

# COMMUNITY DEVELOPMENT BLOCK GRANT URBAN COUNTY



## Annual Action Plan *Fiscal Year 2011-2012*

*Prepared by the Stanislaus County  
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Attachment 2

6/24/11 updated version

BOS Resolution #2011-112, February 15, 2011

## APRIL 2011

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# Fifth Program Year 2011-2012 Action Plan **GENERAL OVERVIEW**



Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## Executive Summary

As required by the U.S. Department of Housing and Urban Development, (HUD) this document is part of Stanislaus County's Consolidated Plan which describes the needs and strategy for using HUD funds for housing and community development programs/projects. This Annual Action Plan describes the specific programs/projects that will be undertaken during Fiscal Year 2011-2012, from July 1, 2011 to June 30, 2012.

Stanislaus County, along with the cities of Ceres, Newman, Oakdale, Patterson, and Waterford, form what is known as the CDBG Consortium (federally defined and hereafter referred to as the "Urban County"), annually receive Community Development Block Grant (CDBG) and Emergency Solutions Grant (Previously known as Emergency Shelter Grant) (ESG) entitlement funds from HUD, and is recognized as the "lead entity" under the entitlement programs. The Urban County will be entering its tenth year as an Entitlement Jurisdiction for CDBG and the eighth year as a recipient of ESG funds.

Every three years, participating Cities have an opportunity to remain or withdraw from the Urban County, and non participating cities, not independently receiving entitlement funds, have an opportunity to enter into an agreement to become part of the Urban County. The Urban County is an Entitlement Jurisdiction receiving annual grants based on a formula allocation.

The City of Hughson, has notified the Urban County of its intent to join and all currently participating Urban County Cities wish to remain members for the next three years. If approved by HUD, effective Fiscal Year 2011-2012, the Urban County membership will include the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, and Stanislaus County.

Since 1992, the Urban County has also been a member of the City of Turlock and Stanislaus County HOME Consortium (hereafter referred to as the "HOME Consortium"). The City of Turlock is the "lead entity" with responsibility for implementing and administering HOME funds for the HOME Consortium. During Fiscal Year 2011-2012 the City of Turlock, will remain the "lead entity" for the Urban County, and will take the lead in monitoring participating Urban County Cities' use of HOME funds including the City of Hughson. Ultimately, the City of Turlock is responsible for ensuring that all HOME Consortium funded activities meet the program requirements.

The Fiscal Year 2011-2012 grant allocation amounts under each respective program are:

CDBG	\$ 2,297,203
ESG	\$ 109,046
HOME	<u>\$ 1,386,713</u> (allocation amount for entire HOME Consortium)
<b>TOTAL</b>	<b>\$3,792,962</b>

**OBJECTIVES:**

There are three specific goals of the Federal CDBG/ESG and HOME programs. They are:

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

The Annual Action Plan has been developed to assist the participating jurisdictions achieve these three goals. The overriding consideration that is required of the CDBG and ESG programs is to benefit those members of the population that meet the definition of Targeted Income. A Targeted Income person is one who earns 80% or less of the Area Median Income (AMI). Additionally, if a project benefits a specific neighborhood or community, at least 51% of the population within that geographic boundary must be within the Targeted Income Group (TIG). The following table identifies Stanislaus County’s 2011-2012 income limits established by HUD:

Median Income	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$61,100	Extremely Low (30%)	\$12,850	\$14,700	\$16,550	\$18,350	\$19,850	\$21,300	\$22,800	\$24,250
	Very Low (50%)	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,350
	Low (80%)	\$34,250	\$39,150	\$44,050	\$48,900	\$52,850	\$56,750	\$60,650	\$64,550

**COMMUNITY NEEDS:**

There is a need in the unincorporated areas of the County, as well as in Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford for new or rehabilitated community infrastructure. Infrastructure in many of the older residential communities has either deteriorated or is non-existent. From sidewalks and storm drainage to community facilities, the lack of these improvements do not promote safe and healthy communities, which in turn negatively impacts quality of life.

Further, CDBG and ESG funds allow an opportunity for the County and the Cities to fund non-profit agencies that provide public services to the community. Staff has received and reviewed thirty-two (32) CDBG and nine (9) ESG competitive applications (some from the same organizations), to obtain funds for the public service and emergency shelter components of the programs, respectively. The Board of Supervisors is presented the eligible applicants for partial or full funding based on scoring recommendations made by a review panel that consisted of six representatives from the CDBG Urban County participating jurisdictions, a representative from the County Behavioral Health and Recovery Services Department, and a representative from the County Chief Executive Office. Although Federal guidelines permit a grantee to budget up to 15% of its allocation to public service programs, the Urban County has agreed to utilize approximately 10%, for this purpose. This allows the Urban County to utilize the additional 5% of the allocation for targeted workforce and economic development related activities.

The following are non-profit organizations that are recommended for Fiscal Year 2011-2012 funding under the CDBG/ESG Public Service Programs:

Emergency Solutions Grant (ESG):

Family Promise  
Children's Crisis Center  
Community Housing and Shelter Services  
We Care Program, Turlock  
Salvation Army

*The specific listing and description of ESG programs are listed on pages 36-37 of this document.*

Community Development Block Grant (CDBG):

Children's Crisis Center \*  
Center for Human Services \*  
Disability Resource Agency Independent Living  
Family Promise  
Hughson Family Resource Center  
Parent Resource Center  
Parent Institute for Quality Education

Second Harvest Food Bank\*  
Stanislaus Family Justice Center  
United Cerebral Palsy of Stanislaus  
United Samaritans Foundation  
Westside Food Pantry

\* Organizations recommended for more than one CDBG award (Specific listing of programs listed in pages 47-52 of this document).

## Evaluation of Past Performance

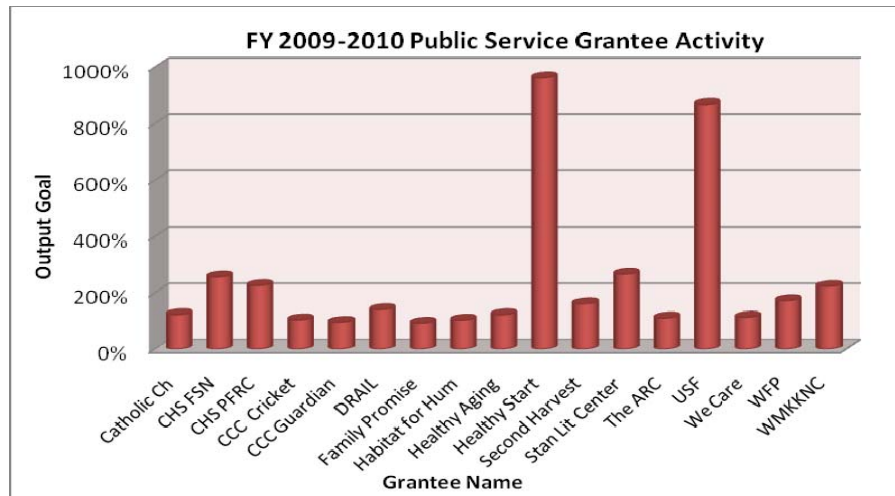
As lead entity of the Urban County, Stanislaus County assumes overall responsibility for administration of CDBG and ESG funds.

One of HUD's requirements is that entitlement communities must not have more than 1.5 times their annual allocation amount on account by April of the Fiscal Year. The Urban County has successfully incorporated the 1.5 annual allocation timeliness guidelines to apply to all participating Urban County members individually. This reduces burden being placed upon any one participating member in the Urban County, and evenly distributes the responsibility of expending CDBG funds in a timely manner to all membership and their respective projects in a more uniform manner.

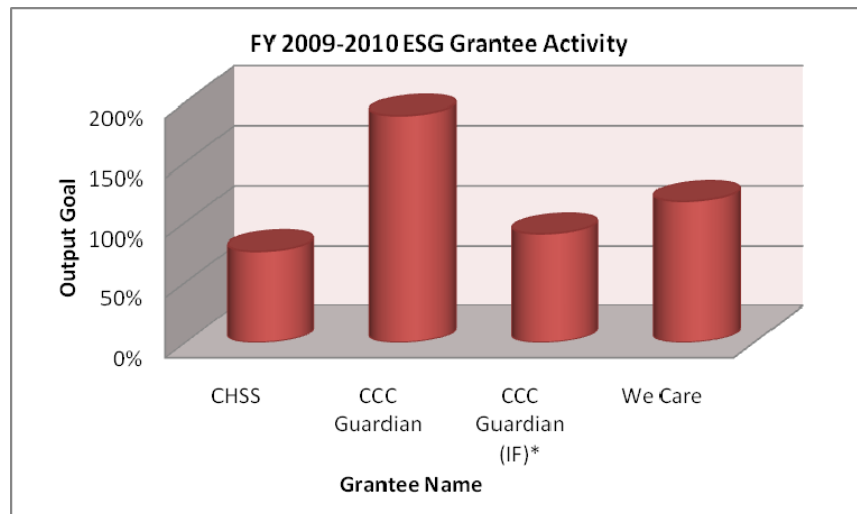
Performance of all Urban County members and public service grantees are tracked in various categories from appropriate use of administrative funds to verifying that outputs and outcomes are being met for all awarded public service related activities and County and City projects.

Public Service/Emergency Shelter Grantees that are not meeting the thresholds they pledged to meet during key points throughout the year are in jeopardy of only receiving partial or no funding in future fiscal years if they reapply for funding. Staff is also monitoring non-profit agency processes used to better track and follow up with participants to ascertain participant outcomes (how the participant is better off after receiving a given service). This process helps to better justify the need for the service they provide within the community.

The following is a graph that demonstrates one aspect of our public service tracking methodology:



The following graph shows similar information from the perspective of the Emergency Shelter Grant Program:



County and City Infrastructure projects are tracked by timeline criteria. Urban County members are encouraged to begin their environmental work on projects in early March of each year so that the construction phase of the project can begin in July at the beginning of the fiscal year. Request for funds are made on a quarterly basis and timeline compliance is confirmed at that time to assure that the Urban County's collective projects are on task.

Thanks to the processes put in place by Stanislaus County, the CDBG 1.5 timeliness expenditure threshold for Fiscal Year 2010-2011 has been met well in advance (approximately 6 months in advance), compared to previous fiscal years. Staff will continue to collaboratively work with its Urban County partners to ensure that timeliness deadlines continue to be met within a comfortable timeframe as done in Fiscal Year 2010-2011.

## Action Plan

Stanislaus County and the cities of Ceres, Newman, Oakdale, Patterson, and Waterford identified their target areas through several combined methods. For the development of the Annual Action Plan, the participating jurisdictions used population information derived from the U.S. Census regarding median household income, housing tenure, housing occupancy, disability status, employment status, and poverty status. Information was also compiled

from the County's Continuum of Care annual report, adopted Housing Elements of the respective Urban County members, and California State Department of Finance reports. The target areas for the Urban County participants are the very low and low-income areas of the jurisdictions. Although funds are used for all residents of the Urban County's participating jurisdictions, priority is given to programs and projects in the target areas.

As the new member of the Urban County, project target areas for the City of Hughson were identified using similar information as defined above such U.S. Census data relating to population, occupancy, employment status, and poverty status. The City of Hughson will direct its CDBG funds to the low income Census Block Group target areas.

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

## Stanislaus County



Stanislaus 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, declination of economic development activity, and the deterioration of, or the lack of affordable housing.

The Annual Action Plan is the guide by which Stanislaus County 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).
- d. For public infrastructure improvement projects: 1) A working partnership between for service provider(s), the local community, and the Agency (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.



## City of Ceres



The City of Ceres will continue to focus towards much needed infrastructure improvements that will help alleviate some of the target area's current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks, sewer and waterline replacement, ADA curb cuts, and related storm drainage improvements. Adequate infrastructure improvements are essential for a community to experience community revitalization.

## City of Hughson



As the new member of the Urban County, the City of Hughson also has substantial needs for targeted infrastructure improvements that would alleviate some of the area's current blight. These infrastructure improvements will include related curb, gutters, sidewalks, storm drain, sewer and waterline replacements, and the subsequent street overlay that follows projects of this nature.

## City of Newman



The City of Newman will continue to focus towards much needed infrastructure improvements that will help alleviate some of the target area's current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks, sewer and waterline replacement, and ADA curb cuts. Newman is also focusing on workforce development activities within their local community to offer classes that develop computer skills to provide residents with a competitive edge in their employment search.

## City of Oakdale



The City of Oakdale's focus is similar and in accord with our partnering members with a focus towards much needed infrastructure improvements that will help alleviate some of the target area's current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks, sewer and waterline replacement, replacement of damaged street overlay, and ADA curb cuts.

## City of Patterson



The City of Patterson's multi-phased approach towards much needed infrastructure improvements is an efficient approach to help alleviate some of the target area's current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks, storm drain, sewer and waterline replacement, and related street overlay. The City of Patterson is also a partner through workforce development activities within its local community.

## City of Waterford



Waterford continues to face the challenges related to the accuracy of Census data in relation to income eligible Census tracts. The City expects that accurate counts of the 2010 Census will alleviate this challenge in the future, but in the interim the focus will be on pursuing eligible projects from the perspective of an urgent need as designated by HUD, or through an approved survey methodology as approved by HUD, for a specific target area. Waterford also intends to pilot the Targeted Technology Training (T3) program in partnership with the County, Oakdale, Newman, and Patterson.

## General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**

## Stanislaus County

The Urban County Consolidated Planning Area is comprised of the unincorporated portions of Stanislaus County and the cities of Ceres, Newman, Oakdale, Patterson, and Waterford, with the addition of the City of Hughson. Stanislaus County is located just south and east of the San Francisco/Oakland metropolitan region and 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.

State Route 99 and Interstate 5, two of the State's major north/south roadways, pass through the County, offering excellent access in both these directions. Due to the presence of the Union Pacific and the Burlington Northern and Santa Fe railroads, available Amtrak Service, an intercity bus line and a metropolitan airport, the County is strategically located to continue its major role in intra-and interstate trade. This regional transportation network in conjunction with relatively low land and power costs has attracted nonagricultural-related industrial development.

Historically, food processing has been one of the area's largest manufacturing activities.

The increasingly close ties to the San Francisco Bay Area, the Sacramento metropolitan area, and the larger Central Valley have resulted in more interregional travel and have strained the County's roadways.

Stanislaus County is a combination of both urban and rural development. There are thirteen unincorporated communities that are home to 115,137 citizens that reside in the unincorporated limits of the County. There are residential subdivisions, businesses, industrial parks, highway commercial corners, public open space and facilities and farms, both large and small. For the most part, residential urban development has occurred in the community of Salida, but older and larger residential neighborhoods are adjacent to the City of Modesto, the seat of Stanislaus County.

Stanislaus County's approach in the use of CDBG funds for capital improvement projects has been to synchronize with the Stanislaus County Redevelopment Agency to address and alleviate blighting conditions within eligible areas.

The following is a map of Stanislaus County and which includes the geographical locations of all Urban County participants:

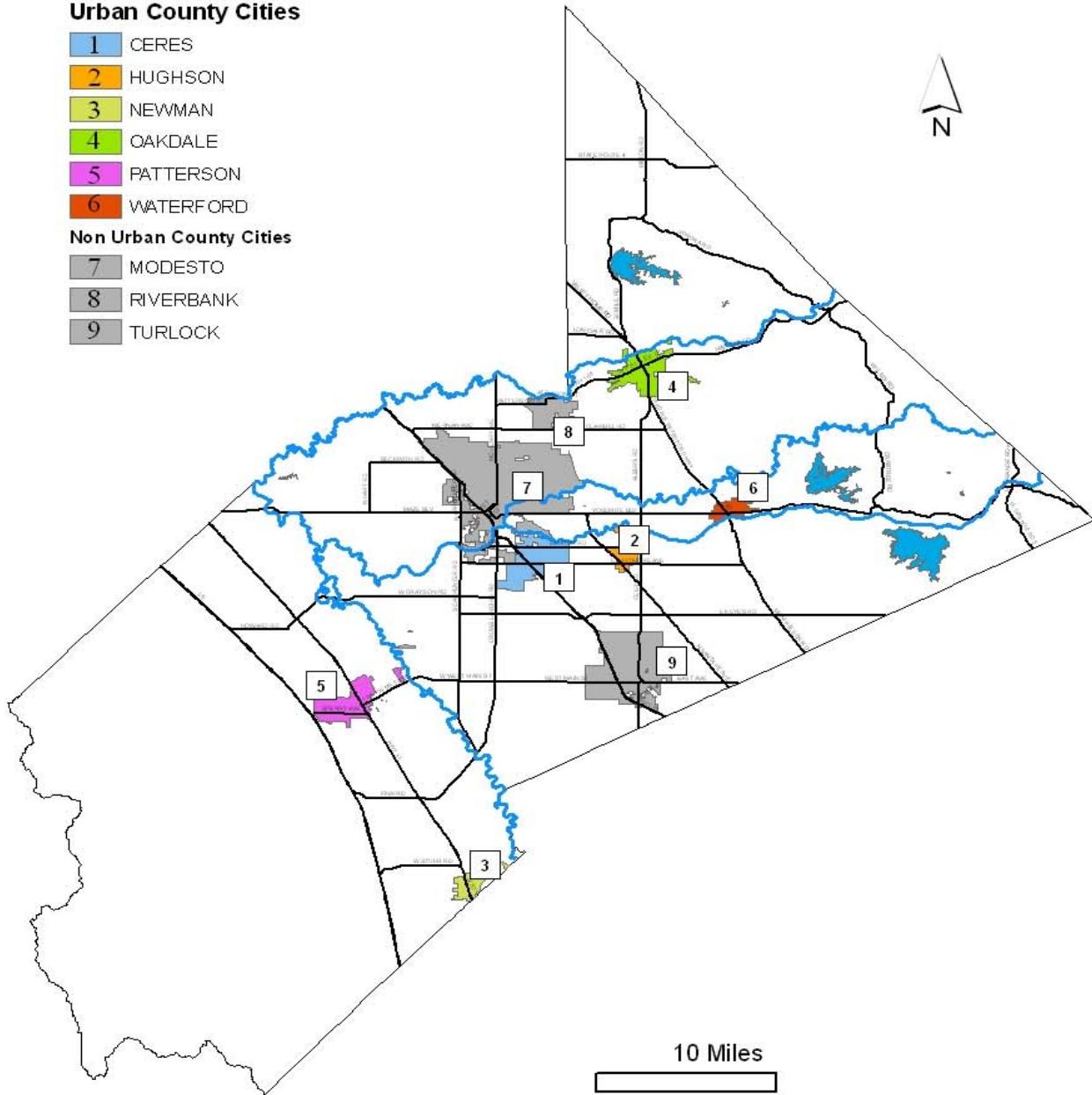
# STANISLAUS COUNTY

## Urban County Cities

- 1 CERES
- 2 HUGHSON
- 3 NEWMAN
- 4 OAKDALE
- 5 PATTERSON
- 6 WATERFORD

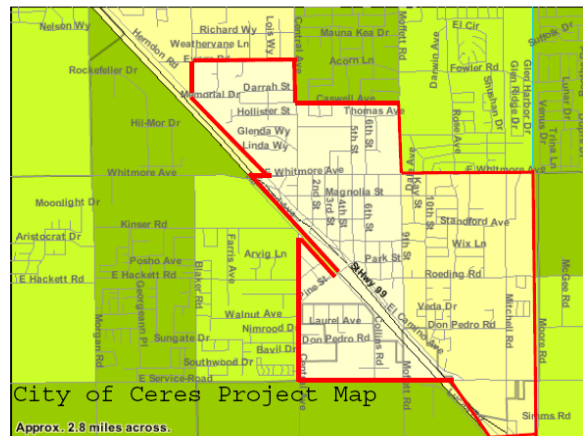
## Non Urban County Cities

- 7 MODESTO
- 8 RIVERBANK
- 9 TURLOCK



March 25, 2010

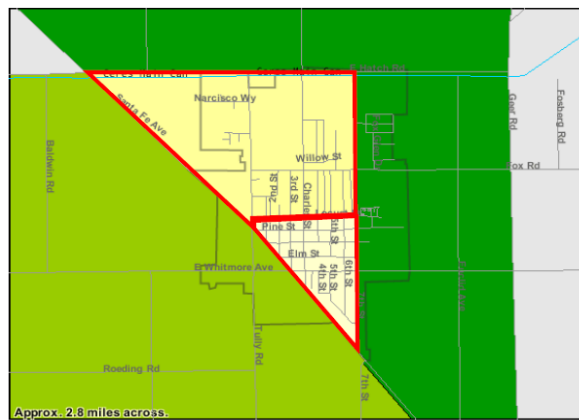
## Ceres



The City of Ceres is located in the heart of Stanislaus County along the Highway 99 corridor. Ceres is in one of the Central Valley's richest and most diverse agricultural areas and is the home of the County's Agriculture Center. Ceres is a growing community with an approximate population of 42,690 in 2008. Source: U.S. Census Bureau.

The City of Ceres will dedicate its CDBG funds to conduct needed infrastructure improvements within the income eligible Census tract block groups as bounded in the above project area map.

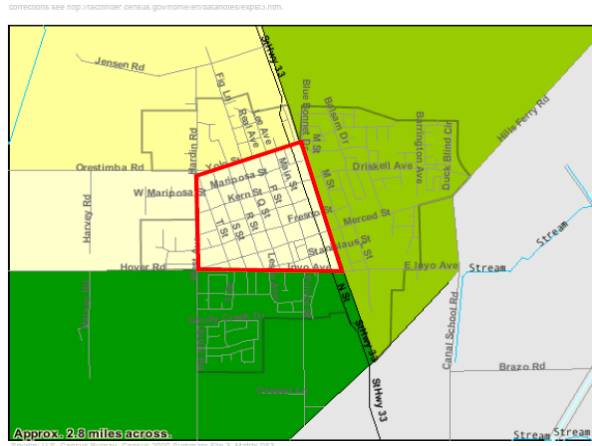
## Hughson



The City of Hughson is the smallest incorporated city in Stanislaus County, but has grown from a population of 3,259 in 1990 to 6,127 in 2010. Hughson is situated to the East of Ceres, to the North of Turlock, and to the Southeast of Modesto. Source: City of Hughson.

The City of Hughson has similar infrastructure improvement needs as the rest of the Urban County jurisdictions. CDBG funds will be used to conduct needed infrastructure improvements within the income eligible Low-Moderate Area (LMA) Census tract block groups as bounded in the above project area map.

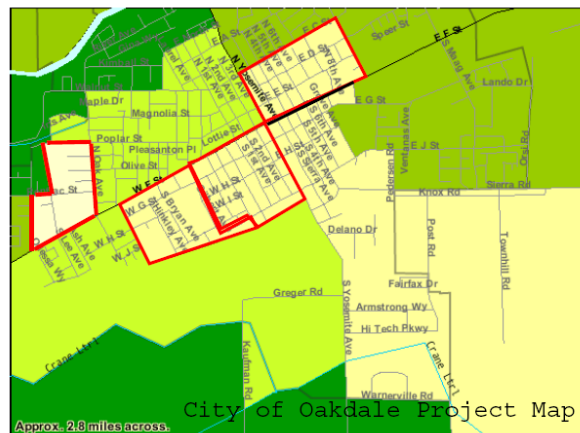
## Newman



The City of Newman is located thirty miles southwest of Modesto, the County seat. The city is located in an agriculturally rich geographical area that includes a large food processing facility, historic downtown buildings, and a variety of light industrial and highway commercial development. Newman is a growing community with an approximate population of 10,000. Source: City of Newman.

The City of Newman will dedicate its CDBG funds to conduct needed infrastructure improvements within the income eligible Census tract block group project area. The project area is bounded by Yolo Street to the north, N Street to the east, Inyo Avenue to the south, and West Avenue to the west as bounded in the above project area map.

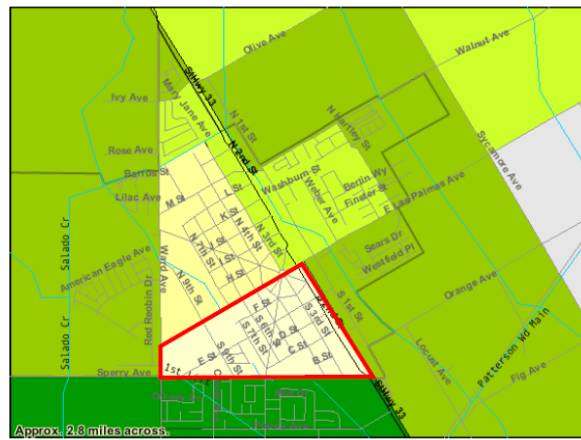
## Oakdale



The City of Oakdale is located in the northeasterly portion of the county, on the south bank of the Stanislaus River, at the intersection of State Highways 108 and 120. The city is situated at the base of the Sierra Nevada Mountains. It is the gateway to Yosemite National Park and the Sierra Nevada foothills. Oakdale has a current city population of approximately 19,300. Source: City of Oakdale.

The City of Oakdale will dedicate its CDBG funds to conduct needed infrastructure improvements within the income eligible Census tract block groups as bounded in the above project area map.

## Patterson

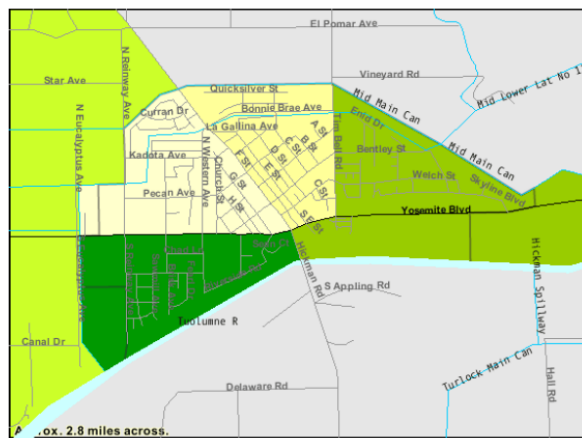


The City of Patterson is situated in western Stanislaus County on Highway 33 between Interstate 5, three miles to the west, and the San Joaquin River, about three miles to the east. Patterson is approximately 15 miles west of Modesto, the County seat.

The population of the City of Patterson was 21,168 as of January 1, 2009, according to the official estimate certified by the California State Department of Finance's Demographic Research Unit. The City derives much of its economic vitality from agriculture, food processing, and distribution. It is also home to a rapidly expanding business park adjacent to Interstate 5. Source: City of Patterson.

The City of Patterson will dedicate its CDBG funds to conduct needed infrastructure improvements within the income eligible Census tract block group project area. The project area is bounded by W. Las Palmas to the north, 2<sup>nd</sup> Street to the east, Sperry Avenue to the south, and Ward Avenue to the west as bounded in the above project area map.

## Waterford



Waterford is the 8th largest city, of nine cities, in Stanislaus County with a population which has grown steadily from 2,683 in 1980 to over 7,800 today. Known as the "Gateway to Recreation", the city plays host to the thousands of people who travel through on their way to the many recreational opportunities in the area. Source: City of Waterford.

According to 2000 Census data, the City of Waterford currently does not contain any eligible low-moderate income Census block groups that would allow Low/Moderate Area (LMA) based activities. One reason for this is the fact that the City's adjacent unincorporated neighbors have higher incomes that influence the Census tract/block data. However, this data does not reflect the conditions in many incorporated residential areas of the City of Waterford that lack basic infrastructure, resulting in obvious signs of blight, typically seen in low-income neighborhoods.

Until 2010 Census data is released (given it provides favorable results for the City of Waterford that allow the City to conduct LMA projects), Stanislaus County will work with the City of Waterford to assess non-infrastructure needs of the community in order to identify potential CDBG eligible programs and projects on a Low/Moderate Clientele (LMC) basis. Stanislaus County will also work with HUD to determine proper procedures and methods to carry out door-to-door surveys and provide an acceptable survey format to determine LMA eligible block group and/or census tract areas in order for the City of Waterford to conduct LMA type projects.

**2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.**

The main objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding opportunities for persons of low and moderate-income.

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

The remaining funds are distributed among the Consortia members, via a formula that represents poverty and population census data, to address community infrastructure needs. These needs may include, but are not limited to, sidewalks and storm drainage to community facilities. CDBG funds are used to address infrastructure improvement needs, which in turn improve the quality of life by promoting safe and healthy communities.

**3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.**

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-profit organizations, and other agencies. Service providers faced with this challenge are expected to provide more and more services with the same, if not smaller, budget every year.

To address this obstacle, the county will continue to seek funding opportunities through different sources, encourage projects or programs that leverage funds, and ensure that projects and programs are operated as effectively and efficiently as possible.

The County, in partnership with the Housing Authority of the County of Stanislaus, continues to support the Family Self Sufficiency program to assist low and moderate-income persons to become homeowners. The County has also partnered with Habitat for Humanity in the purchase of several lots for the construction of affordable housing units to be made available to low and moderate-income households.



Further, Stanislaus County was awarded, for the second time, State of California CalHome funds to assist with the expansion of the Stanislaus County First Time Homebuyer Program during the coming fiscal year. Stanislaus County has also been awarded CalHome funds to assist owner occupied households address health and safety related repairs in their home. These funds will continue to be used to leverage other resources and maximize the number of households to be assisted thereby addressing underserved needs.

Stanislaus County will continue its partnership with the Stanislaus Housing and Support Services Collaborative (SHSSC), a multi-agency collaborative which focuses on the community's housing and social service needs, also allows for the distribution of much needed SuperNOFA funds to affordable housing developers within the County. The Urban County will continue partnering with SHSSC to address the needs of the community and addressing obstacles to meeting underserved needs.

**4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.**

In order to address the many priority needs addressed in the Consolidated Plan a combination of federal, state, and local dollars will continue to be employed to assist those in need of essential services within Stanislaus County. The Housing Authority of the County of Stanislaus as the administrator of the Housing Choice Voucher Program (known as Section 8) expects to receive approximately \$26,371,663 for the operation and implementation of the Section 8 Program.

The combination of Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), CalHome (First Time Home Buyer and Housing Rehabilitation Program Funds – State), HOME Investment Partnerships Program (HOME), local Redevelopment Agency funds (RDA), Economic Development Agency (EDA) project matching contributions, Neighborhood Stabilization Program (NSP) funds, Homeless Prevention and Rapid Rehousing funds (HPRP), Community Development Block Grant – Recovery Act (CDBG-R) funds, and other various projects matching fund sources help to address many of the priority needs and objectives identified in the plan.

## Managing the Process

**1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.**

**Community Development Block Grant/Emergency Solutions Grant:**

Stanislaus County is the lead agency of the Urban County. Specifically, the Stanislaus County Planning and Community Development Department, serves as the lead entity for overseeing the development, implementation, and administration of the Consolidated Plan (CP) and Annual Action Plans (AAP).

The CP and AAPs are prepared by staff of the Planning and Community Development Department, with the assistance of staff from the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford. Staff from the following County departments also played a key role in the development of the CP and AAP: Chief Executive Office (CEO), Health Services Agency (HSA), Community Services Agency (CSA), and Behavioral Health and Recovery Services (BHRS), as well as staff from the Housing Authority of the County of Stanislaus. The Housing and Support Services Collaborative of Stanislaus County (which includes representatives from countywide service providers) also provided a significant amount of input.

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

Currently, the City of Turlock, as the lead agency, contracts independently with Stanislaus County and each of the participating cities. However, starting Fiscal Year 2011-2012, Stanislaus County will be the only member with a direct contract with the City of Turlock. Each of the participating Urban County Cities will have sub-agreements with Stanislaus County. This change reflects HUD's recognition of Stanislaus County as the administrator of HOME activities for all participating Urban County Cities (Ceres, Newman, Oakdale, Patterson, Waterford, and the addition of Hughson). The City of Turlock will continue to be the lead entity responsible for overall HOME program activity.

**2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.**

Relationships with the above mentioned resource providers consisted of written contacts, phone interviews, electronic information transfers, and face-to-face meetings, both public and informal, with both public and private sector agencies and service providers. The former were generally utilized to generate data and update previously provided information. The latter, generally taking the form of informal meetings between staff and occasional formal public hearings, were used to review draft documents and receive public comments on those documents, respectively.

**3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.**

The Stanislaus County Planning and Community Development Department, as administrator of the Urban County, coordinates and consults with other program providers, local, state and federal government entities, non-profit and for-profit organizations and business, professional organizations, interest groups, and other parties interested in the implementation of federal programs.

Specifically, they are: Housing Authority (non-profit/County), Health Services Agency (County), Community Services Agency (County), Behavioral Health and Recovery Services (County); Housing and Community Development (State); USDA/Rural Development (Federal), Economic Development Administration (Federal), HUD (Federal); California Coalition for Affordable Housing (non-profit); Habitat for Humanity (non-profit), Stanislaus County Affordable Housing Corporation (STANCO: non-profit), California Rural Legal Assistance (CRLA), and Self-Help Enterprises (SHE: on-profit).

Stanislaus County will continue to participate in regularly scheduled meetings with the cities of Modesto and Turlock to coordinate any CDBG, HOME and ESG funded activity that may be of benefit to each of the separate entitlement communities within Stanislaus County. Further, quarterly meetings will be held between the participating jurisdictions of the Urban

County. This will assure that the activities outlined in the Annual Action Plan are given the fullest attention for design and implementation or construction.

The Urban County will maintain its membership and active involvement in the Housing and Support Services Collaborative, a multi-agency collaborative which focuses on the community’s housing and social service needs, to continue outreach and information sharing with other county agencies serving similar clientele.

## Citizen Participation

### 1. Provide a summary of the citizen participation process.

Citizen Participation is an integral part of the planning and implementation processes for the CDBG/ESG and HOME Programs, pursuant to the rules and regulations governing administration of the programs. In their attempt to assure adequate opportunity for participation by program beneficiaries and the general public, the County Board of Supervisors have set Annual Action Plan pre-submission, Plan amendment, grantee performance, sub-recipient monitoring, and record maintenance requirements. The Urban County not only complies with Federal regulations, but also wishes to ensure that all residents of the participating jurisdictions, and principally families with low or moderate incomes, have the opportunity to participate in the needs identification and strategy formulation process for these programs. This Annual Action Plan outlines the steps developed by the Urban County to ensure compliance with Federal regulations governing implementation of the Federal programs administered by the Stanislaus County Planning and Community Development Department, and meet their 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 Plan amendments); access to records; technical assistance; and comments and complaints.

The Annual Action Plan 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/ESG and HOME programs which are available to citizens upon request.

### 2. Provide a summary of citizen comments or views on the plan.

The Annual Action Plan was released for its official public review and comment period on January 11, 2011. In order to solicit public participation in the preparation of the Annual Action Plan, public hearing notices were published defining the development process and how persons, agencies and interested groups could participate. Stanislaus County was also able to post announcements regarding the CDBG/ESG and HOME programs on the Planning and Community Development internet homepage, which facilitates the receipt of citizen input online.

A series of public meetings were held in January and February 2011 to discuss the preparation of the Annual Action Plan and seek public input. The series of meetings include:

<b>JURISDICTION</b>	<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
<b>County/Cities</b>			
Stanislaus County	January 11, 2011	10:00am/6:00 pm	1010 10 <sup>th</sup> St., Modesto
City of Ceres	January 12, 2011	4:00 pm	2701 Fourth St., Ceres
City of Hughson	January 20, 2011	6:00 pm	7018 Pine St., Hughson
City of Newman	January 5, 2011	5:00 pm	1200 Main St., Newman

<b>City of Oakdale</b>	<b>January 19, 2011</b>	<b>4:30 pm</b>	<b>120 S. Sierra Ave., Oakdale</b>
<b>City of Patterson</b>	<b>January 19, 2011</b>	<b>6:00 pm</b>	<b>1 Plaza, Patterson</b>
<b>City of Waterford</b>	<b>January 4, 2011</b>	<b>5:30 pm</b>	<b>540 C St., Waterford</b>

**Municipal Advisory Councils / Communities**

<b>Denair</b>	<b>February 1, 2011</b>	<b>7:00 pm</b>	<b>3460 Lester Rd., Denair</b>
<b>Empire</b>	<b>February 14, 2011</b>	<b>7:00 pm</b>	<b>18 S. Abbie, Empire</b>
<b>Hickman</b>	<b>February 3, 2011</b>	<b>7:00 pm</b>	<b>13306 4<sup>th</sup> St., Hickman</b>
<b>Keyes</b>	<b>February 17, 2011</b>	<b>7:00 pm</b>	<b>5601 7<sup>th</sup> St., Keyes</b>
<b>Salida</b>	<b>February 22, 2011</b>	<b>7:00 pm</b>	<b>4835 Sisk Rd., Salida</b>
<b>South Modesto</b>	<b>February 10, 2011</b>	<b>6:00 pm</b>	<b>3800 Cornucopia Way, Modesto</b>

The draft AAP was also taken to the city councils of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford for review and copies have been made available for review at the County Planning and Community Development Department, the Planning Departments of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford and the Stanislaus County Main Library. A final public hearing will be held on February 15, 2011 before the Stanislaus County Board of Supervisors.

The Planning and Community Development Department considered all oral and written public comments received in preparing and revising the Plan. A summary of responses to public comments relating to the review of the Annual Action Plan is included in the Citizen Comment Summary section of this Annual Action Plan.

**Citizen Comment Summary**

Throughout the months of January and February 2011, CDBG staff conducted several public meetings throughout the unincorporated areas and at least one general meeting in each of the CDBG participating jurisdictions.

**Stanislaus County**

No Comments Received

**City of Ceres**

No Comments Received

**City of Hughson**

No Comments Received

**City of Newman**

No Comments Received

**City of Oakdale**

No Comments Received

**City of Patterson**

No Comments Received

**Town of Keyes**

No Comments Received

**Town of Denair**

No Comments Received

**Town of Hickman**

No Comments Received

**Town of Salida**

No Comments Received

**Town of Empire**

No Comments Received

**Airport Neighborhood**

No Comments Received

**City of Waterford**

No Comments Received

**South Modesto**

Comments were received relating to the need of infrastructure improvements, such as sewer services, in the low income neighborhood of Parklawn. Staff explained that because such projects are leveraged with Redevelopment Agency funds, they are now in jeopardy in light of the State of California's proposal to eliminate Redevelopment Agencies. The undertaking of these projects is contingent upon the result of the State's proposal to abolish Redevelopment Agencies.

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

No Comments Received

#### **3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.**

Every year, English notices for meetings are placed in The Modesto Bee, Ceres Courier, Oakdale Leader, West Side Index, Waterford News, and Patterson Irrigator. In an effort to seek input and participation from the Spanish-speaking population, a Spanish notice is also published in each respective jurisdiction's newspapers. 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 be provided by the person requiring such service.

#### **4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.**

All comments were received and accepted.

## **Institutional Structure**

#### **1. Describe actions that will take place during the next year to develop institutional structure.**

To the extent that a gap exists in the institutional structure, a strategy of the Consolidated Plan/Annual Action Plan is to take action to close that gap. Example of gap closure is the effort of the Housing and Support Services Collaborative to link potential partners to successfully and fully implement a program project as well as new partnerships formed with agencies supporting the Probation Action Committee Team (P.A.C.T.), which connects ex-prisoners to services such as housing and employment, and other agencies promoting the development and well being of children 0-5 years of age, through the Children and Families Commission.

During public service monitoring, agency-to-agency referrals are also tracked to verify that participants receiving services do not experience any gaps as they strive to reach their goal of independence from the need of public services within the community. The development of the Homeless Management Information System (HMIS) also has the potential to actively refer consumers of homeless services in a way that greatly reduces, if not eliminates, the needs of those transitioning from the streets towards permanent housing. The Stanislaus County Continuum of Care is providing Homeless Prevention and Rapid Re-housing (HPRP) participants with access to HMIS software operated by Client Track. The six (6) agencies receiving funding for HPRP, within Stanislaus County, have agreed to share limited Universal Data Elements for clients enrolled in HPRP. HMIS data sharing helps reduce the instances of assistance gaps by allowing a streamlined intake process where agencies can refer clients to one another without duplication of intake as well as to prevent the duplication of services. The group also meets monthly in a subcommittee meeting, after the Housing Coalition meeting, to work out any issues with implementation and reporting for HPRP.

## Monitoring

### **1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.**

It is the County's intent to monitor all sub-recipients of HUD Program funds on a regular basis. Monitoring will occur to ensure statutory and regulatory requirements are being met and that information submitted to the County is accurate and complete.

An agreement is executed with all sub-recipients which will clearly state the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, applicable federal requirements, etc. The monitoring process will emphasize on-site field visits, desk audits, open communications and assistance to sub-recipients to create a good data collection and reporting system.

Specifically, the objectives of the County's monitoring program will be to:

- Ensure that sub-recipients implement their program and individual activities, as described in the application and the sub-recipient Agreement.
- Ensure that sub-recipients conduct its activities in a timely manner, in accordance with the schedule included in the Agreement.
- Ensure that sub-recipients costs charged to the project are eligible under applicable laws and CDBG regulations and reasonable in light of the services or products delivered.
- Ensure that sub-recipients conduct activities with adequate control over program and financial performance, and reasonable in light of the services or products.
- Ensure that sub-recipients have 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-recipients 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 Consolidated 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 Integrated Disbursement and Information System (IDIS), this program is capable of presenting the data to defend its progression towards accomplishment of its goals and objectives set forth in CP. On a semi-annual basis this information is compiled and compared with the goals and objectives in the Consolidated Plan. If this information reflects the accomplishments set forth in CP, 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 program expected funds for their respective programs.

## Lead-based Paint

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.**

The CDBG staff works with the Childhood Lead Poisoning Prevention Program to provide information in the unincorporated areas and the participating jurisdictions. The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the Public Health Department, becomes involved with 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. If possible, the potential source of lead exposure is determined.

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 the source eradication.

Stanislaus County has an established Lead Poisoning Prevention Program that actively works to reduce the number of lead poisoning cases. From 2005 through 2009, there were 16 confirmed housing related lead poisoning cases countywide. The Urban County currently has various programs in place that are increasing the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

During the implementation of local housing rehabilitation programs, appropriate steps are taken when the presence of lead-based paint is detected. Steps include full encapsulation, complete abatement (removal), painting or spot-repair (as per HUD-sponsored abatement course). These actions are part of the overall strategy of the Consolidated Plan and will continue their implementation in activities funded by that Plan.

The Urban County will continue to purchase bank owned homes through the Neighborhood Stabilization Program (NSP). The homes that are purchased by the Urban County jurisdictions are rehabilitated and then made available for purchase or long-term rental by families of extremely low to moderate incomes. The majority of the homes that the Urban County has purchased have been homes that were built after 1978. To date, the Urban County has purchased five homes that were built before 1978 and four of those homes are scheduled to be demolished and replaced with new single-family homes. Any homes purchased by the Urban County that were built prior to 1978 will be tested for lead-based paint. If lead based paint is found, lead abatement will be conducted by qualified contractors. Any homes determined to not contain lead-based paint, will have the interior and exterior repainted.

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) is required to comply with the Lead-Based Pointing Prevention Act. Lead Based Paint inspections must be conducted on housing units for families with children 6 years of age or younger who are living in, or will move into units constructed prior to 1978. The inspections must be completed prior to the payment of any financial assistance, which include rental assistance, utilities assistance, utility/security deposits, and rental/utility arrears.

# HOUSING

## Specific Housing Objectives

### **1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.**

The Consolidated Plan identifies homeownership and rental housing as top priorities to be addressed. The specific housing objectives in the coming fiscal year are to:

- Increase the supply of affordable housing through the continued implementation of the Neighborhood Stabilization Program (NSP), First Time Home Buyer Down Payment Assistance Program, and through partnerships with local affordable housing developers (such as Habitat for Humanity, Housing Authority of the County of Stanislaus), the State of California, and Federal Housing and Urban Development.
- Maintain safe and sanitary housing for low-income households through the continued provision of housing rehabilitation programs,
- Ensure long-term affordability of units for low-income households,
- Promote homeownership, retrofit communities and neighborhoods with public infrastructure, and
- Eliminate the physical barriers that deny access to public and community facilities to those with limited mobility.

### **2. 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 this Action Plan.**

Stanislaus County anticipates \$2,297,203 in Community Development Block Grant, \$109,046 in Emergency Shelter Grant, and \$1,386,713 in Home Investment Partnerships Program (HOME Consortium Allocation amount) funding for the Fiscal Year 2011-2012 program year.

Over the next plan year, the County intends to continue the pursuit of other federal, state, and local funds to increase the amount of resources available to assist low and moderate income families and individuals. The following summarizes these resources:

#### **Federal Resources**

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

#### **State Resources**

The County will continue the use of State of California funds designed to fund affordable housing projects/programs. Stanislaus County is a recipient CalHome funds to provide down payment assistance to first time home buyers and for housing rehabilitation.

#### **Redevelopment Agency Housing Set-Aside**

The Stanislaus County Redevelopment Agency will continue to set-aside up to 25% of its tax increment to be dedicated to the creation of affordable housing. Urban County Cities also make use of their respective Redevelopment Agency dollars for the provision of affordable housing programs.

#### **HUD Section 8 Program**

The Housing Authority of the County of Stanislaus administers the HUD Section 8 Voucher program which is vital in providing affordable housing opportunities to low and moderate-



income households. The Housing Authority expects to have \$26,371.663 available in Fiscal Year 2011-2012.

### **McKinney Vento Act Funds**

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

## Needs of Public Housing

- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.**

The Urban County will continue to assist the Housing Authority in the rehabilitation of its existing public housing units and in the search for opportunities to increase their housing inventory.

Credit counseling and home ownership courses are also offered to low/moderate-income individuals/households through partnerships with Community Housing and Shelter Services, Habitat for Humanity, and Project Sentinel. This allows first time homebuyer households to better prepare for homeownership and the homeownership process.

The County will also continue partnering with the Housing Authority to provide housing opportunities for migrants, homeless, special needs, low-income families, and multiple-family construction projects.

- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.**

Not Applicable. The Housing Authority of the County of Stanislaus has been identified as a "High Performer."

## Barriers to Affordable Housing

- 1. Describe the actions that will take place during the next year to remove barriers to affordable housing.**

### **General Overview**

In 2009 an updated Analysis of Impediments (AI) was prepared for Stanislaus County by Project Sentinel. The 2009 AI identifies the continued shortage of affordable rental housing, particularly for larger families.

An area in which improvement was made (compared to the previous AI), is the area of comprehensive fair housing services and addressing the potential for housing discrimination and predatory practices. The 2009 AI indicates that this impediment has been largely addressed and satisfactorily resolved by virtue of the Urban County's annual funding of comprehensive fair housing services.

In addition to an updated evaluation of these issues, the 2009 AI broadened its scope to include all the current participating cities, with the exception of Hughson. These new areas of analysis included Stanislaus County's relationship to the Housing Authority of the County of Stanislaus, an examination of zoning ordinances and reasonable accommodations policies, and the allocation of community development resources. Ultimately the items described below were highlighted as potential or existing impediments to fair housing within Stanislaus County:

## **2009 Analysis of Impediments to Affordable Housing**

### **Jobs & Housing Imbalance**

A jobs and housing imbalance continues to be prevalent throughout Stanislaus County. The average wage earned by a Stanislaus County resident that earns less than 80% of the area median income is not sufficient to afford a home in Stanislaus County. Data from the 2000 Census and American Community Survey (ACS) reflect the increasing housing cost burden throughout the County, both in general, and with respect to rental housing in particular. The 2000 Census reported that as of 1999, 28.7% of owners spent 30% or more of their income on housing costs, whereas 42.8% of renters devoted 30% or more of their income to rent. By 2005-2007, the percentage of owners expending more than 30% of their income on housing costs had risen to 39.6%. For renters, this figure had jumped to an alarming 54.4%.

### **Immigrant Rates**

For families fleeing the prohibitively high cost of housing in many Northern California areas, the County is viewed as one of the most affordable areas in the state. Conversely, new immigrants, who have accounted for much of the Urban County's population growth, face a different set of challenges. Many of these residents have lower-paying jobs, larger families with young children, limited English proficiency, and limited education. For them, the County offers great promise, but the lack of housing affordable to low and very low income household's results in stifling housing and cost burdens. The same is true of persons with disabilities, female-headed households, and elderly residents with fixed incomes.

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

Since 2005 there have been two high density affordable housing projects for seniors, either approved or in the process of construction. One is located within the City of Oakdale and one is located within the City of Patterson. As economic conditions improve and growth returns, the need for affordable multi-family rental units will likely resurface.

### **Zoning Policies**

The 2009 AI review of zoning regulations in the Urban County showed overall compliance. The City of Patterson has adopted an inclusionary zoning provision and four out of the five Urban County cities have adopted density bonus ordinances.

The amount of land zoned for residential development is minimal within unincorporated Stanislaus County areas. There are some areas that are vacant, but lack the sewer and water infrastructure that is necessary for any type of dense development to occur. Affordable housing development is encouraged to occur within the cities of Stanislaus County as they have the infrastructure available to support the development of housing. Due to the passage of Measure E, zoning for housing development within the County unincorporated area needs the provision of a ballot measure, which greatly increases barriers to affordable housing as outlined in our most recent Analysis for Impediments. NIMBYism (Not in My Back Yard), is a complex affordable housing barrier which continues to act as an obstacle to affordable multi-family housing development.

### **The Foreclosure Crisis**

The changed economic circumstances confronted in Stanislaus County, especially those affecting homeownership and rental housing markets, must be viewed as potential threats to fair housing choice. Clearly, vacancy rates in single-family dwellings have been rising rapidly throughout Stanislaus County as more and more homes have gone into foreclosure or been abandoned, while the number of properties teetering on the verge of delinquency and default remains high and continues to grow. The Urban County member territories have collaborated with the SCHA, mortgage lenders, Habitat for Humanity and first time home buyers to coordinate implementation of the NSP program.

In addition, County staff will continue to stay involved in foreclosure related seminars and workshops to assist households in danger of foreclosure through the No Homeowner Left Behind (NHLB) Central Valley initiative. In Fiscal Year 2009-2010, the No Homeowner Left Behind collaborative was expanded from Stanislaus County to Merced County and staff continues to collaborate in the coordination of foreclosure workshops. The Home Mortgage Disclosure Act (HMDA) and other data indicate that the mortgage crisis negatively impacted a higher proportion of African-American, Hispanic and other minority households. To assist these populations receive the necessary assistance to refinance their sub-prime loans, foreclosure seminars were offered for both Spanish and English speakers.

### **Actions to Address Barriers to Affordable Housing**

In an effort to address the barriers to affordable housing, the Urban County will implement the following programs/projects during the coming fiscal year:

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

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

#### **Redevelopment Agency Housing Set-Aside**

In Fiscal Year 2011-2012, the Stanislaus County Redevelopment Agency (RDA) will utilize approximately \$1,000,000 of its Housing Set-Aside funds to leverage NSP activities such as acquisition, rehabilitation/demolition, and reconstruction of foreclosed housing units within Redevelopment sub-areas. Once these housing units are brought up to local standards, they will be made available for purchase or rental by households of low to moderate incomes.

#### **Down Payment Assistance Programs**

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, that would otherwise remain vacant.

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

To address the need for multi-family housing, the City of Oakdale will undertake a fifty unit affordable housing project for extremely low, very low, and low-income seniors. The

estimated project cost is \$11.2 million and will be financed with a variety of sources including Redevelopment Agency Housing Set-Aside, HOME Investment Partnerships Program, and low-income housing tax credits.

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

The Urban County will continue the implementation of The Homeless Prevention & Rapid Re-Housing Program (HPRP). HPRP provides Urban County residents who are experiencing homelessness or are at risk for homelessness with an opportunity to attain a jobs and housing balance through a combination of case management & affordable rental housing search & placement. This program places individuals and families in both single family and multi-family rental units.

### **HOME/American Dream Down Payment Initiative (ADDI)**

The Urban County is a member of the City of Turlock and Stanislaus County Home Investment Partnerships Program (HOME) Consortium (hereinafter referred to as the "HOME Consortium"). The City of Turlock is the "lead entity" with responsibility for implementing and administering HOME funds to the HOME Consortium. Beginning Fiscal year 2011-2012, Stanislaus County, as the "lead entity" for the Urban County, will take the lead in monitoring participating Urban County members' use of HOME funds.

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

- Affordable housing development
- Assist low-income first time homebuyer households purchase their first home
- Provide health and safety related owner-occupied housing rehabilitation
- Provide program administration

The Fiscal Year 2011-2012 HOME Consortium allocation is \$1,386,713. The members of the Urban County will continue to use their HOME funds to address the variety of housing needs within their individual jurisdictions. The Urban County's CP identifies homeownership and rental housing as top priorities. As such, the Urban County will address these priorities through the continued provision of First Time Home Buyer Down Payment Assistance Programs and through partnerships with local affordable housing developers (such as Habitat for Humanity and the Housing Authority of the County of Stanislaus).

The following includes narrative responses to AAP questions, relating to this section, as a requirement to be compliant with CP regulations:

#### **1. Describe other forms of investment not described in § 92.205(b).**

The Urban County is a participating jurisdiction under the City of Turlock HOME Consortium. The Urban County utilizes its annual HOME funds allocation to assist low and moderate income households through its First Time Home Buyers Down Payment Assistance Program (DPA). ADDI funds are utilized by the City of Turlock's DPA program, and Workforce Initiative Subsidy for Homeownership (WISH) funds are utilized by the Housing Authority in partnership with their Family Self-Sufficiency program.

#### **2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.**

Stanislaus County will utilize the 92.254 affordability requirements as the minimum threshold (i.e. – 20 years), but whenever possible the membership will incorporate the Redevelopment laws 45 to 55 year affordability recapture criteria.

The County imposes recapture requirements to recapture the entire amount of the County investment from the homeowner, to ensure affordability. However, when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the County investment due, the County can only recapture the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than County investment) and any closing costs.

If the net proceeds are not sufficient to recapture the full County investment plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the owner since purchase, the County will share the net proceeds. The net proceeds are the sales price minus loan repayment (other than County investment) and closing costs. The net proceeds will be divided proportionally as set forth in the following mathematical formulas:

$$\frac{\text{County investment}}{(\text{County investment} + \text{homeowner investment})} \times \text{Net proceeds} = \text{County amount to be recaptured}$$

$$\frac{\text{Homeowner investment}}{(\text{County investment} + \text{homeowner investment})} \times \text{Net proceeds} = \text{amount to homeowner}$$

- 3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:**

Not Applicable

## Non-Homeless Special Needs Housing

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.**

The Urban County will continue to serve the non-homeless special needs populations such as those victimized or in jeopardy of experiencing domestic violence. Through the public service programs we will support single parents and children that are victimized by this violence.

The Urban County also offers public service programs to other non-homeless special needs populations including but not limited to the elderly and frail, those diagnosed with mental, developmental, and physical illnesses, those suffering from alcohol and drug addictions, HIV and AIDS.

Whenever possible, the Urban County will partner with agencies such as Stanislaus Community Assistance Project (SCAP) to address the housing needs of these special needs populations.

# HOMELESS PROGRAMS

## Homeless Prevention

1. **Sources of Funds**—identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

The chart below indicates the funding acquired through the Stanislaus County Housing and Support Services Collaborative to assist those individuals/families directly suffering from homelessness along with those in jeopardy of becoming homeless.

CA-510 - Turlock/Modesto/Stanislaus County CoC					
Applicant Name	Project Name	Program	Component	Grant Term	Award Amount
Community Housing and Shelter Services	Supportive Services to Housing	SHP	SSO	3 Years	\$264,026
Housing Authority of the County of Stanislaus	Miller Pointe Project Shelter plus Care	S+C	PRA	1 Year	\$142,200
Housing Authority of the County of Stanislaus	Shelter plus Care 1-4 Project Renewal	S+C	TRA	1 Year	\$579,240
Housing Authority of the County of Stanislaus	Stanislaus HMIS Project	SHP	HMIS	3 Years	\$249,631
Stanislaus Community Assistance Project	HALO Apartments	SHP	PH	3 Years	\$658,575
<b>Total:</b>					<b>\$1,893,672</b>

Source: HUD Fiscal Year 2009-2010 Continuum of Care Grants Award

### Program Types

SHP – Supportive Housing Program

Information System

S+C – Shelter Plus Care

### Component Types

HMIS – Homeless Management

PH – Permanent Housing

PRA – Project-based Rental Assistance

TRA – Tenant-based Rental Assistance

SSO – Supportive Services

The Emergency Solutions Grant Program (ESG) and the Homeless Prevention & Rapid Re-Housing Program (HPRP) are also tools available to Urban County residents to address homelessness. Currently, programs within Stanislaus County receiving HPRP funds provide case management, emergency shelter, transitional shelter and financial assistance to rapidly re-house homeless individuals or families or to prevent them from becoming homeless. The current ESG program provides funding for the essential and operational costs of programs that provide homeless services, rehab and renovation costs for facilities sheltering homeless persons and for financial assistance to prevent homelessness.

**2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.**

With continued funding for our Housing Rehabilitation programs, we are able to limit/reduce the amount of affordable housing units that fall into disrepair. If these units are maintained and are able to meet appropriate health and safety standards, then the families/individuals are able to maintain their housing status without having to face the prospect of homelessness.

Through the Emergency Solutions Grant (ESG) and Homeless Prevention & Rapid Re-Housing (HPRP) Programs, Stanislaus County residents facing short-term financial crisis are able to seek assistance through agencies such as Community Housing and Shelter Services, who provide rental vouchers and monthly rental payments to prevent people in jeopardy of becoming homeless within seven (7) to ten (10) days.

Shelters receiving ESG and HPRP funds also assist the transition of individuals and families from homelessness to permanent housing through the combination of emergency and transitional shelter with case management and housing search and placement. ESG funds are also utilized by funded agencies to provide basic food, shelter and access to showers and clean clothing to assist in meeting the basic needs of the homeless community. These resources ease the financial burden of the homeless and assist in the facilitation of achieving permanent shelter.

**3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.**

Approval of the Stanislaus Housing and Support Services Collaboratives' (SHSSC), federally recognized as the Continuum of Care, 10-Year Plan (2002-2012) to End Long-Term Homelessness has been received from all Urban County participants and the City of Modesto. SHSSC will provide annual updates regarding the plan and continue to develop the vision of addressing the housing and support service needs of this population; as well as, updates about the communities goal of meeting the pledged number of affordable housing units intended to serve the chronically homeless by the end of Fiscal Year 2012.

In addition to providing basic food, shelter and access to showers and clean clothing, agencies that have received ESG and HPRP funds through the Urban County assist the transition of individuals and families from homelessness to permanent housing by combining shelter with case management and housing search and placement. The goal of the HPRP program is to house 78 homeless individuals, comprised of 38 households, by the end of the Fiscal Year 2011-2012.

The Urban County members will continue to work with service providers to address the needs of the homeless by leveraging funding and work with institutions such as social service agencies, the correctional system, mental health system, that may have a direct engagement in the lives of the homeless and those at risk of becoming homeless.

**4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.**

With continued funding for our Housing Rehabilitation programs, we are able to limit/reduce the amount of affordable housing units that fall into a state of disrepair. If these units are maintained and are able to meet appropriate health and safety standards, then the families/individuals are able to maintain their housing status without having to face the prospect of homelessness.

Through the Emergency Solutions Grant (ESG) and Homeless Prevention & Rapid Re-Housing (HPRP) Programs, Stanislaus County residents facing short-term financial crisis are able to seek assistance through non-profit organizations, which provide temporary rental assistance in combination with case management and referral services to prevent people in jeopardy of becoming homeless within seven (7) to ten (10) days. HPRP is aiming to assist 169 individuals, comprised of 49 households, with maintaining their permanent housing by the end of the Fiscal Year 2011-2012. Shelters receiving ESG & HPRP funds also assist the transition of individuals and families from homelessness to permanent housing through the combination of emergency and transitional shelter with case management and housing search and placement. These resources ease the financial burden of the homeless and assist in the facilitation of achieving permanent shelter.

**5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.**

On July 10, 2001 the Board of Supervisors of Stanislaus County unanimously designated the Stanislaus Housing and Support Services Collaborative (SHSSC) as the planning and coordinating body for homeless programs and services in Stanislaus County; directed staff to seek Modesto City Council Support for similar designation to facilitate the collaboration of efforts on behalf of the homeless (City of Modesto adopted June 26, 2001, by Resolution No. 2001-313); directed staff to explore the feasibility of a collaborative effort to fund a grant writing capability to be shared by the City/County and Housing Authority; requested SHSSC submit bylaws for Board review; and, designated the SHSSC to develop and implement the Continuum of Care Plan as required by HUD – BHRP and CSA Resolution No. 2001-530.

The Board of Supervisor’s designation of the SHSSC to develop and implement the Continuum of Care Plan includes the following discharge policy (excerpt from the SHSSC Continuum of Care Plan):

“The Stanislaus County Continuum of Care is working with the appropriate local and State government agencies to ensure that discharge policies for persons leaving publicly funded institutions or systems of care are being developed and implemented to prevent the discharge of persons from immediately resulting in homelessness. The following illustrates policies currently in place within the County and future plans to improve the discharge planning process.

Through contracted services provided by Telecare SHOP, (the county’s primary agency which conducts extensive outreach to chronically homeless mentally ill individuals), Behavioral Health and Recovery Services provides treatment and discharge planning to adults with serious mental illness and/or chemical addiction. SHOP has extensive policies in place to ensure that patients and mentally ill inmates are not discharged into inappropriate settings such as shelters, the streets, hotels or motels. Discharge planning is multi-disciplinary and begins at the time of admission to the facility. SHOP has the primary responsibility of discharge planning for each patient. The discharge planning team involves the patient, family, guardians, and



community agencies to develop a plan for a living situation, medication, vocational, social and educational needs; community based follow-up; support services; and meaningful life activities. The discharge planning process also includes looking at a supportive or protective environment if the patient is expected to be incapable of independent living. SHOP case managers work directly with BHRS to arrange appropriate follow-up services, including housing, for the patients who are discharged. Information regarding the patient's diagnosis and medications and other pertinent information is forwarded to the various agencies that will be providing the follow-up services for the patient. To ensure that discharges do not result in homelessness, the SCHSSC works closely with SHOP to ensure current policies are effective.

Appropriate discharge settings include nursing homes, basic care facilities, adult foster care, and independent living. SHOP assists individuals in completing applications for this and other mainstream resources such as Social Security prior to the patient's discharge. In addition, the Housing Authority will be collaborating with BHRS to provide Section 8 Vouchers for persons who are homeless and being discharged from institutions, hospitals, or jail facilities.

In Stanislaus County, Social Service Agencies are responsible for ensuring that children and youth in foster care settings are returned to their families or to settings other than homeless circumstances. During Fiscal Year 2003-2004 a planning group comprised of mental health representatives and the members of the SCHSSC who provide transitional and permanent supportive housing to youth out of foster care or other children's systems of care developed a comprehensive policy designed to decrease discharges to McKinney Vento beds, emergency shelters, psychiatric hospitalization and homelessness. In October 2003, the Stanislaus County Youth Focus Group developed a report, which is now utilized statewide to address the needs of youth exiting children's systems of care. With direction from the focus group, the needs assessment was conducted by consumer representatives within the mental health system who interviewed and evaluated their young adult peers and developed an assessment of gaps in services.

The Stanislaus County Community Services Agency in collaboration with supportive service and housing providers have developed programs to prevent youth from entering McKinney-Vento emergency shelter systems. Presently, there are four government and community-based projects designed to provide transitional to permanent supportive housing. Supportive services through Child Welfare includes 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 transitional and permanent supportive housing service programs are offered for young adults, and young families through age 24, and one program is specifically designed for youth 17 to 19 years of age.

The CA Department of Corrections (CDC) recently developed the Police and Corrections Team Program (PACT), which is required within each parole district statewide. This program, also referred to as Community Policing, 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. In June 2004, members of the SCHSSC met with the

coordinators of this program to discuss their role in the CoC Plan. Members of the PACT team expressed an interest in working with the collaborative in developing a comprehensive discharge plan for parolees residing in Stanislaus County. On July 8, 2004, the PACT team held its first meeting, which consisted of local law enforcement, parolees, and local service providing agencies.

The SCHSSC envisions the discharge planning process beginning at the time of admission to a facility. However this is not occurring consistently. Currently, discharge arrangements are made only for the inmates with serious mental illness or who have HIV/AIDS who choose to receive services from the local Human Service Centers. The Department of Corrections does make arrangements with the local Probation and Parole (P&P) when necessary. P&P does monitor the living situations of the parolees on an on-going basis. Because of the nature of some of the persons' crimes (felonies, sexual offenders, drug related charges), persons exiting the penitentiary are faced with limited discharge options, which may include shelters.

The SCHSSC is working with the coordinators of PACT and is in the process of establishing a Discharge Planning Subcommittee. This sub-committee will attend county and possibly statewide discharge policy planning meetings, make connections with local and state government agencies regarding their discharge planning policies and processes, report their findings to the SCHSSC, and monitor the discharge processes to ensure that discharges do not result in homelessness.

This committee will comprise of members who represent the mentally ill, substance abusers, youth out of foster care, disabled and parolee populations and who can identify the specific needs within each sub-population in order to create better discharge plans for these populations. This committee will be "liaison" to work with the SCHSSC, Department of Corrections (DOC), local law enforcement, service providers, housing providers and other institutions or facilities. With its diverse membership representing special populations, this committee will be well positioned to serve as an "overseer" for discharge planning. If necessary, this committee can, as a countywide advocacy group, raise concerns regarding discharge planning to the appropriate agencies. The liaison will also report to the SCHSSC any issues of concern to determine whether there are on-going issues surrounding inappropriate discharges.

Other actions, which will be undertaken, include contacting the DOC to discuss the importance of initiating discharge planning at the time of admissions and the need to hold regular meetings of aftercare coordinators regarding the discharge of inmates with serious mental illnesses and chemical dependency needs into the community. Based on the results of this research, the SCHSSC will consider the needs in developing permanent supportive housing for inmates released from facility settings."

The Stanislaus County Community Development Block Grant Program (CDBG), in response to the federal requirement that all Annual Action Plans have a policy that relates to potential homelessness of individuals being released from local, state, or federal funded institutions (e.g. jail, prison, and foster-care program), provides for the following support for those persons.

There are a number of local service providers that are part of the Police and Corrections Team Program (P.A.C.T.) and meet twice a month to share their support services with recent parolees. Agencies participating include:

- United Samaritan Foundation - meals
- Employment Development Dept. - employment opportunities
- Dept. of Motor Vehicles - identification
- Advancing Vibrant Communities - matches needs with providers
- King-Kennedy Memorial Center - educational skills
- People's Christian Fellowship Church - supportive living
- Modesto Learning Center - education
- AEGIS Medical Systems - addiction treatment
- New Hope Recovery - addiction treatment
- Friends Outside - job development
- Salvation Army - meals, rehabilitation
- Reformers Unanimous - faith-based
- Modesto Gospel Mission - meals, shelter
- AGAPE House - shelter, discipleship
- Solidarity Fellowship - shelter, sober living communities, employment opportunities
- Community Rehabilitation and Educational Services - shelter, recovery program for men
- Celebrate Recovery - recovery program
- Dept. of Child Support Services - Angel Tree Network
- Proposition 36 - drug treatment programs

To the extent that shelter services are needed, Stanislaus County will interface with the appropriate service organization to access shelter. Should there be a need that cannot be met utilizing any of the above shelter providers, Stanislaus County will utilize other agencies that are not part of PACT, but nevertheless provide shelter for the homeless and Target Income Group.

These agencies include:

- We Care
- Family Promise
- Community Housing and Shelter Services
- Interfaith Ministries

The CDBG program will interface with the Stanislaus County Community Services Agency to respond with shelter needs of those persons 'aging-out' of the Foster Care system.

County Staff will also work with agencies (e.g. Behavioral Health and Recovery Services (BHRS) to develop housing projects that respond to needs beyond a stand-alone shelter (i.e. a facility that would include among other things medical services).

## Emergency Solutions Grant (ESG)

### Overview of Program

Funds are set aside to allow non-profit organizations and service providers to apply through a competitive process for an Emergency Solutions Grant Program (ESG) grant. The ESG grant is intended for services provided to eligible Urban County residents. Applications were released on November 17, 2010 and were due for submittal December 6, 2010. Submitted

applications were received by the Stanislaus County Planning and Community Development Department and reviewed and scored by a review team, consisting of a representative from each Urban County City, the Stanislaus County Chief Executive Office, and a representative from the Housing and Support Services Collaborative. This year's grant applicants presented to the grant review team on December 13 and 14, 2010. Final recommendations regarding funds are provided below.

The purpose of ESG funds are to help operate these homeless facilities, to provide essential support services to residents, and to help prevent families or individuals who are immediately at-risk of becoming homeless and to re-house those that are experiencing homelessness. HUD has established a list of eligible activities, and allows the local grantee, to select activities in accordance with its own community development objectives.

Designed as a first step in a Continuum of Care plan of assistance, the ESG program strives to both prevent homelessness and 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 through permanent housing and permanent supportive housing.

ESG serves a variety of homeless persons and families, with no restrictions. Any targeting of ESG funds results from local service and shelter providers design of programs to address the specific needs of various homeless subpopulations, such as victims of domestic violence, youth, mentally ill, veterans, or families with children. A portion of ESG may be used to serve persons at imminent risk of losing their permanent housing and becoming homeless.

While flexible, in terms of serving all homeless subpopulations and preventing persons from becoming homeless, the ESG program limits the types of activities and amounts of funds that can be spent on different activities. The following is a breakdown of Stanislaus County's ESG allocations for Fiscal Year 2011-2012, *(these figures are subject to change based upon HUD's issuance of final HEARTH Act regulations and actual allocations)*:

### **Renovation, Rehabilitation, Conversion \$9,577**

#### **Eligible Activities**

- Conversion- means a change in the use of a building to an emergency shelter for the homeless under this part, where the cost of conversion and any rehabilitation costs exceed 75% of the value of the building after conversion.
- Major Rehabilitation- means rehabilitation costs in excess of 75% of the value of building before renovation.
- Renovation- means rehabilitation that involves costs of 75% or less of the value of the building before renovation.

#### **Use Restrictions**

(Certifications on Use of Assistance 42 U.S.C.11375(c)) Each grantee shall certify that it will:

- In the case of assistance involving major rehabilitation or conversion, maintain any building for which assistance is used under this part as a shelter for homeless individuals and families for not less than a 10 year period;
- In the case of assistance involving rehabilitation (other than major rehabilitation and conversion), maintain any building for which assistance is used under this part as a shelter for homeless individuals and families for not less than a 3-year period.
- Any renovation carried out with assistance under this subtitle shall be sufficient to ensure that the building involved is safe and sanitary.

- Major rehabilitation and conversion are defined as the costs of improvement that are more than 75% of the value of the building before rehabilitation. A shelter receiving this level of improvement must be used as a shelter for at least 10 years.
- Renovation is defined as the costs of improvements that are less than 75% of the value of the building before rehabilitation. A shelter receiving this level of improvement must be used as a shelter for at least 3 years.

### **Lead-Based Paint Requirements**

Any ESG housing or services sites regularly frequented by children less than 6 years of age are encouraged to use ESG funds for testing and may use ESG rehabilitation funds for necessary abatement procedures.

### **Ineligible Activities**

Ineligible rehabilitation or renovation costs include:

- Acquisition of real property;
- New construction;
- Property clearance or demolition;
- Rehabilitation administration;
- Staff training or fund raising activities associated with rehabilitation; or
- Building maintenance and repairs.

### **Essential Services \$32,713**

#### **Eligible Activities**

ESG funds can be used to provide essential services to address the needs of homeless persons living on the street, in emergency shelters or in transitional housing. Essential services can address the immediate needs of the homeless, and can help enable homeless persons become more independent and to secure permanent housing.

Essential services include services concerned with employment, health, drug abuse, and education and may include (but are not limited to):

- Assistance in obtaining permanent housing;
- Medical and psychological counseling and supervision;
- Employment counseling;
- Nutritional counseling;
- Substance abuse treatment and counseling;
- Assistance in obtaining other federal, state and local assistance including mental health benefits; employment counseling; medical assistance; Veteran's benefits; and income support assistance such as Supplemental Security Income benefits, Aid to Families with Dependent Children, General Assistance, and Food Stamps.
- Other services such as child care, transportation, job placement and job training; and
- Staff salaries necessary to provide the above services.

#### **Use Restrictions**

Grant amounts awarded may be used to provide an essential service only if the service is a NEW service, or is a quantifiable increase in the level of a service above that which the unit of general local government (or in case of a non-profit organization, the unit of general local government in which the proposed activities are to be located) provided in the previous year's funding cycle.

#### **Ineligible Activities**

- Existing services and staff (services must be new or provided to more persons)

- Salary of case management supervisor when not working directly on participant issues;
- Advocacy, planning and organizational capacity building;
- Staff recruitment and training; and
- Transportation costs not directly associated with service delivery

**Operational Costs \$28,591 (including \$17,687 of Security)**

**Eligible Activities**

The term "operating costs" means expenses incurred by a recipient that include:

- Maintenance, operation, rent, repairs, insurance, utilities food and furnishings, except that not more than 10% of the amount of any grant received under this subtitle may be used for costs of staff.

**Ineligible Activities**

- Recruitment or on-going training of staff;
- Depreciation;
- Costs associated with the organization rather than the supportive housing project (advertisements, pamphlets about organization, surveys, etc)
- Staff training, entertainment, conferences or retreats;
- Public relations or fund raising;
- Bad debts/late fees; and
- Mortgage payments.

**Homeless Prevention and Rapid Re-Housing Activity Costs \$32,713**

**Eligible Activities**

Housing relocation & stabilization services:

– Search, mediation or outreach to property owners, legal services, credit repair, providing security or utility deposits, utility payments, rental assistance for final month at location, assistance with moving costs

– Other activities that are effective at (A) Stabilizing individuals and families in their current housing; or (B) Quickly moving such individuals and families to other permanent housing

- Housing search
- Legal services
- Mediation/outreach to property owners
- Credit repair
- Other activities related to stabilization and re-housing

**Administrative Costs (5% cap) \$5,452**

**Eligible Activities**

Eligible costs include costs related to County ESG program administration, coordination, progress reports, audits, and monitoring of recipients.

**Ineligible Activities**

- Preparation of Consolidated Plan and other application submissions;
- Conferences or training in professional fields such as accounting and management; or
- Salary of organization's executive director (except to the extent they carry out eligible administrative functions)

**Total Fiscal Year 201-2011 ESG award = \$109,046**

The HEARTH Act, estimated to take effect mid-Fiscal Year 2011-2012, will eliminate the current program caps and replace 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 Homeless Prevention and Rapid Re-Housing activities. In addition, the Administration cap will remain but is proposed to be increased from 5% to 7.5% of the total grant allocation. All ESG recipients will be required to participate in HMIS for the 2011-2012 Fiscal Year. The ESG formula for the allocation of funds is proposed to stay the same as the current ESG program allocation formulas.

## Program Eligibility

To be eligible for ESG assistance, an ESG project must serve extremely low, very low, and low income households. These income categories are defined as those at or below 80% of the area median income.

Median Income	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$59,500	Extremely Low (30%)	\$12,850	\$14,700	\$16,550	\$18,350	\$19,850	\$21,300	\$22,800	\$24,250
	Very Low (50%)	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,350
	Low (80%)	\$34,250	\$39,150	\$44,050	\$48,900	\$52,850	\$56,750	\$60,650	\$64,550

## ESG Monitoring

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. Staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by 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.

## 2011-2012 ESG Programs

The following lists the funding recommendations based on final application scoring results for Fiscal Year 2011-2012.

### Children's Crisis Center

***\$2,200 Operational; \$12,443 Essential Services; \$9,577 Rehab/Renovation: Total = \$24,220 Marsha's Protective Infant/Toddler Project***

This project will provide necessary shelter opportunities and specialized care for an impoverished population of high risk infants and toddlers living in Newman, Crowslanding, Ceres, Patterson, Waterford, Salida, and the unincorporated areas of Modesto. Each infant and toddler's physical, emotional, therapeutic, and nutritional needs will be attended by qualified, caring staff, trained in early childhood development, crisis management and emergency intervention. Case Management staff will guide families with the supportive

services of crisis counseling, resource identification, referral services, and parent education. This integration of services will protect children from unstable or violent living conditions and afford high risk parents opportunities to address the family circumstances responsible for creating homelessness.

**Community Housing and Shelter Services**

***\$32,713 Homeless Prevention; \$7,850 Essential Services: Total = 40,563***

***Homeless Prevention Program***

Funds will be used to provide rental/mortgage assistance to assist up to 44 households, 154 individuals. Households, that have obtained a valid rental agreement and have not moved in, call our Rental Assistance Hotline line and are screened for their eligibility to given deposit to move in. They must be residents of Stanislaus County and be at or below 80% of the area median income for the County. An appointment is set and the household is given a list of documents they must provide. The rental assistance staff works with the household and the landlord, to obtain necessary information and documentation. The address and property owner are verified through the County Assessor's office or a title company. Rent reasonableness is determined.

**Family Promise of Greater Modesto**

***\$6,480 – Operational; \$12,420 Essential Services: Total = \$18,900***

***Shelter Services for Homeless Families***

Family Promise of Greater Modesto provides shelter to families who are homeless. They provide families with a safe environment to remain together with their families, food, overnight accommodations, a Day Center to operate from, including showers and laundry facilities, phone and internet access and transportation from the Day Center to the shelter. This project will support 26 families, up to 100 individuals in the year to empower them to move out of homelessness into permanent housing. We will provide Life Skills training once a week in group meetings and daily intensive case management to assist them in moving out of homelessness.

**We Care**

***\$2,224 – Operational; \$8,745 – Security: Total = \$10,969***

***Emergency Cold Weather Shelter***

The We Care Program (WCP) Emergency Cold Weather Shelter serves chronically homeless men over the age of 18 throughout Stanislaus County. The WCP's Cold Weather Shelter has the capacity to shelter 34 homeless individuals a night during the worst part of the winter. The Shelter will operate from December 1, 2011 to March 31, 2012, seven days a week from 6:30 p.m. to 8:00 a.m. Nutritious meals are provided nightly by various churches, organizations, clubs, individual families, and CSU Stanislaus faculty and students.

**Salvation Army**

***\$8,942 – Security***

***Berberian Transitional Living Facility***

The Berberian Transitional Living Facility works to address the needs of the homeless population by providing transitional shelter for homeless adults who are committed to moving towards self-sufficiency and permanent housing. The transitional living program will offer quality housing and supportive services for up to 24 months for single female and male (VA and non-VA) homeless adults.

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

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Title XII of the American Recovery and Reinvestment Act of 2009 provided \$1.5 billion through the Department of Housing and Urban Development (HUD) for homeless prevention and re-housing assistance to provide temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless or are in danger of becoming homeless. The Urban County received \$1,023,163 in HPRP funds for a three year program. The Children's Crisis Center and We Care of Turlock utilize these funds from the Urban County to provide eligible HPRP participants with case management and housing search & placement services. Eligible participants may receive up to 18 months of financial assistance with rental & utility payments, rental & utility arrears and/or rental & utility deposits. Eligible participants must be at or below 50% of the Area Median Income and be either homeless or lack the financial resources and support networks needed to obtain immediate housing or remain in its existing housing. Program success is based off of numbers of program participants that are able to sustain housing after the subsidy ends.

The homeless prevention goal of the HPRP program is maintain 169 individuals, comprised of 49 households, in stable permanent housing by the end of the Fiscal Year 2011-2012. The rapid re-housing goal of the HPRP program is to stably house 78 homeless individuals, comprised of 38 households, by the end of the Fiscal Year 2011-2012. As of the 6<sup>th</sup> quarter, ending on December 15, 2010, the program has served 132 individuals, comprised of 57 households, with Rapid Re-Housing services and 198 individuals, comprised of 54 households with Homeless Prevention services.

Due to changes within their agencies the Community Housing and Shelter Services and Inter-Faith Ministries, will not be providing HPRP services for Fiscal Year 2011-2012. The remaining HPRP funds will be reallocated to the Children's Crisis Center, We Care of Turlock and to Stanislaus County to continue implementation of the program. The program anticipates the ability to continue to serve existing and new clients through the middle of Fiscal Year 2011-2012.

## COMMUNITY DEVELOPMENT

### Community Development Block Grant (CDBG)

- 1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.**

#### Public Improvement & Facilities

All of the participants in the Urban County are faced with either the non-existence of certain public infrastructure or the deterioration of existing infrastructure caused by time, material, and installation methodology used decades ago. Examples of public infrastructure and services include water systems and sewer lines and community facilities.

Funding for public improvements and facilities can come from a variety of resources that include, but are not limited to: Redevelopment Agency, CDBG, USDA/RD, state infrastructure bank, and regional water board.

#### Non-Homeless Persons with Special Needs

Stanislaus County continues the implementation of workforce development. This program will commence its final expansion into the community of Ceres in the coming fiscal year, where the program intends to assist an additional 200 individuals in their goals to attain the necessary technological related skills necessary to be employable within growing technology sector of our community.

## Public Services

The Urban County has agreed to set aside approximately ten percent (10%) of its Fiscal Year 2011-2012 CDBG allocation, or \$229,720, to fund non-profit organizations under the Public Service Grant Program. Non-profit organizations and service providers may competitively apply for grants of up to \$20,000. The Urban County also has \$109,464 available in Emergency Solutions Grant Program (ESG) funds that will be distributed to agencies that applied through a competitive grant process.

Grant applications were made available in a CDBG/ESG Technical Workshop held on November 17, 2010. Applications received were reviewed and scored by a committee consisting of four (4) representatives from the Urban County (from four of six participating cities), a representative from the county's CEO office, and a representative from the County's Behavioral Health and Recovery Services Agency. The recommendation for funding will be presented to the Board of Supervisors for approval on February 15, 2011 at a public hearing. The activities funded will further the goals and objectives of the Consolidated Plan.

### Annual Allocations

The figures in the budget below have been determined per final FY 2011-2012 HUD allocation amounts:

<b>Jurisdiction</b>	<b>Community Development Block Grant</b>
Stanislaus County (includes admin.)	\$885,016
City of Ceres	\$229,386
City of Hughson	\$146,433
City of Newman	\$169,795
City of Oakdale	\$197,025
City of Patterson	\$207,602
City of Waterford	\$159,772
<b>Public Service Grant Program</b>	<b>\$229,720</b>
Workforce Development	\$17,229
Economic Development	\$17,229
Analysis of Impediments	\$8,500
Fair Housing	\$29,496
<b>Total</b>	<b>\$2,297,203</b>

A summary description of the activities to be funded by the above noted allocations is provided in the section below.

It is anticipated that all projects included in this Annual Action Plan will be implemented during this Fiscal Year 2011-2012. However, there may be some projects (e.g. extensive infrastructure) that may require funding from multiple years to complete the project. It is expected that for these projects, at least preliminary work will begin in the year in which the projects are initially funded.

## Proposed CDBG Projects for Fiscal Year 2011-2012

The following is an overview of the activities to be carried out by each of the Urban County participating jurisdictions:

### Stanislaus County

#### **Stanislaus County-CDBG Program Administration: \$313,108**

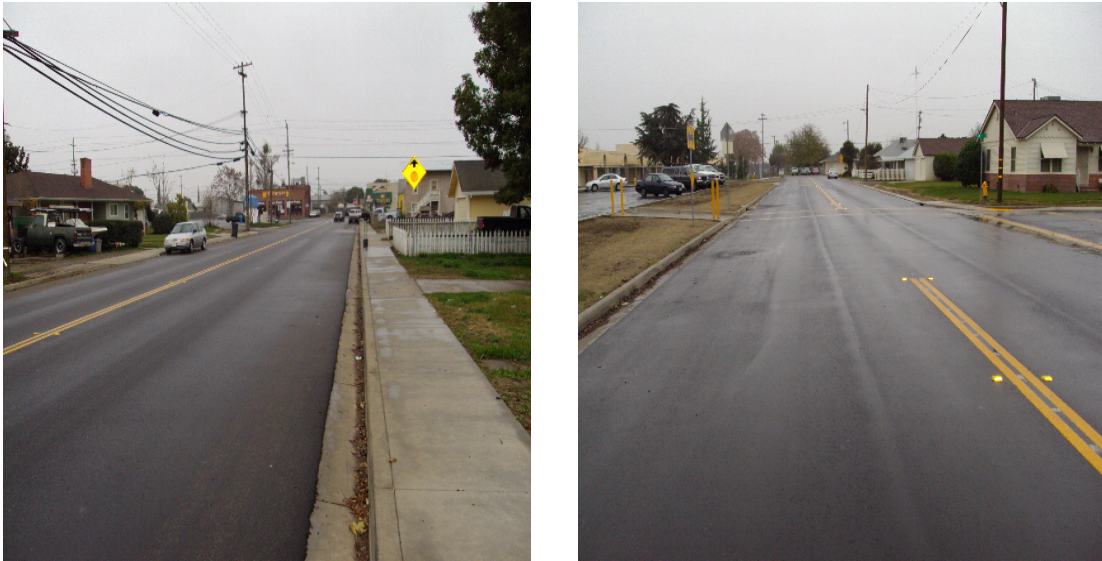
Stanislaus County will provide management and administration services to the Urban County program participating jurisdictions. The funds will cover the costs of salary, publications, public notices, and other eligible costs directly related to the program. These funds will also cover administration costs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

#### **Empire Infrastructure Project: Phase 1B: \$571,908**

During Fiscal Year 2010-2011, construction work was conducted and consisted of the installation of curb, gutters, handicap returns, associated replacement of street sections damaged by improvements, and a self-contained French drain in the area generally bounded by "A" Street to the West, McCoy Avenue to the north, North & South Avenue to the east, and South Avenue to the south.

In Fiscal Year 2011-2012, Stanislaus County anticipates completing the engineering and design of Phase 1B of this project. Phase 1B consists of the installation and connection of storm drain facilities, Phase 1A and B, to the Modesto Irrigation District's (MID) river outfall. The scope of work includes the installation of underground storm drainage and street overlays. Project costs will be financed through the leveraging of Redevelopment Agency and CDBG funds.

This project phase is contingent upon confirmation of the condition of the existing MID outfall lateral. If the utility company determines that environmental review requires any measures to be taken, then this project will follow suit and conduct its own additional environmental review (NEPA and CEQA), before moving to the next phase. The project will also require a formal agreement between the County and the utility company to use the same pipeline. Finally, the community will have to approve an operations and maintenance agreement to offset related infrastructure improvement costs over the life of the improvement.



*Photos reflect the installation of underground storm drain, curb, gutter, sidewalk, and street asphalt replacement within the Phase 1A project area.*

**Fair Housing Program: \$29,496**

The County will be contracting with a qualified fair housing agency during the 2011-2012 Fiscal Year to carry on its Fair Housing Program. Funds will be used to provide fair housing information, housing counseling and tenant/landlord mediation services to residents of the Urban County. The qualified agency will provide housing advocacy to the Urban County's jurisdictions through community forums, town-hall meetings, and housing fairs.

**Analysis of Impediments to Fair Housing: \$8,500**

The Analysis of Impediments (A.I.) identifies obstacles/impediments to fair housing choice through a comprehensive review and analysis of policies, procedures and practices, in both the public and private sectors of the locality that directly or indirectly impose on equal housing opportunities. This analysis will review practices and policies in the Urban County jurisdictions. These include but are not limited to land use, zoning, lending, complaint referrals, advertising, and housing affordability. Demographic information such as income, housing stock and geographic concentration of ethnic groups will also be reviewed.

The report will identify affordability and ways to educate the front line and managerial staff in all levels of government on how to identify fair housing complaints and how to make appropriate referrals as the primary impediments to fair housing.

**Stanislaus T3 Workforce Development Program: \$17,229**

One of the main goals of the program is to create pathways that lead to increased skills, wages and opportunities for low-income residents, families and communities through the involvement of technology training.

Through the County's Workforce Development Collaborative there is a commitment to provide job and career development opportunities to the under-served in the community. Through the utilization of the T3 Program, the Center will be able to assist its program participants develop and further their computer skills.

The T-3 Program participants will be able to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Approximately 400 individuals will be participating in the technology program.

At the conclusion of this fiscal year, those partners that have experienced a community benefit for income eligible residents can elect to continue the program within their community. Otherwise, workforce development will be incorporated into an eligible component of a revitalization strategy within targeted areas of the Urban County.

**Economic Development: \$17,229**

Stanislaus County will continue this program to provide economic development opportunities for eligible individuals that have participated in the Workforce Development Targeted Technology Training (T3) Program. The program is designed as a second step in the Urban County's Workforce Development Program by seeking to provide entrepreneurial opportunities to qualified individuals, through a partnership with the Stanislaus County Alliance Worknet, the T3 Program, and a local non-profit or government agency. This program will place the eligible participant within a non-profit or government agency to assist the participant in developing the necessary knowledge and skills to start a career of their own. This internship allows for resume and skillset development, with the focus of obtaining the prerequisite skills to leverage a livable wage job within the related field of training.

**Stanislaus County-CDBG Program Income**

Stanislaus County may receive approximately up to \$20,000 from residential rehabilitation loans paid back to the County. These loans were originally granted with CDBG funds to low-income individuals. Program income funds serve to increase the unallocated fund balance available for re-distribution to the County's rehabilitation programs.

## City of Ceres

**Project Administration: \$17,229**

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

**Infill Infrastructure Project: \$203,657**

The City of Ceres will undertake an infill type infrastructure improvement project. The project will consist of installation of curb, gutter, sidewalks, ADA accessible curb cuts, and storm drain improvements where these facilities do not exist. These improvements will be conducted along the following locations:

- Magnolia Street: From Central Avenue to the east to El Camino to the west
- El Camino Avenue: From Magnolia to the north to Central to the south
- 10<sup>th</sup> Street: From Lawrence Street to the north to Don Pedro Road to the south
- Holly Court
- Don Pedro Road: From El Camino to the west, to 10<sup>th</sup> Street to the east



*Photos reflect the need for infrastructure improvements such as curb, gutter, storm drain and ADA curb cuts in the area of Magnolia (from Central Ave. to El Camino St) and Don Pedro Road.*

**T3 Workforce Development Program: \$8,500**

This program will be expanded into the City of Ceres and will provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Up to 200 individuals will be participating in the technology program.

**City of Hughson**

**Project Administration: \$17,229**

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

**Pine Street Infrastructure Project: \$109,204**

The City of Hughson will undertake the Pine Street Infrastructure project. The project is bounded by 4<sup>th</sup> Street to the west to 7<sup>th</sup> Street to the east. The project will include engineering and design work and the installation of curb, gutter, storm drain, and sidewalks and ADA curb cuts, as needed.



*Photos reflect the need for infrastructure improvements such as curb, gutter, storm drain and ADA curb cuts along Pine Street, between 4<sup>th</sup> and 7<sup>th</sup> Streets.*

**Fourth Street Infrastructure Project: \$20,000**

The City of Hughson will conduct engineering and design work on a second infrastructure project. The 4<sup>th</sup> Street project will consist of installation of curb, gutter, storm drain, sidewalks, and ADA curb cuts as needed. The project is bounded by Whitmore Avenue to the north, down to 5<sup>th</sup> Street the east.



*Photos reflect the need for infrastructure improvements such as curb, gutter, storm drain and ADA curb cuts along 4<sup>th</sup> Street.*

## City of Newman

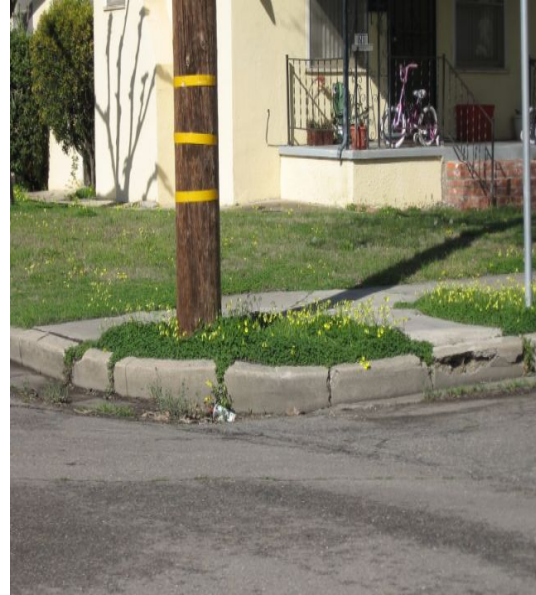
**Project Administration: \$17,229**

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

**PQRST/Fresno/Merced/Patchett/West Ave Infrastructure Project: \$60,000**

The City of Newman will continue onto Phase III of this project. The project areas either lack basic infrastructure such as curb, gutter and sidewalk or have badly damaged infrastructure due to age, tree roots, etc. and pose potential health and safety threats. This project will consist of installation of curb, gutter, and sidewalks. In Fiscal Year 2011-2012, construction will be conducted in the following areas:

- P Street, from Yolo to Stanislaus Streets
- Q Street, from Tulare to Kern Streets
- R Street, from Yolo to Merced Streets



*Photos reflect antiquated infrastructure within the project area in need of replacement or improvements.*

**Street Reconstruction Project: \$60,000**

This project is in concurrence with PQRST/Fresno/Merced/Patchett/West Ave Infrastructure Project and Storm Drain Replacement Project. Construction to include street repair and overlay (due to infrastructure repairs) in the following areas:

- P Street, from Yolo to Stanislaus Streets
- Q Street, from Tulare to Kern Streets
- R Street, from Yolo to Merced Streets

**Tulare Street Infrastructure Project: \$24,066**

In Fiscal Year 2011-2012, the City of Newman will undertake a new infrastructure project. The Tulare Street Infrastructure Project will be located along Tulare Street between S and T Streets. Project improvements will consist of installation of curb, gutter, sidewalks, and street repaving.

**T3 Workforce Development Program: \$8,500**

This program will provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Up to 300 individuals will be participating in the technology program.

## **City of Oakdale**

**Project Administration: \$17,229**

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

**Davitt Avenue Infrastructure Project – Phase I: \$174,796**

The City of Oakdale will begin Construction Phase I of the Davitt Avenue Infrastructure Project. The project is bounded between G Street to the north to the southern terminus. This project will consist of water and sewer main replacement, and installation of curb, gutter, sidewalk, ADA ramps, and storm drain improvements as needed.





*Photos reflect antiquated infrastructure in need of replacement or improvements along Davitt Avenue.*

**T3 Workforce Development Program – Allocation: \$5,000**

This program will provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Up to 300 individuals will be participating in the technology program.

**City of Patterson**

**Project Administration: \$17,229**

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

**Fourth Street Infrastructure Project: \$181,873**

In Fiscal Year 2011-2012, the City of Patterson will undertake the Fourth Street Infrastructure Improvements Project. The project will consist of engineering, design and replacement of water main and installation of curb, gutter, storm drain, sidewalks, and street repaving. This project is bounded by E Street to the north and Sperry Avenue to the south, and is part of the greater Downtown Infrastructure Improvements Project.



*Photos reflect a section along Fourth Street in which the above named improvements will be conducted including, but not limited to, water main replacement and storm drain improvements.*

**T3 Workforce Development Program: \$8,500**

This program will provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Approximately 200 individuals will be participating in the technology program.

## City of Waterford

**Project Administration: \$17,229**

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

The City of Waterford is limited as to conducting Low-Moderate Area (LMA) based activities/projects due to 2000 Census data. Census data indicates that the City of Waterford does not contain any eligible low-moderate income Census block groups that would allow LMA type projects. However, this data does not reflect the conditions in many incorporated residential areas of the City of Waterford that lack basic infrastructure, resulting in obvious signs of blight, typically seen in low income neighborhoods.

Until 2010 Census data is released (given it provides favorable results for the City of Waterford that allow the City to conduct LMA projects), Stanislaus County will work with the City of Waterford to assess non-infrastructure needs of the community in order to identify potential CDBG eligible programs and projects. Stanislaus County will also work with HUD to determine proper procedures and methods to carry out door-to-door surveys and provide an acceptable survey format to determine LMA eligible block group and/or census tract areas in order for the City of Waterford to conduct LMA type projects.

**T3 Workforce Development Program: \$8,500**

This program will expand into the City of Waterford to provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Up to 150 individuals will be participating in the technology program.

## CDBG Public Service Grant Program

### CDBG Public Service Program Overview

The CDBG Urban County Public Service Grant Program will distribute approximately \$229,720 to eligible non-profits and agencies for public service programs throughout the participating jurisdictions of the Urban County. To be eligible for Community Development Block Grant (CDBG) funds, a project must first meet one of the three National Objectives of the Community Development Block Grant Program. They are established by the U.S. Department of Housing and Urban Development (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.

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.

Funds will be set aside 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 Urban County residents.

Applications for funding were released on November 17, 2010 and were due December 6, 2010. Submitted applications were reviewed and scored by a team consisting of a representative from the cities of Hughson, Oakdale, and Patterson, Waterford, the County Chief Executive Office, and County Behavioral Health and Recovery Services. This year's grant applicants presented their proposals to the grant review team on December 13 or 14, 2010.

## Public Service Program Grantees

The following lists the funding recommendations based on final application scoring results for Fiscal Year 2011-2012. Final funding awards will be based off of the actual award amount received from HUD for FY 2011-2012:

### **Center for Human Services: \$12,801**

#### ***Ceres Partnership for Healthy Children Utility Assistance***

CPHC's Family Resource Center provides case management services to families referred from Ceres Unified School District, Ceres Public Safety, Community Services Agency, local businesses, and/or self-referred. CPHC is proposing to implement a Utility Assistance Program to provide additional assistance for these families. Families will receive a strength based assessment to help with goal planning. Families that are in need of utility assistance would agree to work with a Family Advocate for three sessions of a Budget and Financial Planning Training to receive the utility assistance. The training will help families learn to live within their means.

### **Center for Human Services: \$13,654**

#### ***Oakdale Family Resource Center***

In order to support and assist homeless, low and moderate-income individuals and families residing in the Eastside communities of Oakdale, Knights Ferry and Valley Home, CHS is proposing strategies designed to assist families and individuals seeking needed resources, becoming self-sufficient, and learning to adapt in the face of personal and economic crisis. The proposed activities supporting these strategies will be implemented at CHS' Oakdale Counseling and Family Resource Center and include brief case management and crisis intervention, utility assistance and resource and referral for identified services. CHS will work with community partners on the Eastside to maximize the number and depth of resources provided to the homeless or low-income residents seeking our services and support.

### **Center for Human Services: \$12,801**

#### ***Westside Family Resource Center***

The Patterson and Newman Family Resource Centers will provide brief case management and crisis intervention, utility assistance and resource and referral for low and moderate-income individuals and families residing in the Westside communities of Patterson, Newman, Crows Landing, Westley and Grayson. CHS will work with many community partners on the Westside to maximize the number and depth of resources provided to the homeless or low-income residents seeking our services and support.

**Children's Crisis Center: \$11,948**

***Child Victims of Violence Project @ the Stanislaus Family Justice Center***

This project is a part of a new partnership formulated to provide safe and compassionate care for child victims of family violence and crime. As a partner in the newly formed Stanislaus Family Justice Center (SFJC), the Children's Crisis Center (CCC) is one of the committed community partners from the public and private sectors, including law enforcement, the District Attorney's office, Haven Women's Center, CAIRE Center, and Behavioral Health & Recovery Services (BHRS), all housed under one roof to better facilitate service delivery to victims of violence, and dedicated to ending the cycle of abuse. CCC's role in this alliance is to serve (1) children who have been victimized by physical or sexual abuse, directly or indirectly, and (2) children fleeing from domestic violence. Children will receive individualized care by qualified, caring staff, trained in early childhood development, crisis management and emergency intervention. During their stay at SFJC, children will begin the healing process through therapeutic activities offered within the secure, soothing atmosphere staffed by CCC, located in the SFJC building.

**Children's Crisis Center: \$17,068**

***Essential Child Shelter Project – Southwest County***

This project will provide shelter opportunities and specialized care for an impoverished population of high risk children living in southwest Stanislaus County. These children will be from the communities of Ceres, Patterson, Westley, Crowslanding, Denair, Keyes, Grayson, Newman and unincorporated Modesto. This project will offer Emergency Shelter and protective care to high risk children, age's birth – 14 years. These children will be from families living in very low to moderately low income households, experiencing numerous domestic issues and traumas. These children will have endured traumas stemming from issues such as domestic violence, substance abuse, poverty, mental illness or homelessness. While these low income, high risk children, are securely sheltered within Cricket's House, Case Management staff will guide parents with the supportive services of crisis counseling, resource identification, referral services, and education.

**Children's Crisis Center: \$15,361**

***Essential Child Shelter Project – East County***

This project will provide shelter opportunities and specialized care for an impoverished population of high risk children living in east Stanislaus County. These children will be from the communities of Oakdale, Valley Home, Waterford, Hickman, Empire and Hughson. Services will operate from Guardian House in Oakdale. This project will offer Emergency Shelter and protective care to high risk children, age's birth – 17 years. These children will be from families living in very low to moderately low income households, experiencing numerous domestic issues and traumas. Each child's physical, emotional, therapeutic, and nutritional needs will be met by qualified, caring staff, trained in child development, crisis management and emergency intervention. While these low income, high risk children, are securely sheltered within Guardian House, Case Management staff will guide parents with the supportive services of crisis counseling, resource identification, referral services, and education.

**Disability Resource Agency for Independent Livign (DRAIL): \$12,801**

***Assistive Technology Program***

DRAIL is a cross disability agency who serves anyone with a disability regardless of age or ethnicity. The Assistive Technology Program would serve extremely low to low income or moderate income individuals with disabilities who need any durable medical equipment or other device that would empower them to be self-sufficient. Many devices are not covered by insurances or are only covered partially with a share of cost required by the individual. The consumers who DRAIL serves are either receiving SSDI or SSI or are in the process of applying for benefits with no income at the time.

**Family Promise: \$10,821**

***Case Management***

Family Promise (FP) of Greater Modesto is a 30 day shelter program that provides shelter and intensive case management to families who are homeless, assisting them in finding permanent housing. The Case Manager will seek housing leads, assist with applications, build budgets, assist with financial management, map out weekly goals, set up schedules to achieve the goals, perform mock interviews, and prepare for interviews during bi-weekly meetings. In the weekly group Life Skills classes, the Case Manager will do group activities related to housing, communication and responsibility, job searches, problem solving, nutrition. The Case Manager will do follow up support for 6 months - year with each family.

**Hughson Family Resource Center: \$11,948**

***Family Wellness for Hughson & Waterford***

The Hughson Family Resource Center (HFRC) Family Wellness for Hughson/Waterford area will educate economically disadvantaged families in the areas of fitness/nutrition in the prevention of health issues such as obesity, diabetes and asthma; provide case management resource/linkages to include case planning, budgeting and health insurance and food stamp application assistance along with limited family assistance for utilities/housing in the prevention of homelessness; and will provide substance abuse counseling, English as Second Language classes, computer skills training and resume development to increase employability and self-sufficiency of individuals.

**Parent Institute for Quality Education (PIQE): \$8,534**

***(Waterford) Promoting Self Sufficiency through Parent Engagement in Education***

PIQE's Parent Engagement in Education Program is designed as a nine week course taught at 90 minute intervals. It is free to all parents, offered in 16 languages, and parents choose to participate in either the morning or evening sessions depending on their individual schedules. PIQE's curriculum teaches parents how to more effectively communicate with teachers and counselors so that they can accurately determine their child's progress relative to grade level standards. There are lessons for parents on how to (1) enhance their child's reading, writing, and math skills; (2) better communicate with their child, offering positive discipline techniques that enhance self-esteem; and (3) help their child avoid drugs, violence, and gang involvement.

**Parent Resource Center: \$13,654**

***Airport Neighborhood Partnership***

Parent Resource Center's (PRC) Airport Neighborhood Partnership (ANP) brings much needed family focused services to one of Modesto's most impoverished and socioeconomically challenged areas. PRC brings 18 years of expertise in providing intensive case management, parent education and supportive services to their collaborative site shared between PRC, Orville Wright Elementary School and Wright Start-Healthy Start. The CDBG funds requested will provide resources to facilitate a parent education group, intensive case management services and onsite childcare while parents attend parent education groups. The parent education provided uses a research based, nurturing, positive parenting curriculum.

**Second Harvest: \$17,068**

***Food 4 Thought***

The Food 4 Thought Program is an innovative program to address the nutritional needs of hungry school children and offers them the incentive to improve their academic skills. By operating through existing tutorial programs at local schools, community centers, and Give Every Child A Chance tutoring centers, we can more consistently reach this most vulnerable of populations. Children participate in after school tutorial programs each week and for their participation in the after school studies, Second Harvest Food Bank gives each child a

15-18 pound bag of nutritious supplemental groceries twice a month. Each bag contains staples like cereals, breads, fresh fruits and vegetables, canned fruits and vegetables, and dry supplemental groceries for the children.

**Second Harvest Food Bank: \$12,801**

***Food Assistance Program***

The Food Assistance program interacts with non-profit charities that have a food pantry program of their own. This program is currently serving 22 non-profit organizations in the cities of Ceres, Newman, Oakdale, Patterson, Waterford, and the unincorporated cities of Stanislaus County. Each non-profit organization visits the Food Bank to select packaged groceries, canned fruits and vegetables, cereals and breads, dairy products, meats, and fresh fruits and vegetables. Through the Food Assistance program, Second Harvest Food Bank is able to collect, store, and distribute a large quantity and diversity of food product, and in turn make these groceries available to local non-profit charities.

**Stanislaus Family Justice Center: \$2,989**

***Stanislaus Family Justice Center Foundation***

The Stanislaus Family Justice Center (SFJC) is a one-stop help center providing services and support to victims of domestic violence, sexual assault, child abuse or elder abuse. Major services that are provided to victims include advocacy, basic needs, counseling, crisis intervention, employment and financial assistance, housing and shelter assistance, law enforcement and prosecution, legal assistance, life skills, chaplaincy, and translation services. The SFJC will provide services to the residents of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, and the unincorporated areas of Stanislaus County.

**United Cerebral Palsy of Stanislaus County: \$8,534**

***Community Project for Safe Seniors (North County)***

The project serves two populations, 1) elderly persons and 2) people with disabilities. A work crew consisting of three persons with disabilities (consumers) and one job coach will perform light maintenance work in the homes of elderly persons. Tasks will include cleaning potential blight concerns outside the homes of elderly persons. Other work performed will include 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. This project will serve elderly persons living in the central and north county (Ceres, Waterford, Hughson, Oakdale, and surrounding areas).

**United Cerebral Palsy of Stanislaus County: \$8,534**

***Community Project for Safe Seniors (South County)***

The project serves two populations, 1) elderly persons and 2) people with disabilities. A work crew consisting of three persons with disabilities (consumers) and one job coach will perform light maintenance work in the homes of elderly persons. Tasks will include cleaning potential blight concerns outside the homes of elderly persons. Other work performed will include 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. This project will serve elderly persons living in the south county (Patterson, Newman and Westley).

**United Samaritans Foundation: \$12,801**

***Daily Bread Mobile Lunch Program (Hughson Truck)***

This program serves nutritious lunch five days a week, 52 weeks a year to very low income, low income and homeless people throughout Hughson, Waterford, Hickman and Denair.

**United Samaritans Foundation: \$11,948**

**Daily Bread Mobile Lunch Program (Keyes/Ceres Truck)**

This program serves nutritious lunch five days a week, 52 weeks a year to very low income, low income and homeless people throughout the Keyes and Ceres area.

**Westside Food Pantry: \$13,654**

**Emergency Food Program**

The Westside Food Pantry provides emergency food assistance for families out of work, single mothers unable to make ends meet, senior citizens stretching budgets to cover medical expenses and the terminally ill. The organization will also provide books to children under 13 who visit the pantry with their parents, as it has been proved to be as nourishing to the needy families as the groceries dispensed. The funds will be used for food purchases for the organization to distribute to the residents of the Westside communities and the City of Patterson.

- 2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low and moderate-income persons.**

**Workforce Development Targeted Technology Training (T3)**

During this Consolidated Plan period, one of the major areas that is being addressed regarding economic development opportunities is the development of a workforce that has the technological skills necessary to be considered for employment in our changing local economy. During Year 1 of the Consolidated Plan, we expanded our Workforce Development Technology Training Program (T3) throughout the Unincorporated Areas of the County (including, but not limited to Empire, South Modesto, Airport Neighborhood, Robertson Road, Shackelford, El Concilio and the Hispanic population, the homeless population through workshops at the Santa Fe Project). In the past three fiscal years the program has expanded to four (4) partnering Consortia cities: Newman, Oakdale, Patterson, and Waterford. The City of Ceres has agreed to join the current participating Urban County Cities by providing this program to City of Ceres residents during Fiscal Year 2011-2012. The intent has been to increase the service area of the program by a minimum of one partnering city per fiscal year to include all partnering cities by the end of the Consolidated Planning cycle.

In Fiscal Year 2011-2012, Stanislaus County will continue the program initiated this past fiscal year designed to provide economic development opportunities for eligible individuals that have participated in the Workforce Development Targeted Technology Training (T3) Program. The program was designed as a second step in the Urban County's Workforce Development Program by seeking to provide entrepreneurial opportunities to qualified individuals, through a partnership with the Stanislaus County Alliance Worknet, the T3 Program, and a local non-profit organization. This program will place the eligible participant in the non-profit organization to assist them in developing capacity to gain the necessary knowledge and skills to start a micro enterprise web-based business.

## Providing Decent Housing

The following is a summary of the programs and projects to be carried out by the current Urban County participants in an effort to provide affordable and decent housing:

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

The Urban County will continue the implementation of the Neighborhood Stabilization Program (NSP) to increase affordable housing stock within Stanislaus County. This program is designed to acquire foreclosed properties within the Urban County areas and provide safe and decent affordable housing to eligible households, either through rental programs for families at or below 50% of the AMI or purchase for families at or below 120% of AMI. The NSP program will also serve to stabilize communities hard hit by the recent foreclosure crisis.

### **Community Development Block Grant - Recovery (CDBG-R)**

On August 2009, Stanislaus County was awarded \$669,134 in Community Development Block Grant Program funding under the American Recovery and Reinvestment Act (ARRA) of 2009. Following the intent of the Recovery Act, Stanislaus County's CDBG-R funds are being utilized to modernize and improve energy efficiency and expand educational opportunities within the housing industry. These services are being provided in the form of rehabilitation or retrofitting of Neighborhood Stabilization Program (NSP) acquired units with solar systems and other related energy efficiency improvements. These improvements are helping those impacted by the recession by reducing their energy costs and foster energy independence for first time home buyers.

A total of twenty eight (28) NSP housing units have been retrofitted with energy efficiency weatherization improvements and sixteen of those (16) with photovoltaic solar systems.

During Fiscal Year 2011-2012, the Urban County will continue the implementation of this program. Stanislaus County's CDBG-R anticipates retrofitting a minimum of ten (10) additional NSP housing units with solar systems and weatherization energy efficiency improvements, by the end of the program cycle (September 30, 2012). This program will contribute to the efforts of the County to increase decent and affordable housing stock within the County.

### **Homeless Prevention & Rapid Re-housing Program & Emergency Shelter Grant**

Through the Emergency Shelter Grant (ESG) and Homeless Prevention & Rapid Re-Housing (HPRP) Programs, Urban County residents facing short-term financial crisis are able to seek assistance through agencies such as Community Housing and Shelter Services, who provide rental vouchers to prevent people in jeopardy of becoming homeless within seven (7) to ten (10) days. Shelters receiving ESG & HPRP funds also assist the transition of individuals and families from homelessness to permanent housing through the combination of emergency and transitional shelter with case management and housing search and placement. These resources ease the financial burden of the homeless and assist in the facilitation of achieving permanent housing.

## Anti-poverty Strategy

### **1. Describe the actions that will take place during the next year to reduce the number of poverty level families.**

The California Employment Development Department (EDD) provides employment training through a partnership with Modesto Junior College (MJC) and facilitates General Education Diploma (GED) instruction. In collaboration with EDD and MJC the Stanislaus County



Workforce Investment Board (The Alliance Work-net) is cultivating relationships with area employers for entry-level employment opportunities. The following are the tools currently used by this collaborative and other partners to create employment opportunities and thereby reduce the number of poverty level families:

- Cal-WORKS, a program implemented and administered by the Stanislaus County Community Services Agency, is designed to place former recipients of Aid to Families with Dependent Children in employment that ultimately weans the participant from public assistance. This program mandates work activity to those receiving the assistance.
- The County expanded the program to include other fields by creating a new work experience program in partnership with the Department of Employment and Training. In collaboration with the West Modesto King Kennedy Collaborative the County has implemented a grass roots outreach and recruitment, case management and basic skills training within income eligible communities of County and City of Modesto residents.
- The first component consists of construction and building industry curriculum and training. The training involves general education, literacy courses, employment skills and direct training experience in the construction industry. The second component is hands-on work experience for the students enrolled in the program at Habitat for Humanity construction sites and other local construction. Students are provided the opportunity to learn about plumbing, wiring and other construction skills at designated sites with experienced instructors, and other professionals of the trade. The third component, the Small Contractors Center serves as a resource center to building contractors who are interested in assistance with meeting bonding, insurance, bidding, and licensing requirements. The program as a whole has been extremely successful in placing program graduates with various companies that use building trade's apprentices and professionals.
- The 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 Urban County will continue to partner with the Alliance Worknet and MUC in the creation and provision of programs that provide training and employment opportunities for low and moderate income individuals such as the Community Development Block Grant-Recovery (CDBG-R) funded program through which displaced workers are being trained in green jobs and assisted in obtaining competitive jobs within the field.
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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.