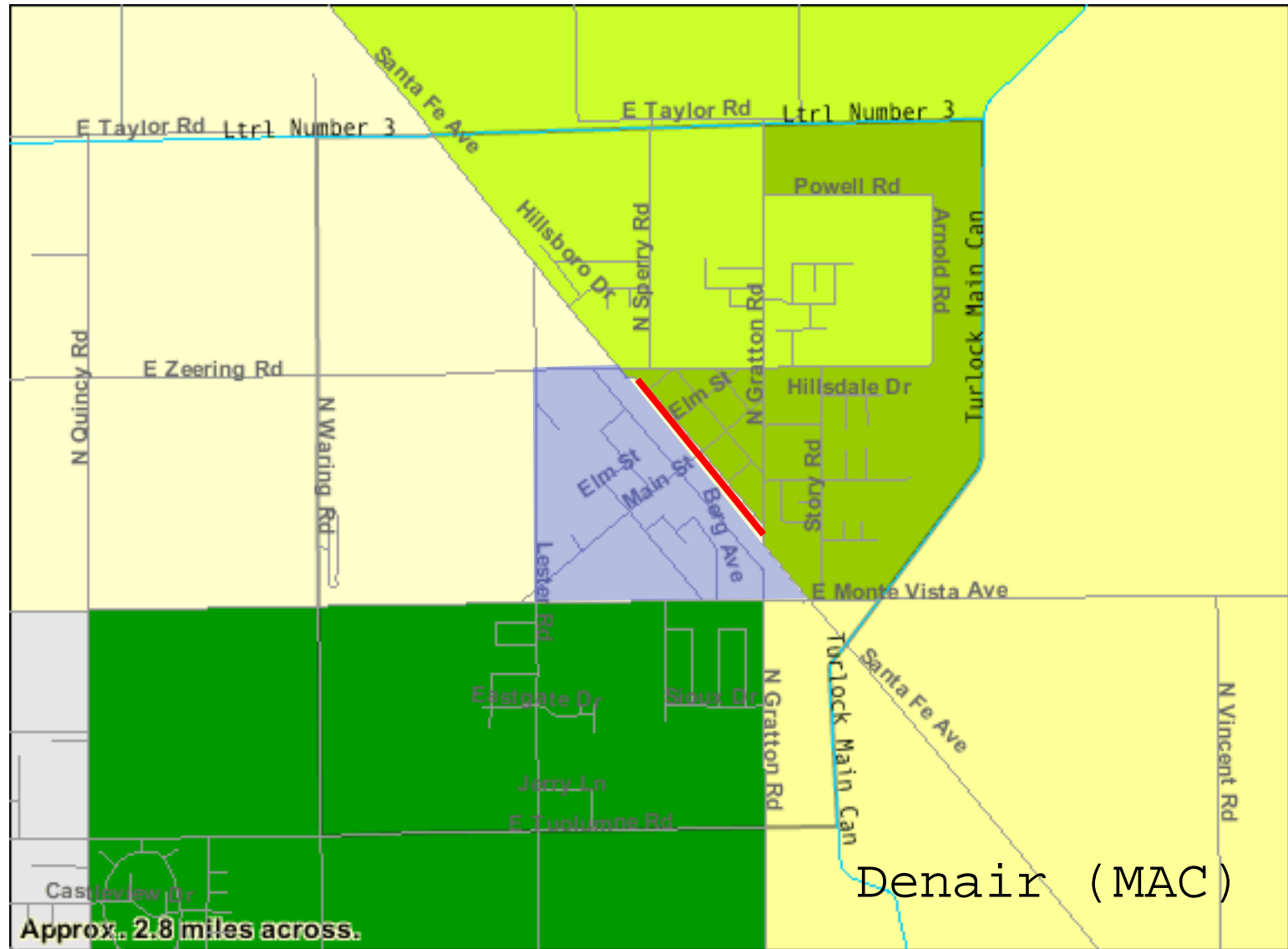
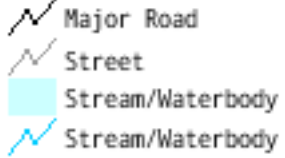
TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Denair CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**



**Features**

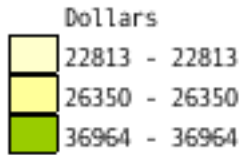


Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

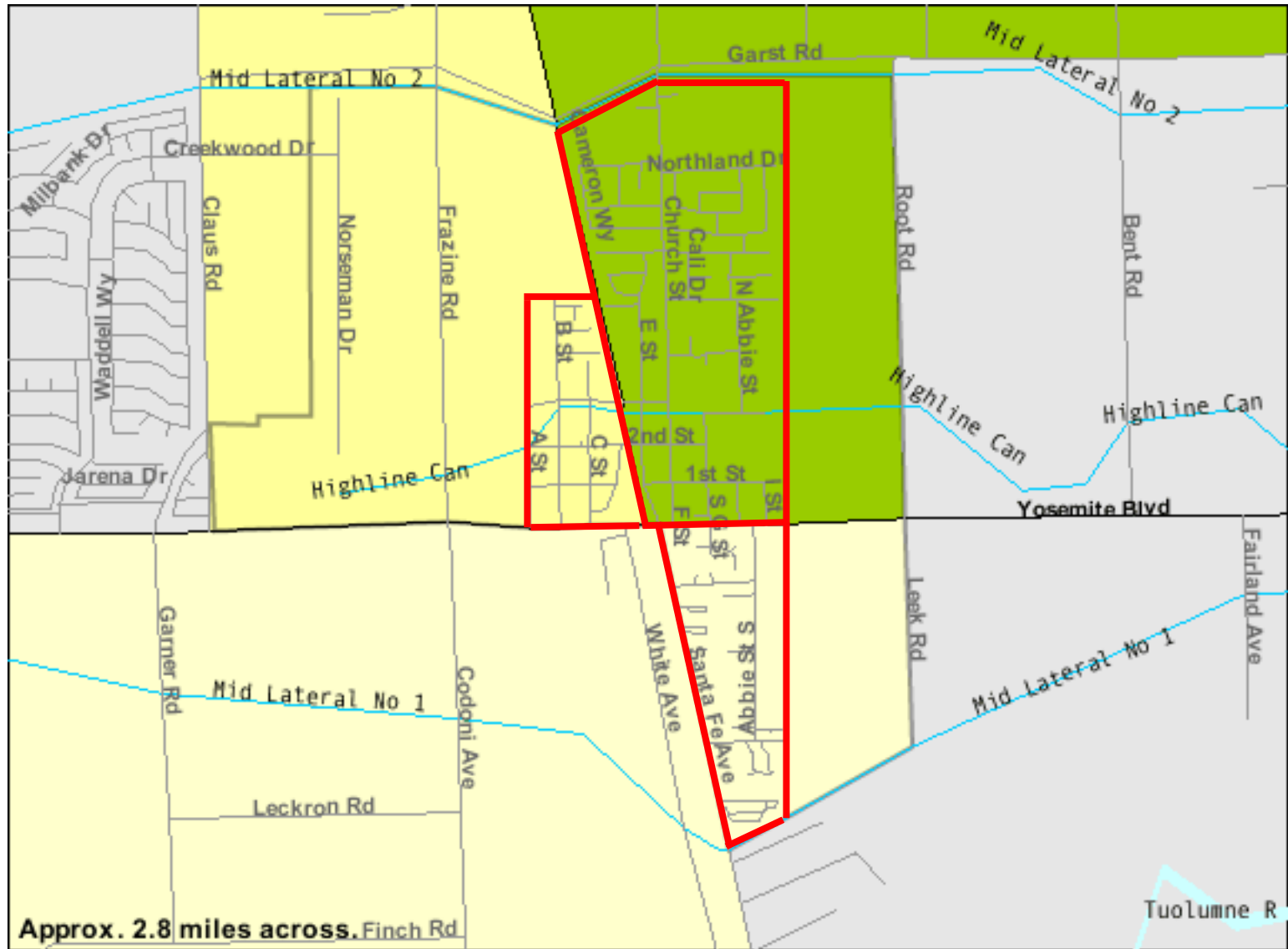
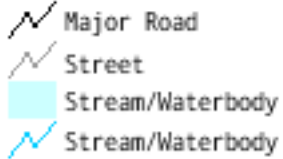
TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Empire CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**



**Features**



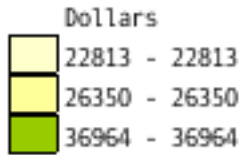
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

Empire

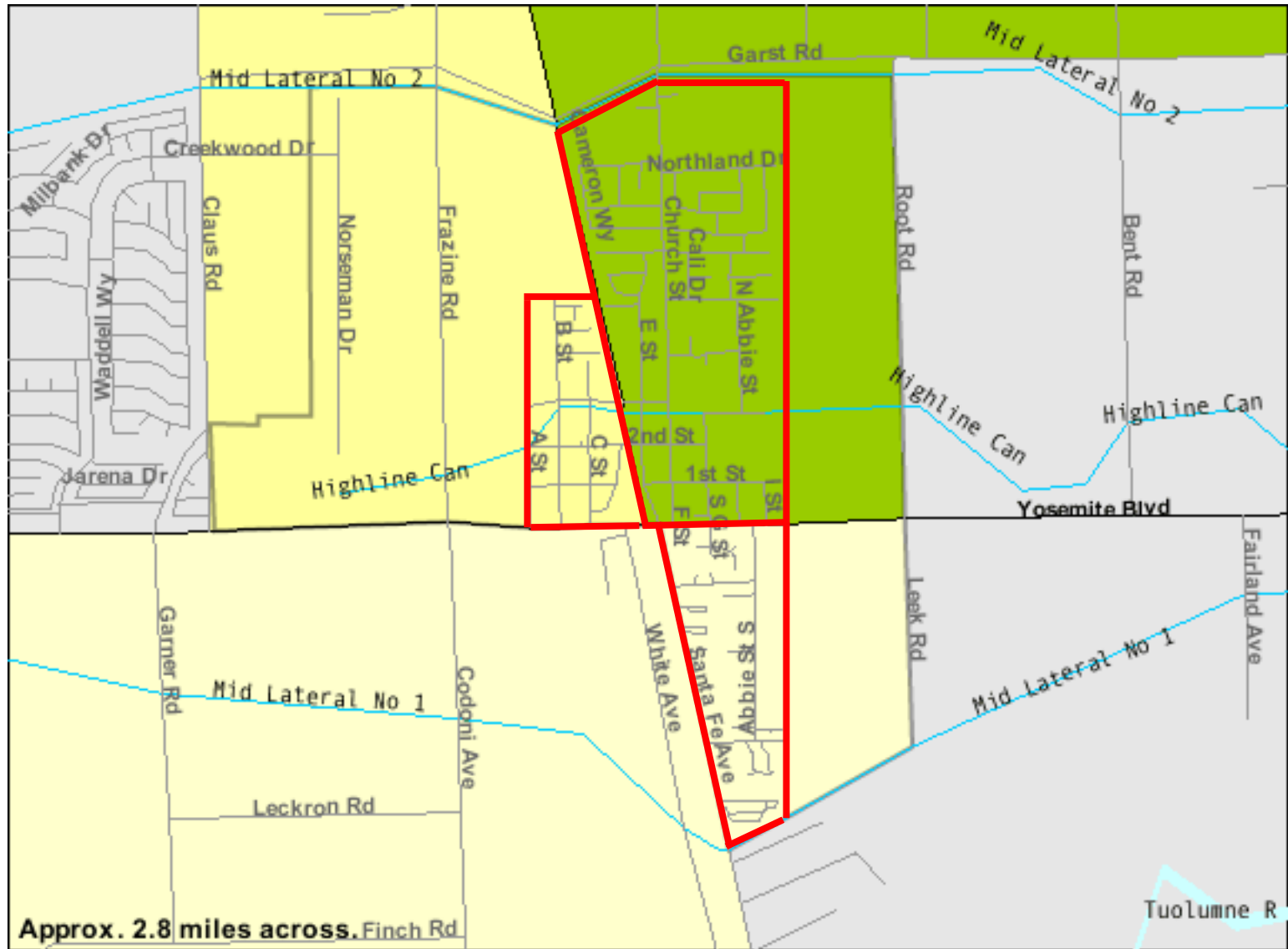
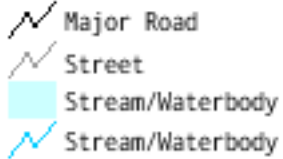
TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Empire CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**



**Features**



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

Empire







TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Grayson CDP, California by Census Tract

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**

Dollars  
 36250 - 36250

**Features**

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Hickman CDP, California by Block Group

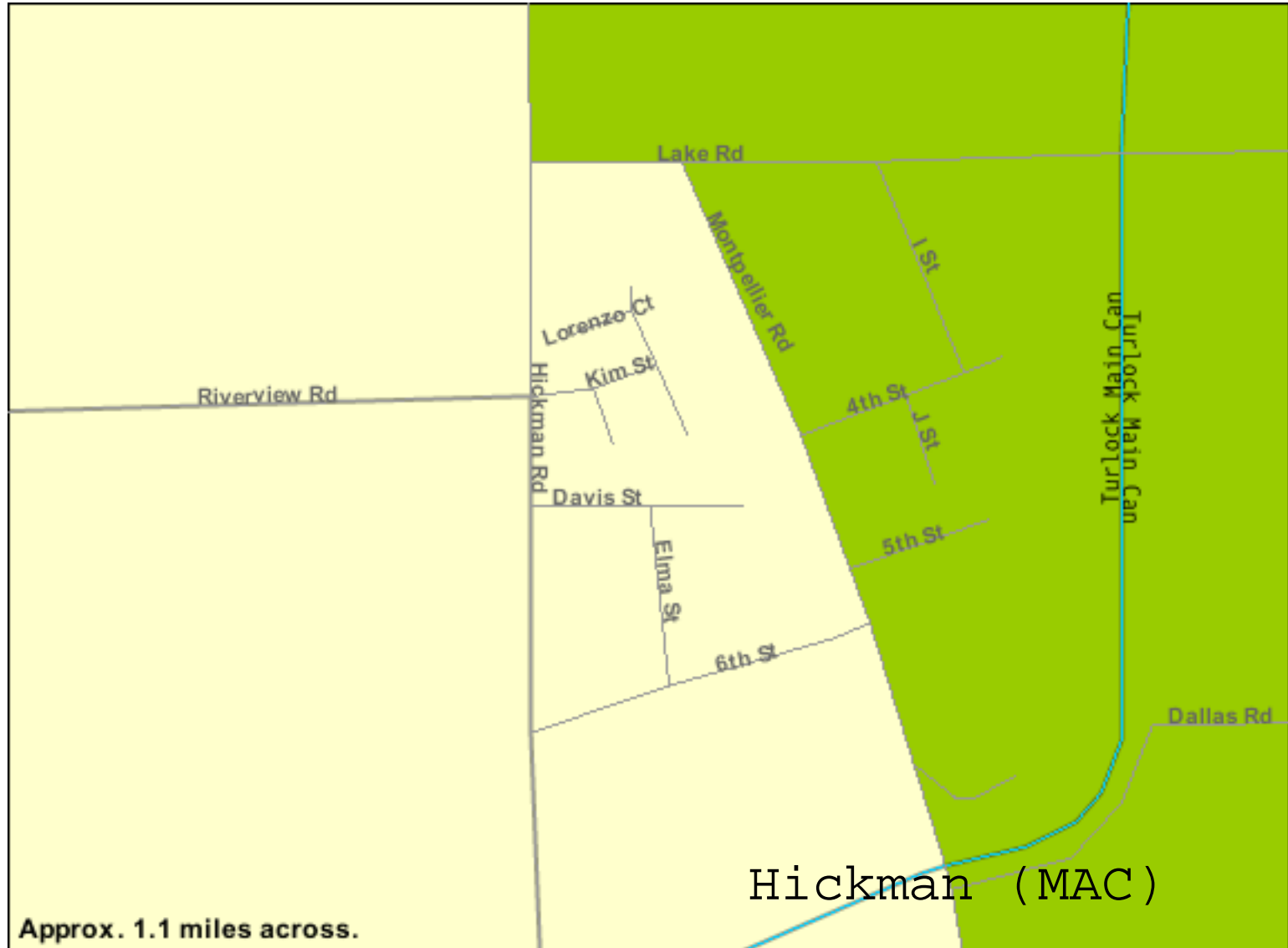
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**

- Dollars
- 31339 - 31339
  - 50083 - 50083

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Keyes CDP, California by Block Group





NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

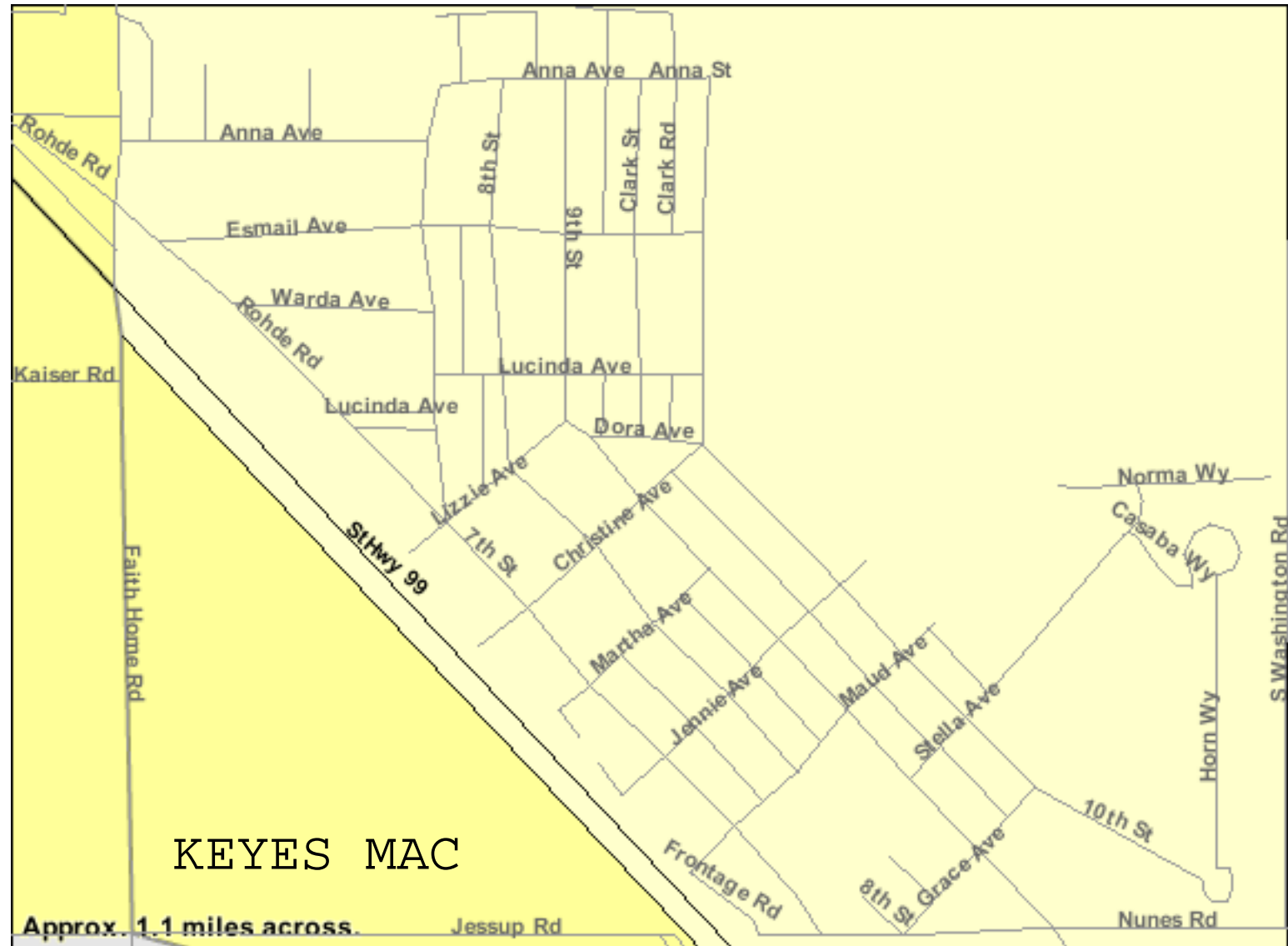
**Data Classes**

Dollars

32278 - 32278
33194 - 33194
46528 - 46528

**Features**

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody

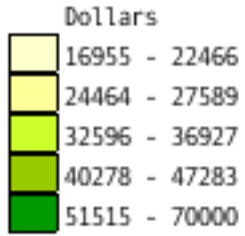


Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

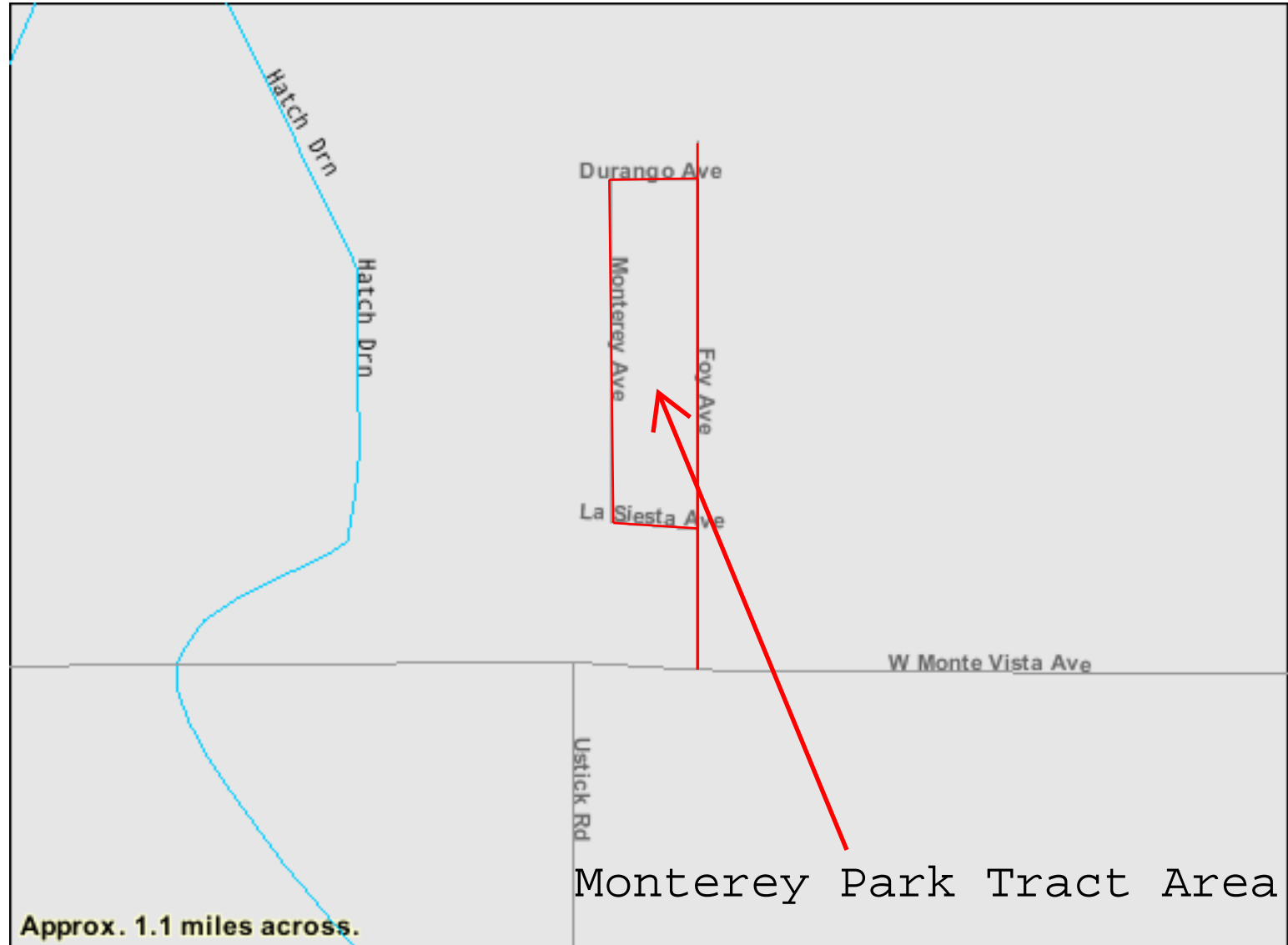
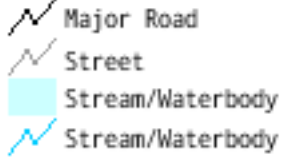
TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Turlock city, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

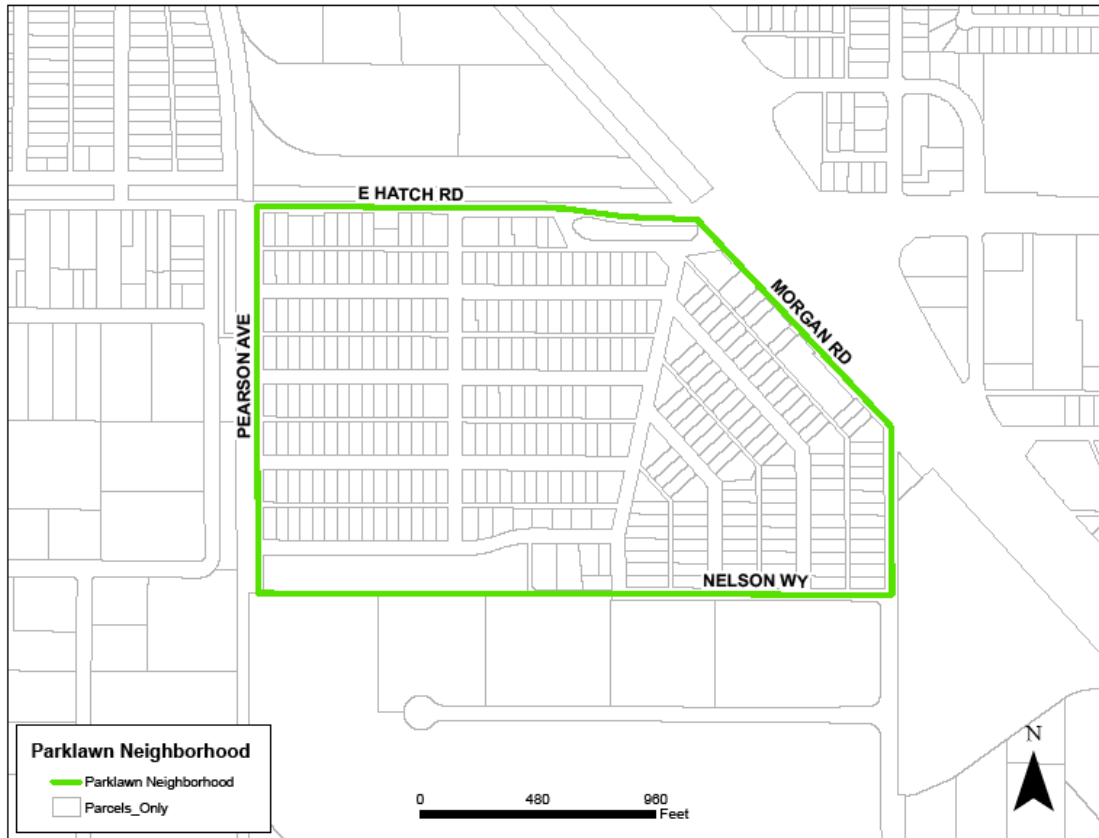
**Data Classes**



**Features**



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

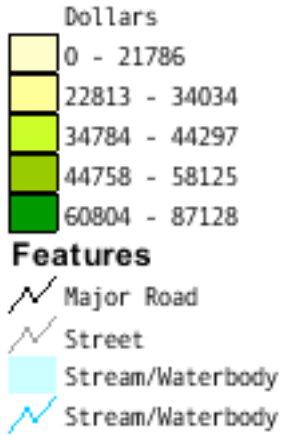


Parklawn Neighborhood Boundary Map

TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Modesto city, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**

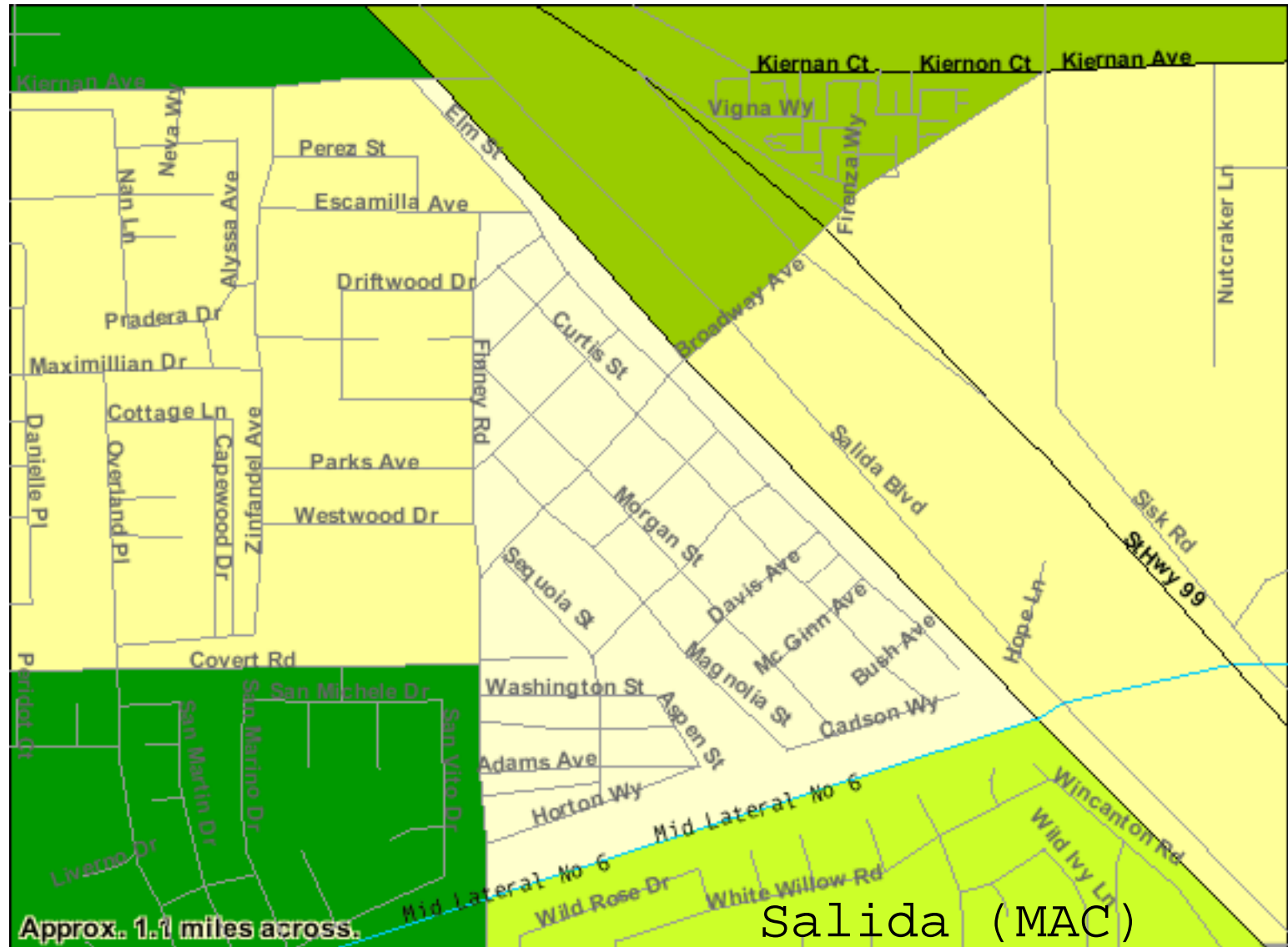
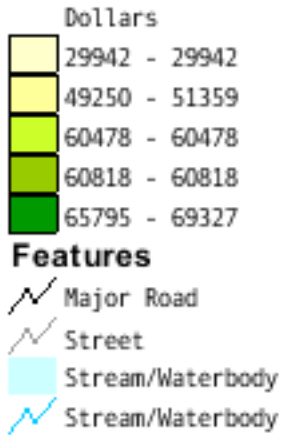


Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Salida CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**

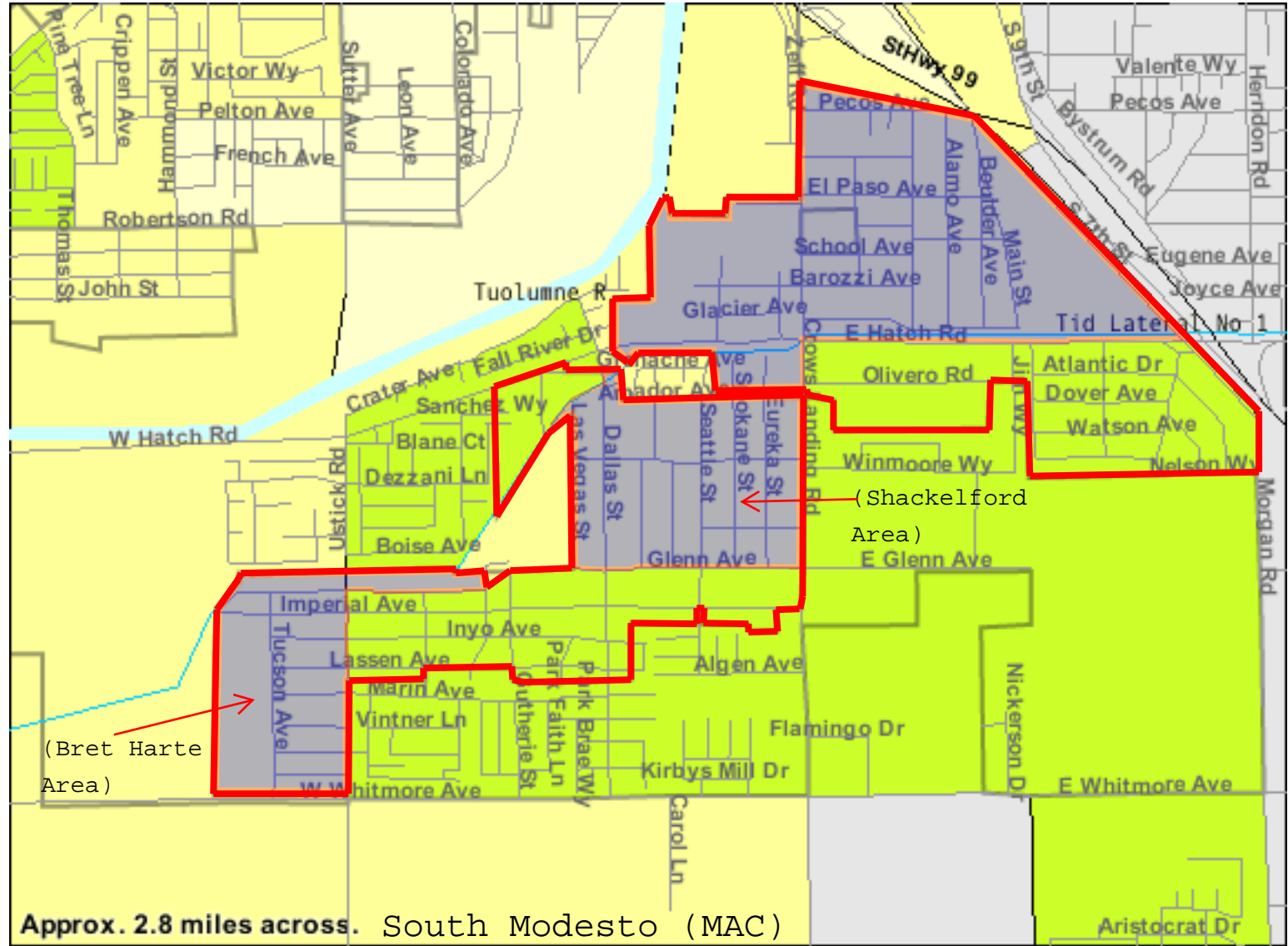


Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Modesto city, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.



TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Westley CDP, California by Block Group

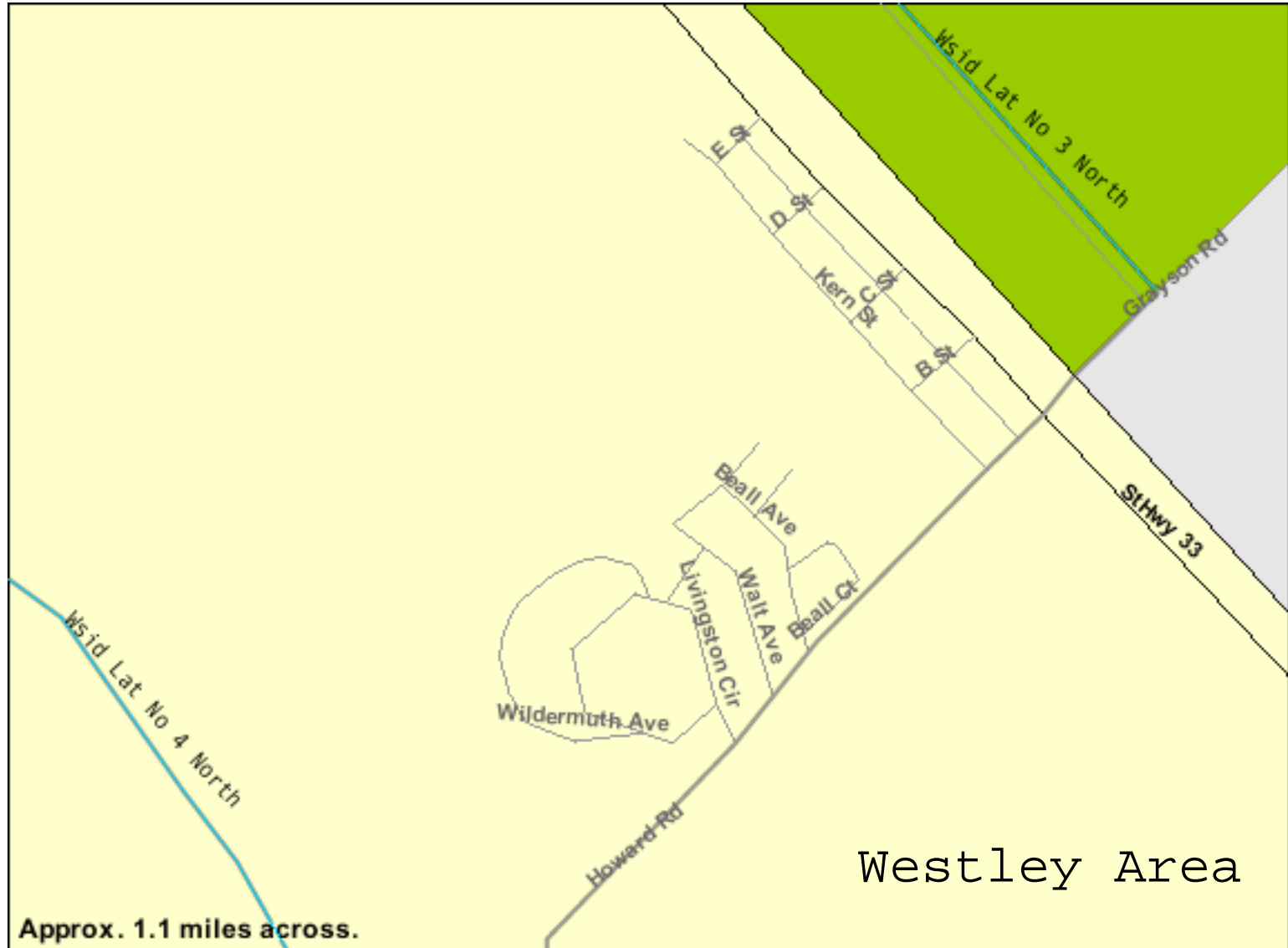
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**

- Dollars
- 25547 - 25547
  - 48065 - 48065

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

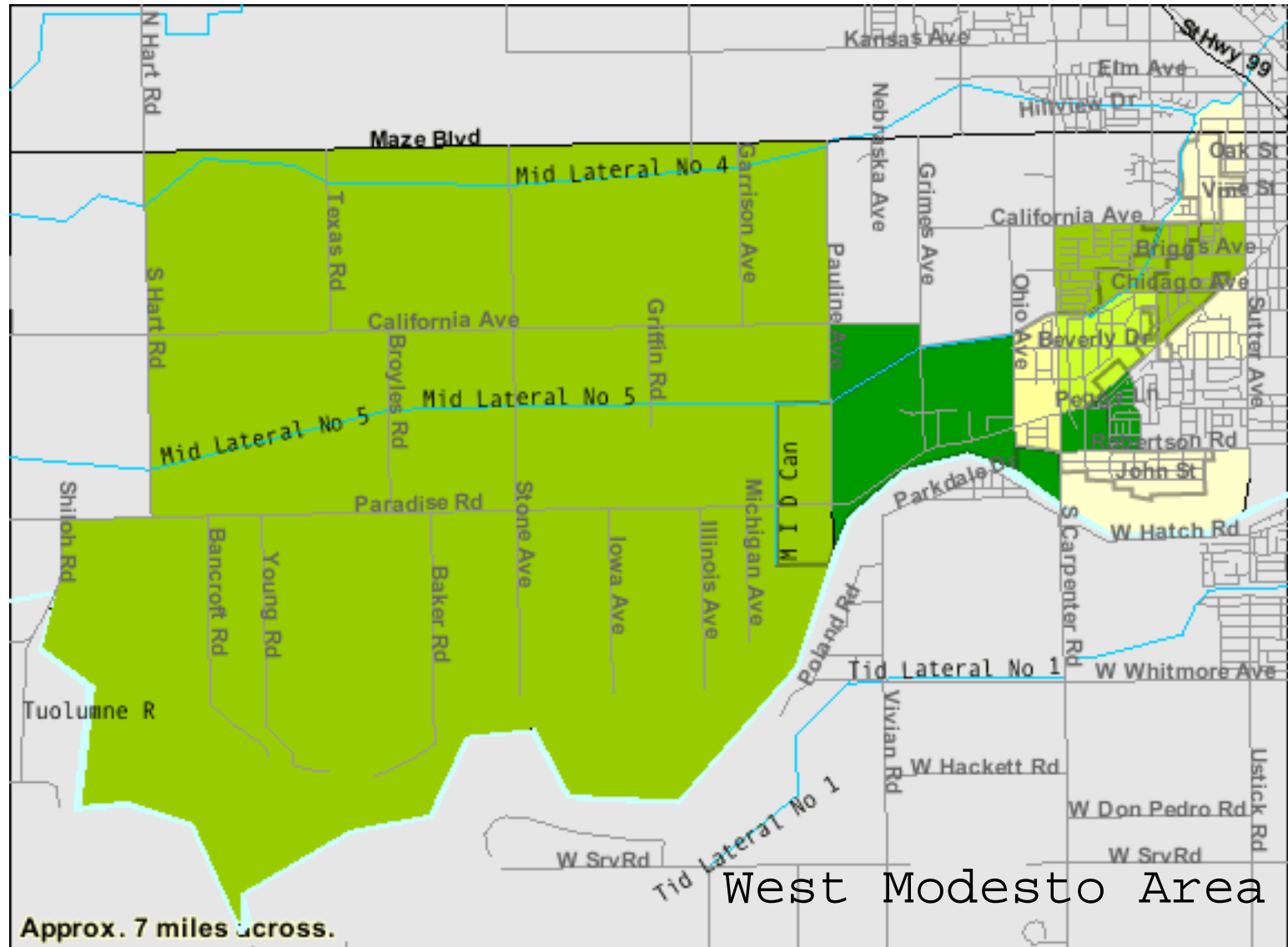
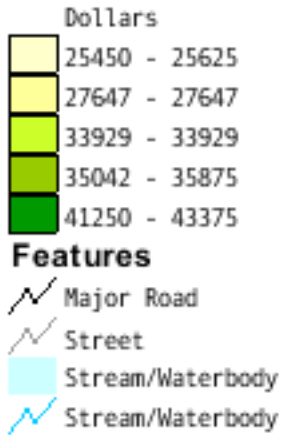


Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.

TM-P063. Median Household Income in 1999: 2000  
 Universe: Households  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 West Modesto CDP, California by Block Group

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

**Data Classes**



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53.



**Application for Federal Assistance SF-424**

Version 02

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify)

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

\* 5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

**d. Address:**

\* Street1:

Street2:

\* City:

County:

\* State:

Province:

\* Country:

\* Zip / Postal Code:

**e. Organizational Unit:**

Department Name:

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

\* First Name:

Middle Name:

\* Last Name:

Suffix:

Title:

Organizational Affiliation:

\* Telephone Number:

Fax Number:

\* Email:

**Application for Federal Assistance SF-424**

Version 02

**9. Type of Applicant 1: Select Applicant Type:**

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

**11. Catalog of Federal Domestic Assistance Number:**

CFDA Title:

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

**\* 15. Descriptive Title of Applicant's Project:**

Attach supporting documents as specified in agency instructions.

**Application for Federal Assistance SF-424**

Version 02

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

\* a. Federal

\* b. Applicant

\* c. State

\* d. Local

\* e. Other

\* f. Program Income

\* g. TOTAL

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on .

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

Yes

No

Explanation

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

**\*\* I AGREE**

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

\* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

**Application for Federal Assistance SF-424**

Version 02

**\* Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.