

STANISLAUS URBAN COUNTY

ANNUAL ACTION PLAN

FISCAL YEAR 2015–2016

MAY 2015



STANISLAUS URBAN COUNTY



*Prepared by PMC for Stanislaus County
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ANNUAL ACTION PLAN FISCAL YEAR 2015-2016

MAY 2015

Stanislaus County
1010 10th Street
Suite 6700
Modesto, CA 95354



City of Ceres
2720 2nd Street
Ceres, CA 95307



City of Hughson
7018 Pine Street
Hughson, CA 95326



City of Newman
938 Fresno Street
Newman, CA 95360



City of Oakdale
280 N 3rd Avenue
Oakdale, CA 95361



City of Patterson
1 Plaza
Patterson, CA 95363



City of Waterford
312 E Street
Waterford, CA 95386



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Expected Resources

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

During Fiscal Year 2015-2016, Stanislaus Urban County expects to receive \$2,197,687 in Community Development Block Grant (CDBG) program funding and \$190,669 in Emergency Grant Solutions (ESG) funding. CDBG program income consists of approximately \$291,048, which will be spent down prior to Fiscal Year 2015-2016 program funds. The exact amount of prior year funds are still unknown. However, Economic Development activities, to be used on a Stanislaus Urban County-wide basis, will be funded with \$140,000 of prior year funds, with approximately \$28,000 estimated to be spent down during the Fiscal Year 2015-2016. Stanislaus County also currently has a balance of \$865,000 in CalHome funding, of which \$100,000 is anticipated to be utilized during the Fiscal Year 2015-2016 on down payment assistance activities and \$200,000 on housing rehabilitation activities.

Anticipated Resources

Table 1 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG Stanislaus Urban County	Public-Federal	Planning Administration Economic Development, Public Infrastructure Improvements, Fair Housing Services, and Public Services	\$2,197,687	County \$128,383 Waterford \$162,665	\$140,000	\$2,628,735	\$8,790,748	Majority of funds will be utilized for infrastructure projects. 10% will be set aside for public services. 20% for Admin. Prior year resources are unknown, other than \$140,000 set aside for Economic Development activities. This figure may be more than listed in this table.
ESG Stanislaus Urban County	Public - Federal	Homeless Programs, Data Management, and Administration	\$190,669	N/A	N/A	\$190,669	\$762,676	Funds will be utilized for ESG program administration, emergency and transitional shelters, homeless management information systems data entry, and homeless prevention and rapid re-housing services.
CalHome Stanislaus County (Unincorporated County only)	Public-State	First-time homebuyers and/or Owner Occupied Housing Rehabilitation and Admin	N/A	N/A	\$100,000 – DPA \$200,000 – Rehab	\$100,000 – DPA \$200,000 – Rehab	\$400,000 – DPA \$292,000 – Rehab	Funds will be used for first-time homebuyers and/or Owner-Occupied Housing Rehabilitation and Admin.

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

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

Program Income (PI)

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

URBAN COUNTY MEMBER STATE CDBG PROGRAM INCOME

Prior to joining the Stanislaus Urban County, several Stanislaus Urban County cities received CDBG funds directly from the State of California. Since joining the Stanislaus Urban County, some of these cities have been collecting program income derived from loans made from their State grants.

Use of the funds through the Stanislaus Urban County simplifies the process for cities, which would otherwise have to establish a re-use plan with the State Department of Housing and Community Development. As the lead entity for the Stanislaus Urban County, Stanislaus County ultimately assumes the reporting and monitoring liabilities for State PI reported and used through the Urban County. In order to limit liability, the following criteria will need to be met in order for Stanislaus County to accept the oversight of State Program Income (PI):

- ◆ Adequate notice to Stanislaus County of the intent to use PI will need to be provided to allow for reporting via the Fiscal Year 2015-2016 Stanislaus Urban County Annual Action Plan (AAP).
- ◆ A re-use plan detailing a plan for the timely use of the PI, within the same Annual Action Plan fiscal year, will need to be established by the city and accepted by Stanislaus County.
- ◆ PI will need to be used towards a CDBG eligible activity reflected in an adopted Annual Action Plan and approved for funding by U.S. Department of Housing and Urban Development (HUD).

Neighborhood Stabilization Program (NSP) 1 and 3 Program Income

The Stanislaus Urban County will continue to use NSP 1 and 3 Program Income to remove blighted properties via the Abandoned and Dangerous Building (ADB) Program. The ADB is responsible for investigating requests from the public and public agencies regarding structures that pose a threat to the health and safety of unincorporated Stanislaus County communities. The ADB was integrated into the NSP program to effectively address issues of blight resulting from abandoned and dangerous buildings declared a nuisance in NSP target areas.

NSP General

Stanislaus County will continue its efforts at liquidating NSP inventory (six properties) by finding eligible first-time homebuyers to purchase the properties. The six remaining properties are located in the Airport, Empire, Grayson, Parklawn, and Salida neighborhoods.

The City of Oakdale will be working on a multi-family affordable housing project over this next Consolidated Planning period in which NSP Program Income funds may be used. The project plans to serve families with extremely low to very low incomes (30–60% of the area median income, or AMI).

CALHOME

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

State Water Board Grant

Stanislaus County will continue pursuing California State Water Resources Control Board (Water Board) grant funds to assist in the completion of CDBG-funded infrastructure projects. With redevelopment agency funds no longer being a financial tool for capital improvement projects, Stanislaus County must now competitively apply for funds such as these to complete projects that are initiated with CDBG funds. In 2014, Stanislaus County was able to secure a \$5 million grant for the Parklawn Sewer Infrastructure Project, and is currently working on its second application for the Airport Sewer Infrastructure Project.

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

The Stanislaus Urban County maintains four NSP properties in Grayson, Salida, Empire, and the Airport neighborhood which will be sold to first-time homebuyers throughout the 5-year consolidated plan cycle. The City of Oakdale also intends to use a 3-acre NSP acquired property to develop a multi-family affordable housing complex over the consolidated plan period.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)Goals Summary Information

Table 2 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Infrastructure in Low-income Neighborhoods	2015	2020	Non-Housing Community Development	Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, Unincorporated County	Public Infrastructure Improvements	CDBG (Urban County): \$1,667,035 in current year funds. (Prior fiscal year funds will also be used)	Public facility or infrastructure activities other than low/moderate income housing benefit: 2,400 persons assisted (cities only; Empire/Airport not counted)
2	Economic Development	2015	2020	Non-Housing Community Development	Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, Unincorporated County	Economic Development	CDBG (Urban County): \$140,000 in prior year funds	Assist four to ten small businesses to expand and/or receive education on Federal/State accessibility requirements, business expansion, or to do façade improvements.
3	Fair Housing and Tenant/Landlord Services	2015	2016	Non-Homeless Community Development	Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, Unincorporated County	Fair Housing	CDBG (Urban County): \$25,000	230 extremely low-, very low-, low-, and moderate-income individuals

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Access to public services for low- income households and special populations	2015	2016	Non-Homeless Special Needs	Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, Unincorporated County	Public Services for Extremely Low-, Low-, and Moderate-Income Households/Individuals and Special Populations	CDBG (Urban County): \$219,768	2,870 extremely low-, very low-, low-, and moderate-income individuals
5	Shelter for Homeless Persons	2015	2017	Homeless	Countywide	Homelessness	ESG (Urban County): \$80,685	540 sheltered homeless individuals and families
6	Rapid Re-Housing for Homeless Persons	2015	2017	Homeless	Countywide	Homelessness	ESG (Urban County): \$40,343	Housing for chronically homeless, homeless families with children, homeless veterans, and homeless persons without children 28 individuals; made up of 8 households
7	Homeless Prevention for Extremely Low Income Households and Individuals	2015	2017	Homeless	Countywide	At Risk of Homelessness	ESG (Urban County): \$40,342	Prevention of homelessness for extremely low-income families with children, and at-risk individuals; 35 individuals, made up of 10 households
8	Homeless Services Data Collection	2015	2016	Homeless	Countywide	Homeless Data Collection	ESG (HMIS Funds): \$14,999	Data collection 1 job maintained or created for data entry assistance

AP-35 Projects - 91.220(d)

Introduction

As shown in the previous section, AP 20 Annual Goals and Objectives, the Stanislaus Urban County has identified goals to address housing and community development needs between Fiscal Years 2015 and 2020. On an annual basis, the Stanislaus Urban County will try to achieve as many of these goals as feasible. Below are the proposed Fiscal Year 2015-2016 projects (also known as programs or activities). Wherever possible, the Stanislaus Urban County has identified specific projects.

Table 3 – Project Information

#	Project Name
1	Stanislaus County Empire Storm Drain Infrastructure Project
2	Stanislaus County Airport Neighborhood Sewer Project
3	Economic Development Program – ADA Technical Assistance/Business Development Technical Assistance/Façade Improvements
4	Fair Housing and Tenant/Landlord Services – Project Sentinel
5	City of Ceres Nadine Avenue and Evans Road Infrastructure Infill
6	City of Hughson - 2nd Street Infrastructure Project (Part 1)
7	City of Newman - Inyo Avenue Infrastructure Project Phase II
8	City of Oakdale - Davitt Phase II
9	City of Patterson - 4th Street Infrastructure Project Phase II and 5th Street Alley Infrastructure Project
10	City of Waterford - La Gallina Avenue Infrastructure Project Phase II
11	CASA of Stanislaus County – Direct Service Project
12	Center for Human Services – Westside Family Resource Center
13	Center for Human Services – Oakdale Family Resource Center
14	Center for Human Services – Ceres Partnership for Healthy Children
15	Children’s Crisis Center – Children’s Guardian Project
16	Salvation Army Red Shield – Tutoring and Computer Program
17	Second Harvest Food Bank – Food Assistance Program
18	Second Harvest Food Bank – Food 4 Thought Program
19	We Care Program – Turlock – Emergency Cold Weather Shelter
20	Central Valley Youth for Christ - Family Counseling Concern Strength thru Guidance
21	Children’s Crisis Center – Marsha’s High Risk Infant/Toddler Shelter
22	Children’s Crisis Center – Verda’s Children Shelter
23	Community Housing and Shelter Services – HPRP Program
24	Community Housing and Shelter Services – HMIS Data Entry
25	Family Promise - New Beginnings – Shelter to Solutions
26	We Care – Emergency Cold Weather Shelter
27	We Care – Rapid Re-Housing Program

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

There are three specific goals for the CDBG/ESG programs. They are:

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

The Fiscal Year 2015-2020 Stanislaus Urban County / City of Turlock Regional Consolidated Plan (Con Plan) was designed to address the above program goals by outlining the Urban County's needs and priorities for the plan period. CDBG program funds are designed to serve those at or below 80% of the AMI. The current 100% AMI in Stanislaus County for one (1) person is \$39,900 and a family of four (4) is \$56,900. If a project benefits a specific neighborhood or community, at least 51% of the population within that geographic boundary must be within this targeted income group (this is known as an "area benefit activity").

As stated above, CDBG area benefit activities must address the needs of low and moderate income persons residing in an area where at least 51% of the residents are of low-income. This is recognized by United States Department of Housing and Urban Development (HUD) as a Low/Moderate Area (LMA). With HUD's release of 2010 Census data in 2014, a number of areas that previously qualified as LMA are no longer eligible. Two Stanislaus Urban County partner members (Newman and Patterson) no longer contain any LMA areas according to the new Census data. The northeast portion of the Empire community (north of Yosemite Boulevard and east of Santa Fe Avenue) is also no longer eligible according to the new data.

There is reason to believe that HUD-provided data does not reflect the actual majority income levels of several Stanislaus Urban County neighborhoods based on the visible physical conditions of the project areas and local knowledge and information of the community's demographics. In cases where Stanislaus Urban County members would like to undertake area benefit activities that are not identified as eligible areas by HUD, Stanislaus County and those Stanislaus Urban County members will conduct door-to-door income surveys of the project areas to ensure that they meet the required LMA standards.

Further, priority is assigned based on the level of need that is demonstrated by the data collected during the preparation of the Con Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.

During this consolidated planning period, members of the Stanislaus Urban County will have the opportunity to "shift" their fiscal year allocations for other member(s) of the Stanislaus Urban County's future year allocation to address the need for larger sums of funding to complete infrastructure projects of larger scale.

Aside from the City of Ceres, most Stanislaus Urban County's city allocations range from \$120,000 to \$153,000 for infrastructure activities. Because redevelopment funds are no longer an option for leverage funding, their annual CDBG allocation alone may not be enough to complete a larger scale project.

Any Stanislaus Urban County member that would like to shift their allocation with another member's future year allocation must enter into an independent agreement. Cities entering into agreement to shift funds, will be responsible for working out repayment terms amongst themselves if future allocations decline.

The yearly allocation for the HOME program includes Stanislaus County and its urban members. The allocation is also based on Census data population and poverty percentages amongst jurisdictions. The City of Turlock is the lead entity with responsibility for implementing and administering HOME funds for the HOME Consortium. Please refer to the City of Turlock's Fiscal Year 2015-2016 AAP for specific HOME activities.

In addition, the members of the HOME Consortium and Stanislaus Urban County use various methods to establish health and safety project priority criteria based on unique community needs.

For Stanislaus County, the County Board of Supervisors adopted on August 23, 2011 a Residential Neighborhood Infrastructure Project Ranking Criteria to be used in determining the priority of future infrastructure spending projects beyond those already having been programmed and reflected in past Annual Action Plans and Implementation Plans of the County's former redevelopment agency.

The ranking criteria focus on the following factors:

- 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. A projects geographical and fiscal equity in terms of equitable distribution throughout the various communicates, service to income qualified residents, and, when needed, proximity to needed infrastructure connects.

On October 28, 2014 the Board of Supervisors adopted a plan called Focus on Prevention 2015, which is a strategy for community transformation in four areas critical to the quality of life in Stanislaus County (homelessness, strengthening families, youth early intervention, and reducing recidivism). The goal of Focus on Prevention 2015 is to bring all sectors of the community together to provide an opportunity for cross-sector development of community-wide prevention strategies

Stanislaus County through its CDBG/ESG program is committed to implementation of the Focus on Prevention 2015 platform and will integrate the work that comes out of this effort into future funding decisions. As a first step to incorporate the Board of Supervisor's Focus on Prevention 2015 effort into the Community Development Block Grant and Emergency Solutions Grant programs, this year planning staff set aside one \$40,000 grant for prevention focused applications. CDBG and ESG funds will be incorporating more Focus on Prevention 2015 strategies as the process unfolds.

For Fiscal Year 2015-2016 , Public Service funds were allocated based on a competitive grant cycle to which public service providers can apply for grants up to \$20,000. Applicants were restricted to submitting three (3) applications per agency for public services, provided each application is a request for a different program or office. One \$40,000 Focus on Prevention Grant was made available which had an agency limit of one (1) application per agency. All applicants were required to attend a technical workshop prior to submission of an application. A panel made up of representation from each Stanislaus Urban County members, the Stanislaus County Chief Executive Office, and the CoC, reviewed each written application submission and oral presentation and scored them individually.

Community outreach was conducted to prioritize the targeting of public service funds within the community. A community surveys identified the following public service priorities:

High Priorities

- ◆ Services for At-risk Children/Youth
- ◆ Senior Services
- ◆ Services for Physically/Mentally Disabled Persons
- ◆ Homeless Services

Medium Priorities

- ◆ Services for Victims of Domestic Violence
- ◆ Homeless Prevention Services
- ◆ Emergency Food Assistance
- ◆ Parent Education

Low Priorities

- ◆ Utility Assistance
- ◆ Financial Literacy
- ◆ Services for Persons Recently Incarcerated or on Parole
- ◆ Service for Persons with Substance Abuse Problems
- ◆ Other General Low/Mod Income Services

Based on the survey results, each public service applicant receives a score between 0-5 representing the priority, as identified by the community surveys, of the primary population they serve. Additional criteria for public service providers scoring during the competitive grant application process include:

Capacity & Experience

- ◆ Agency & Staff Experience with Proposed Program
- ◆ Agency Experience with the Implementation of Grants (Federal, State or Private)
- ◆ Site Control for Activity Location
- ◆ Program Sustainability

Need/Extent Of The Problem

- ◆ Low-Income Populations Served
- ◆ Focus on Eligible Urban County Areas

- ◆ Meeting an Important Community Need
- ◆ Consolidated Plan Priority

Soundness of Approach

- ◆ Multi-sector Partnerships
- ◆ Project Innovation

Methodology

- ◆ Eligible & Reasonable Budget
- ◆ Standardized Client Intake and Eligibility Process

Accomplishments

- ◆ Measurable, Verifiable and Effective Accomplishments
- ◆ Long-term Accomplishments
- ◆ Activity Results

Funding Resources

Leveraging Sources (Private, Fed, State, Local, In-kind)

Achieving Results & Program Evaluation (only applies to programs funded within the last 12 months)

- ◆ Monitoring Results & Timeliness
- ◆ Continuum of Care Partner

Grant Submittal

- ◆ Application Accuracy, Completeness, and Quality

As discussed earlier within the Consultation Process section of this document, the results of the competitive process were presented to the CoC, and the ESG/SHP/HMIS Sub-committee for input on April 16, 2015.

The greatest single obstacle to meeting underserved needs, in addition to constraints and restrictions of the funding programs' requirements, is the limited funding available to address underserved needs.

AP-38 Project Summary

Project Summary Information

PUBLIC SERVICES PROGRAMS –URBAN COUNTY*

CASA of Stanislaus County Direct Service Project \$20,000

Court Appointment Special Advocates (CASA) connects youth in foster care with case managers who advocate for them throughout their time in the foster care system. At-risk youth in the foster care system are referred to CASA by the Stanislaus County Superior Court to provide advocacy services for children in dependency. The advocate works with everyone involved and makes independent, informed recommendations on the child's behalf directly to the Judge who makes all orders regarding the case. The dedication of CASA volunteers allows judges to ensure successful outcomes for children. For many abused children, their CASA volunteer will be the one constant adult presence in their lives. Independent research has demonstrated that children with a CASA volunteer are substantially less likely to spend time in long-term foster care and less likely to reenter care.

Center for Human Services Ceres Partnership for Healthy Children- Concrete Support in Times of Need \$20,000

CHS in partnership with Ceres Partnership for Healthy Children (CPHC) will provide emergency assistance (food, clothing, utility assistance, baby supplies, transportation vouchers, hygiene needs) to low-income families from the Ceres area through their Concrete Support in Times of Need Program. 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, or self-referred. Families will receive a Family Development Assessment to determine need and to help with future family goal planning. Families that are in need of emergency assistance would work with a Family Advocate to access other programs such as housing assistance, Cal Fresh, Temporary Assistance for Needy Families, WIC and other community programs.

Center for Human Services Oakdale Family Resource Center Crisis Support Program \$20,000

CHS will assist residents and families from Oakdale, Valley Home and Knights Ferry who need assistance with utility bills, food, clothing, temporary shelter and mental health or alcohol and drug counseling services through their Crisis Support program at the Oakdale Family Resource Center (FRC). A Family Advocate will provide strength-based assessments, an empowerment plan with goals, resource and referrals and other needed services. The goal is to increase each resident's capacity to become a healthy and productive member of the Eastside community by providing concrete support for basic and emergency needs.

Center for Human Services Westside Family Resource Center \$20,000

The Patterson and Newman Family Resource Centers will provide brief case management and crisis intervention, utility assistance, emergency food, and resource and referral services for low-income families in need residing on the Westside of the County. Families and individuals that are in need of utility assistance must work with a case manager to complete a three session Budget and Financial Planning Training in order to receive the utility assistances. Families and individuals in need of emergency food can receive a one-time emergency food bag and would be referred to our nutrition classes to help address any future emergency food needs. CHS will work with community partners on the Westside to maximize the number and depth of resources provided to the homeless or low income residents seeking services and support.

**Children's Crisis Center
Children's Guardian Project \$20,000**

This project will provide emergency child care, meals, crisis intervention and support services to a disadvantaged population of high-risk infants, toddlers and school-age children living in Oakdale, Valley Home, Hughson, Empire, Hickman and Waterford. This project will deliver specialized care to an impoverished population of children growing up within families experiencing generational abuse, domestic violence, familial abuse and/or homelessness. These children will be members of families living in very low to moderate low income households (below 80% of AMI), enduring various social and economic challenges. They will have undergone traumas stemming from exposure to domestic violence, substance abuse, extreme poverty, mental illness or homelessness. They are likely to be frightened, suffering poor hygiene, lacking trust and delayed in their development. Without intervention, they face increased risk for further abuse, advanced neglect, chronic illness, developmental delays, emotional disturbance, mental illness, academic failures and delinquency.

Nurturing staff, specializing in child development, crisis counseling and crisis management will tend to the physical, emotional, therapeutic, educational and nutritional needs of each child. Caregivers will be qualified with education and advanced training in child development, school-age instruction, disaster preparedness, food service and crisis intervention. This project will shield vulnerable children from family situations that threaten their well-being and will help families overcome anxieties related to poverty, homelessness, unemployment and evictions.

**Salvation Army Red Shield
Tutoring and Computer Program \$19,812**

The agency will be operating a tutoring program to help children in south Modesto and surrounding areas with their educational needs. Children will be divided into 3 groups due to grade level with an additional group for Spanish Speakers. There is a tutor assigned to each grade level group, and he/she sits in the center of the circular table to assist each student. In the case where no homework is given, the children will work on level appropriate packets of work that have been prepared by the tutoring coordinator. A computer program is also available after tutoring that allows each child to learn typing skills and informational literacy. They are also given a small snack prior to the tutoring and a meal after computer program is complete.

**Second Harvest Food Bank
Food Assistance Program \$20,000**

Second Harvest Food Bank provides assistance to those who are food insecure. Second Harvest's Food Assistance Program interacts with non-profit charities that have a food pantry program of their own. The agency is currently serving 18 non-profit organizations in the cities of Ceres, Oakdale, Hickman, Keyes, Empire, Patterson, Waterford, and Newman which include the unincorporated areas of Stanislaus County. The non-profit charities visit the Food Bank as often as once per week to select packaged groceries, canned fruit and vegetables, grains, dairy products, meats, fresh fruits and vegetables. The charities then distribute the food through their food pantries to individuals in need. The strength of the program is the ability to pick up large-scale donations from retail stores and distribution centers, which far exceeds the pickup and storage capabilities of small non-profit charities. By centralizing the collection, storage, and distribution of product through the Food Bank, more individuals in need are served through the food pantries.

Second Harvest Food Bank is requesting funding to purchase food that will be used to supplement our distribution efforts in the grant service areas. The funds will be used to purchase additional nutritional groceries that are not frequently donated to Second Harvest Food Bank. These funds will provide for additional nutritional food being made available to the low-income residents residing within the Stanislaus County CDBG funding area.

**Second Harvest Food Bank
Food 4 Thought Program \$20,000**

The Food 4 Thought program is an innovative approach that addresses the nutritional needs of hungry school children and offers them the incentive to improve academically and physically. The program reaches out to children through existing tutorial programs at schools and youth sites. Children that participate in the required four hours per week in tutoring and four hours in physical activities are provided a bag of 15-18 pounds of supplemental groceries, including 7-9 pounds of fresh fruits and vegetables. The after-school programs incorporate tutoring, enrichment, and fitness goals to promote healthy outcomes while building self-esteem.

**We Care Program-Turlock
Emergency Cold Weather Shelter \$20,000**

The We Care Program (WCP) Emergency Cold Weather Shelter serves homeless men over the age of 18. The WCP's Cold Weather Shelter has the capacity to shelter 48 homeless individuals a night during the most inhospitable winter months. The shelter provides a warm, safe environment for individuals who would otherwise be sleeping on the street or in places not meant for human habitation. The shelter will operate from November 8, 2015 to April 15, 2016, seven days a week from 6:30pm to 8:00am. Nutritious meals are provided nightly by various local churches, civic organizations, local businesses and individual families. Mealtime provides community members with the opportunity to bring immediate assistance to those in need while serving to break down the stereotypes of homelessness. We Care provides onsite services including, but not limited to, computer access for employment searches, resume development, Rapid Re-Housing and Supportive Housing Programs, case management provided by a licensed clinician, notary public services, a clothes closet, transportation vouchers, and financial assistance to obtain identification documents.

Focus on Prevention Project (Part of Public Services Set Aside) – Urban County*

**Central Valley Youth for Christ
Family Counseling Concern Strength thru Guidance \$39,539**

CVYFC will provide follow-up counseling services to youth and families identified primarily through CVYFC's Point Break workshops conducted at schools in the Ceres Unified School District. Point Break is an intervention strategy designed to develop resiliency skills, break down educational and social barriers among youth, and teach the value of conflict resolution and respect for others. Following Point Break workshops, CVYFC Family Concern Counselors will provide counseling to low- and moderate-income, high-risk students and their families identified by school counselors, teachers, and administrators. CDBG funding will allow Marriage and Family Therapist internists (qualified by education and obtaining experience and hours for full licensure) to provide at least six weekly, one-hour counseling sessions per youth/family. Spanish language counseling will be provided by bilingual-bicultural personnel, as needed. Counseling and case management are supervised by a licensed MFT on the CVYFC staff. Anticipated results are improved academic achievement and behavior and strengthened family and peer relationships.

* The sum of all amounts awarded to the ten public service grant programs, is \$417 less the \$219,768 (10%) set aside for Public Services as two applicants did not request maximum grant amounts. To address this, the \$417 will be spread equally amongst all ten grantees as part of the final contract awards.

Infrastructure Projects – Urban County

Stanislaus County

Stanislaus County-CDBG Program Administration: \$323,013

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

Fair Housing Program: \$25,000

Stanislaus County will contract with Project Sentinel, a HUD certified fair housing agency, to carry out Fair Housing Program services. Funds will be used to provide fair housing information, housing counseling and tenant/landlord mediation services to residents of the Stanislaus Urban County. Project Sentinel provides housing advocacy to the Stanislaus Urban County's members through community forums, town-hall meetings, and housing fairs.

Airport Neighborhood Sewer Infrastructure Project: \$305,927

Stanislaus County will seek State Water Board funds to finance the remaining phases of the sanitary sewer system in the Airport Neighborhood. CDBG funding will remain allocated to the project until sufficient funding is secured to complete the project.

Empire Storm Drain Infrastructure Project: \$305,927

Stanislaus County will continue seeking viable alternatives for addressing storm drainage within the community, including sidewalks to help facilitate a safer path of travel in storm water impacted areas. On September 9, 2014, the Board of Supervisors approved the Empire Community Storm Drainage Report detailing an alternative, low impact design, swale system and the initiation of a Proposition 218 vote for the funding of the project; however, initial feedback from the community has not indicated support for the alternative swale system. In response to the feedback, the County will be working with the community to identify alternative targeted storm drain solutions that may include sidewalks. CDBG funds will remain allocated to the project for design and construction of the project.

City of Ceres

City of Ceres CDBG Administration: \$15,209

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

Nadine Avenue and Evans Road Infrastructure Infill: \$244,987

The project will provide curb, gutter, and sidewalk, matching AC and storm drainage. The project area is located along Nadine Avenue between Weber Avenue and Richland Avenue.

- ◆ Estimated cost: \$200,000
- ◆ Estimated number of people served: 75

City of Hughson

City of Hughson CDBG Administration: \$15,209

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

2nd Street Infrastructure Project (Part 1): \$122,532

The project is part of a multi-year effort to complete sidewalk infill projects to improve connectivity, mobility and access for non-motorized users of the City. The project will include the installation of curb,

gutter and sidewalk and pedestrian and ADA improvements. The project area is located along 2nd Street between Walker Land and Fox Road.

- ◆ Estimated cost: \$150,000
- ◆ Estimated number of people served: 50

City of Newman

City of Newman CDBG Administration: \$15,209

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

Inyo Avenue Infrastructure Project: \$139,147

The project is to install/replace curb, gutter and sidewalk and street repair and overlay (due to infrastructure repairs) on the north side of Inyo Avenue from R to Merced Streets.

- ◆ Estimated cost: \$100,000
- ◆ Number of People to Be Served:
 - Approximately 2,800 drivers/trips per day (refer to GP EIR Traffic report).
 - 598 Households reside within the project area (1/4 mile) and will benefit from the improvements.
 - 13 Households are adjacent to the project site.
 - If narrowed down to a service radius, one can estimate the local service area as:
 - 598 households within a ¼ mile radius
 - 832 additional households when extending to a ½ mile radius
 - For a total of 1,430 households within a ½ mile radius

City of Oakdale

City of Oakdale CDBG Administration: \$15,209

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

Davitt Phase II: \$153,530

The project will install new water/sewer mains and service connections, and provide pavement rehabilitation. The project area is located on Davitt Avenue between West J Street to a southern dead end.

- ◆ Estimated cost: \$200,000
- ◆ Estimated number of people served: 100

City of Patterson

City of Patterson CDBG Administration: \$15,209

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

4th Street Infrastructure Project Phase II and 5th Street Alley Infrastructure Project: \$138,993

The project will be phased over the next 5 fiscal years and will include 2,158 linear feet of water main replacement along 4th Street and 2,825 linear feet of water main replacement along the 5th Street alley. The location is along 4th Street and the 5th Street alley between C and D Streets.

- ◆ Estimated cost: \$312,375 and \$398,305
- ◆ Estimated number of people served: 147

City of Waterford

City of Waterford CDBG Administration: \$15,209

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

La Gallina Infrastructure Project Phase II: \$127,609

The City of Waterford will be entering into an “allocation trading agreement” with the City of Hughson to allow Waterford the use of Hughson’s Fiscal Year 2015-2016 CDBG allocation. The City of Waterford will use its CDBG allocation in addition to Hughson’s allocation to complete the La Gallina Infrastructure Project in Fiscal Year 2015-2016. The project will include installation of curb, gutter, sidewalk, ADA accessible ramps, and storm drain, infrastructure improvements along La Gallina Avenue from F Street on the West to C Street on the east.

- ◆ Estimated cost: \$600,000
- ◆ Estimated number of people served: 224

AP-50 Geographic Distribution - 91.220(f)

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

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

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

Geographic Distribution

Table 4 - Geographic Distribution

Target Area	Percentage of Funds
Urban County CDBG Block Groups	100%

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 Stanislaus 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 Stanislaus Urban County members.

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

Rationale for the priorities for allocating investments geographically

For the development of the AAP, the participating jurisdictions used population information derived from the U.S. Census regarding median household income. The target areas of the Stanislaus Urban County members are the very low and low-income areas of the jurisdictions. Although funds are used for all residents of the Stanislaus Urban County's members, priority is given to programs and projects in the target areas.

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

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

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

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	252
Non-Homeless	34
Special-Needs	190
Total	286

Note: Total does not add up due to number of clients being served being represented in more than one category.

Table 6 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	44
The Production of New Units	15
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	66

Discussion

One of the goals identified in the Con Plan and this AAP is to increase the supply of affordable rental housing for the city's lowest-income households.

Housing assistance and programs were also identified as a community need via the consolidated plan process. In Fiscal Year 2015-2016, Stanislaus Urban County members will continue to use any funds available including State CalHome housing funds (not all Stanislaus Urban County members are recipients of CalHome funds) and their HOME funds to address the variety of housing needs within the jurisdiction. Although the Stanislaus Urban County has identified housing assistance and housing programs as one of the top three priorities, the Stanislaus Urban County members' ability to considerably contribute toward the provision and development of affordable housing programs/projects has been drastically limited both by the State of California's elimination of Redevelopment Agencies (which was the most significant tool for the provision of affordable housing, economic development, job creation and elimination of blight), as well as by the continued reduction of HOME funds in recent years.

Emergency shelter and rental assistance, for homeless households and households at-risk of becoming homeless, will also be provided through the Emergency Solutions Grant program.

AP-60 Public Housing - 91.220(h)

Introduction

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

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

The Housing Authority's mission is committed to addressing the unmet housing needs of residents and communities in the county consistent with federal, state, and local law. The Housing Authority owns and operates public housing units in addition to operating the Housing Choice Voucher Program (Section 8). Based on the data supplied by HUD, the Housing Authority has 3,930 Housing Choice Vouchers in use. As of October 2014, The Housing Authority has a waiting list of 3,514 families in the Stanislaus Urban County and 752 in the City of Turlock. (Source: 2014 PHA Plan)

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

The Housing Authority operates several affordable housing programs in addition to Public Housing, including year round Farm Labor Housing, Seasonal Migrant Farm Worker Housing and several smaller affordable housing properties including units funded under the Neighborhood Stabilization Program and the Housing Choice Voucher Program (Section 8).

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

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

The Housing Authority provides homeownership resources to participants in the Housing Choice Voucher Program. The Family Self-Sufficiency (FSS) Program has established partnerships with a variety of community resources to refer participants for services including pre- and post-secondary education, health care, child care, employment development, supported employment, and small business development including micro-loans. The FSS Program also encourages families to participate in financial wellness programs including financial literacy and credit repair with an emphasis on long-term financial stability for the purposes of homeownership. Supportive services are provided through Community Impact Central Valley (CICV), the Stanislaus County Behavioral Health and Recovery Services (BHRS), or Stanislaus County Integrated Services Agency.

The Housing Authority previously implemented a services and communication "quality control" system that provides the Housing Authority with immediate customer feedback and identifies areas that may need improvement.

The Housing Authority has also implemented a resident education program with regularly scheduled meetings and written communications on agency policy, rules, and leases.

Efforts to improve communications with residents and program participants include: on site resident training/informational meetings, regular newsletters and flyers.

The Housing Authority has implemented a “curb-side” appearance program. The focus of the program is the exterior of buildings, parking areas, play grounds and other areas of the complexes. Rodent and insect problems are addressed when residents report a problem and/or on Annual Inspections. In an effort to better educate residents concerning these problems, information is regularly provided through the Housing Authority’s newsletter.

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

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

N/A. The Housing Authority is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

As discussed earlier in this AAP, the Stanislaus Urban County and City of Turlock participate in the Stanislaus County Continuum of Care (CoC) to develop and implement regional goals and strategies (outlined in this section) to address and end homelessness.

To develop the Stanislaus Urban County’s homeless funding priorities, the current condition of homelessness in the Nation and Stanislaus County was examined by pulling from the 2014 Point-in-Time (PIT) count, the CoC’s 2014 Exhibit 1, the Stanislaus Urban County’s Fiscal Year 2012-2015 Consolidated Plan (Fiscal Year 2012-2015 Con Plan), and the United States Interagency Council on Homelessness’s Report, “Opening Doors – Federal Strategic Plan to Prevent and End Homelessness” (2010). A recent Community Survey, conducted in preparation for the development of the Fiscal Year 2012-2015 Con Plan, identified homeless services as a high priority and homeless prevention activities as a medium priority. Eligible activities allowed for under the homeless funds that the CDBG Stanislaus Urban County receives (ESG and CDBG Public Services) were then compared to existing services available to homeless and at-risk persons to develop the funding priorities described below. The ultimate goal of the Stanislaus Urban County Homeless Strategy is to increase housing stability and decrease incidents of homelessness in Stanislaus County by targeting funds to populations most in need, meeting both the immediate and long-term needs of the homeless, and avoiding the duplication of services by coordinating with service providers and the Stanislaus CoC.

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

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

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

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

Similarly, the current focus of the Stanislaus County CoC funding has been to provide permanent supportive housing (PSH) for the chronically homeless, homeless veterans and for homeless youth out of foster care. The Emergency Solutions Grant (ESG) Program provides both emergency shelter and rental assistance to help stably house homeless households with and without children and long-term homeless adults. ESG sub-grantees will assess individual clients' needs and will evaluate their potential for success in the appropriate program (Emergency, Transitional, Permanent Supportive Housing or Rental Assistance). If they are not able to offer the needed service, then clients will be referred to the appropriate resource.

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

- ◆ Develop and operate coordinated entry for all households who are entering the homeless system or at risk for homelessness.
- ◆ Reach out to homeless households (especially unsheltered persons) and assess their individual needs with coordinated entry and a common assessment tool; collect information to determine the underlying issues and risk factors and develop a plan to address those issues.
- ◆ Reduce recidivism through system-wide implementation of evidenced-based practices known to effectively address homelessness, including incorporation of the Focus on Prevention 2014 strategies.
- ◆ Address the emergency shelter needs of people living outside through increased street outreach and assessment of their health needs.
- ◆ Significantly expand homeless rapid re-housing services to end homelessness as quickly as possible.
- ◆ Consider adoption of a "housing first" approach as a direct route to reducing homelessness.
- ◆ Help low-income households who are being discharged from publicly funded systems of care avoid becoming homeless by engaging those systems of care in identifying solutions to such households and planning to avoid new homelessness.
- ◆ Improve data collection and analysis, including better utilizing HMIS to track the transition of persons into and out of homelessness.

- ◆ Increase access to vocational training opportunities for homeless persons.
- ◆ Increase access to affordable housing & support services in areas related to life skills.
- ◆ Increase coordination with entities releasing persons into homelessness and with service providers and the Stanislaus CoC.

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Emergency Solutions Grant Program

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

Designed as a first step in a CoC plan of assistance, the ESG program strives to address the immediate needs of persons residing on the street and needing emergency shelter and transitional housing, as well as assisting their movement to independent living. While flexible in terms of serving all homeless subpopulations and preventing persons from becoming homeless, ESG program legislation and implementing regulations do limit the types of activities and amounts of funds that can be spent on different activities. The following categories of eligible activities and applicable limitations are discussed in the Emergency Solutions Grant Guidelines on page 40.

- ◆ Street Outreach Activities (funding capped)
- ◆ Emergency Shelter Activities (funding capped)
- ◆ Homeless Prevention Activities
- ◆ Rapid Re-Housing Activities
- ◆ Homeless Management Information System (HMIS) Activities

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

HUD's proposed allocation for Fiscal Year 2015-2016 ESG funds is in the amount of \$190,669. The interim rule eliminated the previous program caps and replaced them with a 60% maximum (or Hold Harmless Need "HHN" maximum) of grant funds to be spent on shelter and street outreach activities. Administration funds are capped at 7.5% of the total grant allocation. Locally, approximately \$10-15,000 per year is set aside for HMIS data entry assistance, to assist non-HUD funded shelters and homeless service providers in entering their client service data into the HMIS system. After the HMIS award and

Administration are subtracted from the overall award amount, 50% of the remaining award is awarded to shelter programs and the remaining 50% of the funds are awarded to programs that provide homeless prevention and rapid re-housing services.

The following includes a list of homeless service and prevention programs to be funded by the Stanislaus Urban County with Emergency Solutions Grant funds throughout the Fiscal Year 2015-2016:

EMERGENCY SOLUTIONS GRANT PROGRAMS – URBAN COUNTY

The Children’s Crisis Center Marsha’s High-Risk Infant/Toddler Shelter \$16,129

This project will provide shelter, emergency care, meals, crisis intervention and homeless support services to an impoverished population of high-risk infants and toddlers ages birth - 3 years living in Ceres, Empire, Grayson, Patterson, Salida, Westley and unincorporated Modesto. This project will deliver specialized shelter to this highly vulnerable population of children growing up within families experiencing poverty, domestic violence, familial abuse and/or homelessness. Nurturing staff, specializing in infant/toddler care, child development, crisis counseling and crisis management will tend to the physical, emotional, therapeutic, educational and nutritional needs of each child. Caregivers will be qualified with education and advanced training in child development, preschool instruction, disaster preparedness, food service and crisis intervention. This project will shield disadvantaged children from family situations that threaten their well-being and will offer support to help families overcome anxieties related to poverty, homelessness, unemployment and evictions.

The Children’s Crisis Center Verda’s Children Shelter \$22,200

This program represents a new project that would provide shelter, emergency care, meals, crisis intervention and homeless support services to an impoverished population of high-risk infants, toddlers and school-age children ages birth to 17, living in unincorporated Turlock, Newman, Patterson, Hughson, Hickman and Waterford. This project will deliver specialized shelter to this disadvantaged population of children growing up within families experiencing poverty, domestic violence, familial abuse and/or homelessness. Nurturing staff, specializing in child development, crisis counseling and crisis management will tend to the physical, emotional, therapeutic, educational and nutritional needs of each child. Caregivers will be qualified with education and advanced training in child development, school-age instruction, disaster preparedness, food service and crisis intervention. This project will shield vulnerable children from homelessness and family situations that threaten their well-being. It will offer support to help families overcome anxieties related to poverty, homelessness, unemployment and evictions.

Community Housing and Shelter Services Homeless Prevention and Rapid Re-Housing Program \$24,777

The goal of this project is to assist 20 Households, or about 50 individual with Homeless Prevention Rapid Re-Housing funding. The Homeless Prevention funding will be utilized to provide rental assistance to prevent eviction for households who have received a 3-day notice and have written verifiable documentation of an emergency that has caused them to enter into default on their rent. The Rapid Re-Housing funding will be utilized to provide short-term rental assistance via first month’s rent and deposit assistance to households who are homeless and are unable to pay for their full move-in fees. All households served will receive on-going Case Management Services and complete an individualized action plan to address their immediate and long-term goals to ensure permanent housing sustainability.

Community Housing and Shelter Services- CHSS HMIS Project \$14,999

Data entered into the HMIS system for all homeless service providers, not just HUD funded, provides a better representation of the homeless population needs within the community. Complete quality data entry also makes it more likely for our community to receive a representative funding amount for homeless services, reducing the burden on our limited public safety dollars. This funding will allow a staff person that has training via a Section 3, Workforce Alliance project established in 2012 to remain employed. The staff person successfully graduated from the program and maintained full-time employment from that date within our Agency. Her services have enabled enter essential missing data from the largest homeless shelter provider within Stanislaus County, as they are not able to apply for government funding to provide these types of services per their mission statement. The partnership allows the non-HUD funded homeless service agency to enter the data (over 50% of the homeless population) and better represent to funders the numbers of actual number of needy individuals that are present within the community as a whole.

Family Promise

New Beginnings- Shelter to Solutions \$41,344

With “*New Beginnings – Shelter to Solutions*” Family Promise continues to provide a comprehensive approach to ending family homelessness. The emergency shelter program strengthens families by providing a safe place where homeless children and their families can stay together during crisis. Through the Interfaith Hospitality Network, volunteers from local congregations provide overnight lodging and meals in their existing facilities. The Family Promise Day Center operates as home base for the families during the day with showers, laundry facilities and resources for job and housing search. Participation in case management is required and focused to address each family’s unique needs and goals. Case management includes resources for education, employment assistance, life skills training and our newest program, *New Beginnings*, a financial literacy program tailored specifically to low-income or homeless families. Transportation is provided to and from our overnight shelter sites.

Rapid Re-Housing rental assistance helps remove financial barriers and enable families to make the transition to housing stability. Families utilizing the rental assistance program receive housing search and placement assistance, housing stability case management and landlord mediation. Short-term rental assistance provides a resource for families to make their New Beginning and encourages them to work toward independence. Follow up financial education and counseling continues to be available for six months after program completion to help families navigate challenges and reduce recidivism.

We Care Program of Turlock

We Care Emergency Cold Weather Shelter \$27,500

The We Care Program (WCP) Emergency Cold Weather Shelter serves homeless men over the age of 18. The WCP’s Cold Weather Shelter has the capacity to shelter 48 homeless individuals a night during the most inhospitable winter months. The shelter provides a warm, safe environment for individuals who would otherwise be sleeping on the street or in places not meant for human habitation. The shelter will operate from November 8, 2015 to April 15, 2016, seven days a week from 6:30pm to 8:00am. Nutritious meals are provided nightly by various local churches, civic organizations, local businesses and individual families. Mealtime provides community members with the opportunity to bring immediate assistance to those in need while serving to break down the stereotypes of homelessness. We Care provides onsite services including, but not limited to, computer access for employment searches, resume development, Rapid Re-Housing and Supportive Housing Programs, case management provided by a licensed clinician, notary public services, a clothes closet, transportation vouchers, and financial assistance to obtain identification documents.

We Care Program of Turlock

We Care Rapid Re-Housing Program \$29,420

The We Care Rapid Re-housing Program provides services for homeless individuals and families without children over the age of 18 who have income or income potential, or who can find housing in a subsidized housing program. This project will assist 6 homeless individuals and families with housing search and placement, rental application fees, rental and utility assistance, rental and utility deposits, case management, referrals, and support services. This is a case management based program with each participant having an individualized housing program with attainable goals that are monitored on a monthly basis. Participants who are unemployed or underemployed will be required to seek employment and utilize employment services. Participants with income will be responsible for creating budgets based on their current income and expenses. Budgeting and decision making skills are a focal point of case management and all clients are required to utilize all applicable mainstream resources that are available. The program provides the intense case management necessary to move people off of the streets and into permanent housing. Project participants receive a housing plan created specifically to meet their individual housing needs and goals. A case manager meets with program participants at least once a month in their home to see how things are going and to assess their housing plan progress. The majority of the program participants will be individuals and families that are utilizing the We Care Emergency Cold Weather Shelter and the Turlock Gospel Mission. The goal is to move individuals and families that are homeless through transitional housing and into a permanent, sustainable, housing situation.

Addressing the emergency shelter and transitional housing needs of homeless persons

The path to obtaining and maintaining permanent housing has many steps. The first of these steps often involves providing for the immediate needs of persons experiencing homelessness, such as food and shelter. The CoC's Exhibit 1 describes that Stanislaus County experienced a loss of emergency and transitional shelter beds from Fiscal Year 2010-2011. These lower bed numbers occurred due to losses in non-profit funding and the paring down of non-profit services in an attempt to stay fiscally sound. In response to this trend, the Stanislaus Urban County's Homeless Strategy places a high priority on utilizing homeless funds to assist emergency and transitional shelters with covering their operational and essential service costs. Approximately 42% of the Fiscal Year 2015-2016 ESG award will go towards ESG programs that provide emergency (both seasonal and year-round) shelter.

Short-term strategies for addressing the emergency and transitional housing needs of homeless persons include but are not limited to the following:

- ◆ Expanding street outreach efforts to prioritize the needs of persons living outside, especially those whose health is compromised.
- ◆ Sustaining existing emergency shelter and transitional housing inventory and helping those in shelter exit to permanent housing through rental assistance combined with case management that assists clients in developing life skills and reducing barriers to obtaining and retaining housing.

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

The Stanislaus Urban County Homeless Strategy also places a high priority on providing rental assistance and housing relocation and stabilization services to persons and households experiencing homelessness. Approximately 42% of the Fiscal Year 2015-2016 ESG award will go towards ESG programs that provide rental assistance, utility assistance, payment of rental and utility arrears, or rental or utility deposits in combination with case management which works with clients on an individual basis to sustain permanent housing. Modeled after the 2009 Recovery Act Homeless Prevention and Rapid Re-housing (HPRP) Recovery program, which concluded in August 2012, the program utilizes housing search and placement services, intensive case management, and rental assistance to remove barriers to permanent housing for homeless persons and persons 30% or under the AMI who are at-risk of losing their housing.

The Continuum of Care strategies encourage providing homeless households with housing quickly and with supportive services that are of greatest need to support stable housing; other needs the households may have should be addressed through referrals to existing mainstream resources available in the community.

Permanent housing destinations generally include an apartment or house, permanent supportive housing, or living permanently with friends or family. A return to homelessness is indicated by a new entry in a homeless residential program (emergency shelter, transitional housing, rapid re-housing) in HMIS within 365 days after exiting to permanent housing.

Ending the cycle of homelessness requires a combination of rental assistance, homeless prevention, re-housing, and permanent supportive housing programs along with long-range homeless reduction strategies. Long-term strategies include but are not limited to the following:

- ◆ Expanding economic stability programming to help participants achieve long-term stability and reduce recidivism.
- ◆ Increasing inventory of permanent supportive housing for homeless households through the development of affordable housing.
- ◆ Aligning Stanislaus CoC strategies with the “Opening Doors” Federal Strategic Plan to Prevent and End Homelessness and HEARTH data-driven strategies to shorten lengths of stay, rapidly re-house as many homeless persons as possible, and prevent persons from becoming homeless.
- ◆ Aligning CoC strategies with the Stanislaus County Focus on Prevention efforts, specifically their effort to reduce the incidents of homelessness through cross-sector community collaboration.
- ◆ Improvements in data collection and coordinated assessment between service providers to assist in targeting funding to services proved to be most effective in moving individuals and households out of homelessness.

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

The State has policies in place that require health care facilities to participate in regional planning meetings and develop a specific document to identify best practices for the post-hospital transition of homeless patients, methods to establish and support effective communications between hospitals and stakeholders regarding this transition and the identification of resources. Local health care facilities have specific protocol in place requiring a safe discharge for all patients. In 2008, the Stanislaus County Public

Health Agency reestablished the task force to review the current protocol in place and address any gaps in services necessary to ensure successful discharge planning services. The Public Health Agency has become actively involved in the Stanislaus CoC and working towards developing liaisons with housing services agencies within the Stanislaus CoC to update the existing discharge planning protocol. Currently in place there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing and prevent the release of patients to the streets or to HUD McKinney-Vento funded emergency shelters, transitional or permanent housing units.

Representatives from Behavioral Health and Recovery Services (BHRS) and the Community Services Agency (CSA) regularly attend the monthly Stanislaus CoC meetings and are active participants in discharge coordination planning, in particular for homeless individuals, throughout Stanislaus County.

For adults recently released from custody, Stanislaus County addresses housing issues through the Day Reporting Center (DRC). The Sheriff's Department conducts Probation Orientation Meetings at the DRC in which several programs have participated in the past including Solidarity, Teen Challenge, and Gospel Mission. As a result of the CoC's coordination with the Probation Department, the Stanislaus County Sheriff's and Probation Departments also recently began a diversion program, where homeless individuals who would otherwise be jailed for minor crimes are able to stay at the Salvation Army shelter facility, where they receive shelter and case management services. Collaboration with public service providers and the Probation Department is on-going.

Stanislaus County has transitional living procedures in place for juveniles exiting foster care to address youth in placement where the long term plan is emancipation. These procedures are required by both the State and Federal governments. Stanislaus County develops a 90 day transition plan that includes a housing component. Procedurally, a lead officer receives a list of those eligible minors from the case officers and he works with the case officer, minor, family, and any service providers to develop the plan prior to the minor's last status review (usually at 18 years old). A status review is a court hearing to review the minor's status in placement. The plans are submitted to the court and all involved parties, including the minor.

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

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing

industry. Local or state government compliance or the enactment of sanctions (i.e., sewer connection or growth moratoriums for noncompliance with the federal Clean Air Act and Clean Water Act) can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and general plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers that directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The County's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities.

Environmental review, general planning, zoning, and related local land use regulations and development standards are all extensions of local government police powers to protect life and property, minimize nuisances, and achieve a desired quality of life as expressed through a participatory public process. Certain barriers to affordability are required by State Law (such as preparing and adopting a General Plan and conducting environmental review), adopted for safety or civil rights reasons (such as the imposition of seismic construction standards in quake-prone areas, or requiring compliance with accessibility or visit ability design standards), or enacted to remedy or prevent a specific local issue (such as requiring landscaping to deter graffiti). However, the term "barrier" should not be interpreted in the context that local development standards and development review procedures are inhibiting the provision of quality affordable housing that would otherwise be developed.

Potential constraints to housing development in the Stanislaus Urban County vary by area, but generally include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. Barriers to housing also include personal barriers such as poor credit history, involvement with the law, limited knowledge about tenants' rights and the complaints process.

An analysis of these potential barriers is detailed in the Stanislaus Housing Element and the Fiscal Year 2015-2020 Regional Analysis of Impediments to Fair Housing Choice (AI). A summary of potential barriers identified in the Housing Element and the AI is provided in the Market Analysis (MA-40) section of the Con Plan.

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

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An analysis of these potential barriers is detailed in the Stanislaus Housing Element. A summary of potential barriers identified in the Housing Element is also provided in the Market Analysis (MA-40) section of this Con Plan and in the Fiscal Year 2015-2020 Regional Analysis of Impediments to Fair Housing Choice (AI).

Actions, planned and ongoing, by Stanislaus Urban County to remove or ameliorate barriers to housing, consist of the following:

Development Process: To expedite project facilitation and provide internal support to project applicants, the Stanislaus Urban County will continue to undertake efforts to build relationships between the Stanislaus Urban County and the development community to provide input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas.

Fee Structure: The Stanislaus Urban County will continue to review its fee systems as a means of reducing the cost of housing development. The Stanislaus Urban County and its city members recognize that fees can affect the cost of construction and of affordable housing in the community.

Subdivision Improvement Standards and Zoning Ordinance: The Stanislaus Urban County and its city members will review and provide input to modify Subdivision Improvement Standards, where reasonable and appropriate, to provide cost savings in the development of residential units while continuing to ensure the public health, safety, and welfare of residents.

Affordable Housing: The Stanislaus Urban County will assign priority to educating the citizens of Stanislaus County and member cities regarding the importance of providing affordable housing to support job growth. This will be done through public education, public participation, and fair housing information.

Rental Housing: The Stanislaus Urban County will analyze implementation of incentive programs such as a Mortgage Revenue Bond Program or other program for both owner-occupied and rental properties.

Land Costs, Construction, and Financing: Land, construction, and financing costs represent a significant constraint to residential development; developers of affordable housing face challenges in securing financing. Due to the limited possible return from rents or sales prices of affordable units, many private lenders are concerned with the financial returns for these types of projects; as a result, additional financing and subsidy from state and federal funding sources for affordable projects are necessary. The Stanislaus Urban County and its city members will pursue, where appropriate, state and federal funding and/or subsidies to address land and construction costs.

Non-Governmental Constraints: Housing purchase prices, financing costs, cost of land and improvements, construction costs, property taxes, profit, and rent rates continue to be the biggest constraints to housing access for households with lower and moderate incomes. The Stanislaus Urban County and its member cities will continue to monitor these non-governmental constraints and where possible, undertake efforts that can address these constraints and their effect on the provision of affordable housing.

In addition to the above barriers, the following impediments to fair housing choice are identified in the AI:

- ◆ Insufficient supply of affordable housing.
- ◆ Shortage of subsidies and strategies to promote affordable, accessible housing for low-, very low-, and extremely low-income households, including protected classes.
- ◆ Differential origination rates based on race, ethnicity, and location.
- ◆ Limited coordination with real estate industry.
- ◆ Limited knowledge of fair housing rights.
- ◆ Discrimination in rental housing.
- ◆ Local development standards and their implementation, e.g., zoning, building, or design standards, may constrain development of housing opportunities for minority and low-income households.
- ◆ Inadequate access to employment opportunities, transportation, and public and social services, and infrastructure to support increased housing opportunities for lower-income households.

The Stanislaus Urban County has also allocated annual funding in the amount of \$25,000 to Project Sentinel to actively engage the community regarding issues of barriers to affordable housing.

AP-85 Other Actions - 91.220(k)

Introduction

Stanislaus Urban County, through the Con Plan, targets federal funds to residents that have traditionally not been served, or are underserved, by previous programs. Project activities funded through the Con Plan are carefully designed to provide appropriate and needed services, particularly to those that may not be eligible for assistance from other sources, or are geographically isolated by lack of transportation, or that lack basic amenities, particularly medical care, in their neighborhoods.

Actions planned to address obstacles to meeting underserved needs

For seniors and homebound frail elderly, the physically and developmentally disabled, victims of domestic violence, and infants and youth, funds provided through the Con Plan often make the difference between independent living and institutionalization.

Homeless households are also commonly identified as having underserved needs. These households include individuals and families who cannot secure or maintain affordable and safe shelter and lack a fixed regular residence or reside at nighttime in an emergency shelter or institution. Numerous homeless populations like veterans, youths, seniors, and disabled individuals have specific needs that require more intense specialized attention to resolve their homelessness.

One of the ongoing challenges in meeting the needs of the underserved is the lack of sufficient funding for services provided by local governments, non-profit organizations, and other agencies. Service providers faced with this challenge are expected to provide more and more services with the same, if not smaller, budget every year.

To address this obstacle, Stanislaus Urban 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.

Stanislaus County, in partnership with the Housing Authority, continues to support the Family Self Sufficiency program to assist eligible low income persons become homeowners. Stanislaus County also continues to partner with Habitat for Humanity, when feasible, in the acquisition of lots for the construction or rehabilitation of affordable housing units to be made available to low income households.

Further, Stanislaus County also administers State of California CalHome funds to supplement federal HOME funds for the provision of the Stanislaus County First Time Homebuyer and Housing Rehabilitation Programs. Stanislaus County's Housing Rehabilitation Program assists owner-occupied households address health and safety related repairs in their homes. 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 CoC, 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 Stanislaus County. The Stanislaus Urban County will continue partnering with SHSSC to address the needs of the community and addressing obstacles to meeting underserved needs.

Actions planned to foster and maintain affordable housing

As stated throughout the Con Plan, housing is considered a high priority. Accordingly, the Stanislaus Urban County prioritizes the use of, HOME, or CalHome funding it receives for the development and rehabilitation of affordable housing (including preservation and conservation) that serves low-income households and to address homelessness.

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

HOME

Stanislaus Urban County will use HOME funds, available through the HOME Consortium, for First-time Homebuyer and Owner Occupied Rehabilitation programs. Specific information regarding activities in the Stanislaus Urban County are contained in the Fiscal Year 2015-2016 City of Turlock Annual Action Plan (City of Turlock AAP), as Turlock is the lead entity for the HOME Consortium, of which Stanislaus Urban County is a member.

Neighborhood Stabilization Program (NSP)

Stanislaus County will continue its efforts at liquidating NSP inventory (six properties) by finding eligible first time homebuyers to purchase the properties. The six remaining properties are located in the Airport, Empire, Grayson, Parklawn and Salida neighborhoods. These units will provide affordable housing opportunities to low and moderate income families.

The City of Oakdale will also work on the development of a vacant NSP property for a multi-family affordable housing project, or other eligible development or liquidation.

Emergency Solutions Grant Program

Through the ESG Program, Stanislaus Urban County residents facing short-term financial crisis are able to seek assistance through agencies such as Community Housing and Shelter Services, Family Promise, and We Care, who provide rental assistance in combination with intensive case management to homeless persons and families or to prevent people in jeopardy of becoming homeless. Case managers work with ESG participants to overcome barriers to permanent housing by providing financial management training, job and housing search assistance, and service referrals. These resources ease the financial burden of the homeless and assist in the facilitation of achieving permanent housing.

Actions planned to reduce lead-based paint hazards

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

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

The Housing Authority has addressed the issue of lead-based paint hazards by providing notices to landlords and tenants who participate in the Housing Choice Voucher Program, borrowers/occupants of the Stanislaus Urban County Owner-Occupied Housing Rehabilitation Loan Program, and homebuyers who use HOME and CDBG funds, warning them of the hazards of lead-based paint. Additionally, all units that are rehabilitated with CDBG and HOME funds are subject to lead-based paint compliance requirements. Through the creation of new affordable housing units, low-income households are able to reside in new housing units that are free of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Stanislaus Urban County has a multipronged approach to addressing the issue of reducing poverty through ensuring an adequate, affordable, quality housing supply, improving low-income neighborhoods, strengthening the employment skills of the community and ensuring access to basic needs such as food and shelter.

Stanislaus Urban County works to reduce the number of poverty-level individuals and families by targeting CDBG, HOME, and/or other funds to projects that will provide affordable housing units and related services to foster self-sufficiency. The Urban County does not have the resources or the capacity to increase the incomes of poverty-level persons; however, other agency programs, such as the Housing Authority, act to reduce the housing costs for these individuals with the Housing Choice Voucher Program and public housing units, all of which serve low-income residents.

Focus on Prevention 2015

On October 28, 2014 the Board of Supervisors adopted a plan called Focus on Prevention 2015, which is a strategy for community transformation in four areas critical to the quality of life in Stanislaus County, including:

- ◆ Homelessness
- ◆ Strengthening Families
- ◆ Youth Early Intervention
- ◆ Reducing Recidivism

The goal of Focus on Prevention 2015 is to bring all sectors of the community together to provide an opportunity for cross-sector development of community-wide prevention strategies. A community convening will be held centering on each of the four categories listed above, where a plan for the development of the next phase will be outlined by the participants. This effort recognizes that although good programs exist throughout Stanislaus County, multiple sectors of the community often stay within their established networks causing gaps in the network of care for Stanislaus County's at-risk populations. As a result the outcomes and overall impact of these programs is falling short and the County is experiencing both funding gaps and funding redundancies. While the County will act as the facilitator of the Convenings, this effort centers on the platform that government is not the answer and that champions from the community must be the mobilizers of change. The effort focuses on coordination between the following sectors of the community:

- ◆ Education
- ◆ Faith-based
- ◆ Arts
- ◆ Media
- ◆ Government
- ◆ Nonprofits
- ◆ Business
- ◆ Entertainment and Sports
- ◆ Neighborhoods

Upon completion of the Convenings and the next step will be development of community-led prevention strategies. Stanislaus County will be offering mini-grants for implementation plans which incorporate all sectors of the community. The focus on prevention is intended to become a new norm in which programs and services with a prevention focus and with meaningful prevention performance measures guide future resource decisions.

Stanislaus County through its CDBG/ESG program is committed to implementation of the Focus on Prevention 2015 platform and will integrate the work that comes out of this effort into future funding decisions. As a first step to incorporate the Board of Supervisor's Focus on Prevention 2015 effort into

the Community Development Block Grant and Emergency Solutions Grant programs, this year planning staff will be setting aside one \$40,000 grant for prevention focused applications. CDBG and ESG funds will be incorporating more Focus on Prevention 2015 strategies as the process unfolds.

Homeless Services

All local nonprofit agencies serving the homeless offer some level of supportive services to program participants, ranging from family counseling to job skill development, all of which are intended to promote self-sufficiency and exiting poverty and homelessness.

The Emergency Food and Shelter Grant Program (EFSG), administered by the Federal Emergency Management Agency (FEMA), provides funding to supplement and expand ongoing efforts to provide shelter, food, and supportive services for the nation's hungry, homeless, and people in economic crisis.

Homeless Prevention and Transitional Housing

Homeless prevention activities are designed to keep low-income people who are at the highest risk of homelessness from entering homeless services. Prevention programs have been retooling to stabilize individuals and families that are at risk of becoming homeless and to improve their stability to avoid future housing crises. Prevention programs are funded through Balance of State ESG funds, HOPWA funds, Supportive Services for Homeless Veterans funds, and local private funding.

As the Stanislaus CoC begins a system-wide shift to a housing first approach, the Stanislaus CoC has encouraged the conversion of transitional facilities to permanent supportive housing. The remaining transitional housing programs are shortening their length of stay to more rapidly exit homeless persons to permanent housing, or they are seeking funding from other systems of care for intensive services for homeless persons facing severe barriers to housing. This reflects a new understanding of the purpose of transitional housing rather than continuing to fund it as a routing component of Stanislaus County's homeless housing system.

The majority of programs and activities described within this document will have a minor impact on moving a family out of poverty. Most do not increase earning power or give a family a substantially higher income. The few notable exceptions are the programs that address barriers to independence, including employment, along with housing, such as the Family Self-Sufficiency Program and the McKinney-Vento Homeless Assistance Programs. The Stanislaus Urban County, along with the CoC and other organizations, will aggressively pursue increasing the availability of these and similarly designed programs as the opportunity arises.

Other Programs

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

Alliance Worknet

In addition, Stanislaus County, through its economic development efforts, strives to promote activities that will ultimately have major impacts on the community, thus reducing poverty.

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. This organization also offers confidential, one-on-one counseling to businesses needing assistance in a variety of areas, and a small business center that offers a wide variety of training seminars and conferences for the business community throughout the year.

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

Stanislaus County will continue to work with the public and private sectors seeking mutual opportunities that will provide jobs to greatly improve employment opportunities for those in need throughout the County.

Actions planned to develop institutional structure

The Stanislaus Urban County relies on private, nonprofit organizations as well as for-profit developers to build new affordable units and to rehabilitate existing housing units. Stanislaus Urban County staff will continue to work closely with these entities to ensure that as many new affordable units are produced as possible each year. The Stanislaus Urban County also relies on the nonprofit service sector to provide emergency shelter, transitional and special needs housing, and services to the homeless population. The Stanislaus Urban County will continue to support these organizations and their activities to the fullest extent possible.

To the extent that a gap exists in the institutional structure, a strategy of this AAP is to take action to close that gap. Programs such as the Probation Day Center 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, will continue to be partners in identifying opportunities for improved institutional structure.

The Stanislaus CoC continues to work together to improve services provided, including data collection quality through the HMIS system, to ensure 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 Focus on Prevention effort is an attempt to develop, through multi-sector community collaboration, programs that transcend emergency services and work to improve quality of life for program participants.

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

The Stanislaus Urban County relies on private nonprofit organizations and for-profit developers to build and acquire, develop, and rehabilitate affordable units. The City of Turlock and the Stanislaus Urban County will continue to work closely with these entities to ensure that each year as many new affordable units are produced, or are available, as possible.

The Stanislaus Urban County also relies on the nonprofit service sector to provide emergency shelter and transitional and special needs housing. The Stanislaus Urban County will continue to support these organizations and their activities.

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

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

The Stanislaus Urban County will maintain its membership and active involvement in the Stanislaus County Continuum of Care (CoC), a multi-agency collaborative which focuses on the community's housing and social service needs, to continue outreach and information sharing with other Stanislaus County agencies serving similar clientele.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(I)(1,2,4)

Introduction

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

This AAP has been developed to assist the Stanislaus Urban County in achieving these three goals. The overriding consideration that is required of the CDBG program is to benefit those members of the population that meet the definition of Targeted Income. A Targeted Income person is one who earns 80% or less of the AMI for CDBG funds, and 30% or less than the AMI for ESG grant funds. Additionally, if a project benefits a specific neighborhood or community, at least 51% of the population within that geographic boundary must be within the Targeted Income Group (TIG).

As identified by the Consolidated Plan for Fiscal Years 2015-2020, priority will be given to projects in the following areas: Infrastructure, Economic Development, Housing Assistance, Housing Programs, and Public Services.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

In Fiscal Year 2015-2016, the Stanislaus Urban County anticipates receiving approximately \$128,383 in Program Income, all of which will be receipted into IDIS and committed to activities.

The City of Waterford also anticipates receiving 162,665 in State CDBG Program Income which will be receipted into IDIS and committed to activities.

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan

The Stanislaus Urban County does not currently have an open Section 108 project.

3. The amount of surplus funds from urban renewal settlements

Not applicable. The Stanislaus Urban County does not have urban renewal settlements.

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

Not applicable. The Stanislaus Urban County has not returned any funds as a result of ineligible activities, excessive draws, or ineligible expenditures.

5. The amount of income from float-funded activities

Not applicable. The Stanislaus Urban County does not have float-funded activities.

Total Program Income – See response to Question 1 above.

Other CDBG Requirements

1. The amount of urgent need activities

The Stanislaus Urban County has not identified any urgent needs as part of the Consolidated Planning process or for this AAP.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

N/A Home Consortium Programs are included in the City of Turlock's AAP, who is the lead entity for HOME funds.

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

N/A Home Consortium Programs are included in the City of Turlock's AAP, who is the lead entity for HOME funds.

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

N/A Home Consortium Programs are included in the City of Turlock's AAP, who is the lead entity for HOME funds.

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

N/A Home Consortium Programs are included in the City of Turlock's AAP, who is the lead entity for HOME funds.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

Stanislaus County's written standards include:

- a. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.
- b. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.
- c. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
- d. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid rehousing assistance.
- e. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.
- f. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.

Evaluating Eligibility for Assistance under ESG

1. **Initial Evaluations.** The recipient or its sub-recipient must conduct an initial evaluation to determine the eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing, in accordance with the centralized or coordinated assessment requirements set forth under 24 CFR §576.400(d) and the written standards established under 24 CFR §576.400(e).

Determining Program Participant Eligibility. The following criteria shall be used to determine program participant eligibility for assistance under ESG:

- a. Income shall be annualized and calculated based on the standards for the Housing Choice Voucher Program (Section 8 Eligibility Standards). Program participants must be 30% and under the AMI to be determined to be eligible.
- b. A client cannot be determined to be ineligible for the program due to a lack of income.
- c. Additional criteria, established by the CoC's ESG Sub-committee shall be followed.
- d. Rapid Re-housing assistance, specifically for the target populations listed below, shall be prioritized over Homeless Prevention assistance:

- i. Chronically Homeless
- ii. Homeless Veterans
- iii. Homeless Families with Children
- iv. Homeless Unaccompanied Youth

Annual income. For each program participant who receives homelessness prevention assistance, or who receives rapid re-housing assistance longer than one year, the following documentation of annual income must be maintained:

- a. Income evaluation form containing the minimum requirements specified by HUD and completed by the recipient or sub-recipient; and
- b. Source documents for the assets held by the program participant and income received over the most recent period for which representative data is available before the date of the evaluation (e.g., wage statement, unemployment compensation statement, public benefits statement, bank statement);
- c. To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g., employer, government benefits administrator) or the written certification by the recipient's or sub-recipient's intake staff of the oral verification by the relevant third party of the income the program participant received over the most recent period for which representative data is available; or
- d. To the extent that source documents and third party verification are unobtainable, the written certification by the program participant of the amount of income the program participant received for the most recent period representative of the income that the program participant is reasonably expected to receive over the 3-month period following the evaluation.

Determinations of ineligibility. For each individual and family determined ineligible to receive ESG assistance, the record must include documentation of the reason for that determination.

Re-evaluations for homelessness prevention and rapid re-housing assistance. The recipient or sub-recipient must re-evaluate the program participant's eligibility and the types and amounts of assistance the program participant needs not less than once every three (3) months for program participants receiving homelessness prevention assistance, and not less than once annually for program participants receiving rapid re-housing assistance. At a minimum, each reevaluation of eligibility must establish that:

- a. The program participant does not have an annual income that exceeds 30 percent of median family income for the area, as determined by HUD; and
- b. The program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance.
- c. The recipient or sub-recipient may require each program participant receiving homelessness prevention or rapid re-housing assistance to notify the recipient or sub-recipient regarding changes in the program participant's income or other circumstances (e.g., changes in household composition) that affect the program participant's need for assistance under ESG. When notified of a relevant change, the recipient or sub-recipient must re-evaluate the program participant's eligibility and the amount and types of assistance the program participant needs.

- d. Annual income. When determining the annual income of an individual or family, the recipient or sub-recipient must use the standard for calculating annual income under 24 CFR 5.609.
- e. Connecting program participants to mainstream and other resources. The recipient and its sub-recipients must assist each program participant, as needed, to obtain:
- f. Appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living; and
- g. Other Federal, State, local, and private assistance available to assist the program participant in obtaining housing stability, including:
 - i. Medicaid (42 CFR chapter IV, subchapter C):
 - ii. Supplemental Nutrition Assistance Program (7 CFR parts 271-283);
 - iii. Women, Infants and Children (WIC) (7 CFR part 246);
 - iv. Federal-State Unemployment Insurance Program (20 CFR parts 601-603, 606, 609, 614-617, 625, 640, 650);
 - v. Social Security Disability Insurance (SSDI) (20 CFR part 404);
 - vi. Supplemental Security Income (SSI) (20 CFR part 416);
 - vii. Child and Adult Care Food Program (42 U.S.C. 1766(t) (7 CFR part 226));
 - viii. Other assistance available under the programs listed in 24 CFR § 576.400(c).

Eligibility for Rental Units. The rental unit identified to receive financial assistance must meet the following minimum qualifications. This applies to both rental units receiving Rapid Re-housing and Homeless Prevention assistance:

- a. Unit must pass habitability inspections, which includes an assessment for lead-based paint hazards. Inspections shall be requested on a standard form and will be conducted by Stanislaus County Building Permits Division staff.
- b. Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD, as provided under 24 CFR part 888.111-888.115, and complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507. (1) For purposes of calculating rent under this section, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the Housing Authority for the area in which the housing is located.
- c. Best efforts must be made to ensure that units receiving ESG assistance are legal dwellings and are not in the process of foreclosure.
- d. Units receiving assistance, or the client's last known residence, must be located within the areas covered by the Stanislaus Urban County. These areas include the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford and the unincorporated areas of

Stanislaus County. This limitation does not apply if the client has been homeless for one (1) year or more.

Terminating assistance. In general, if a program participant violates program requirements, the recipient or sub-recipient may terminate the assistance in accordance with a formal process established by the CoC that recognizes the rights of individuals affected. The recipient or sub-recipient must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.

- a. To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:
 - i. Written notice to the program participant containing a clear statement of the reasons for termination;
 - ii. A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
 - iii. Prompt written notice of the final decision to the program participant.
- b. Ability to provide further assistance. Termination under this section does not bar the recipient or sub-recipient from providing further assistance at a later date to the same family or individual.

Rapid Re-Housing and Homeless Prevention Assistance

1. **Rapid Re-Housing Assistance.** If a program participant can document that they meet the following criteria, then they shall be considered to meet the definition of "homeless" and may qualify for Rapid Re-Housing assistance, provided that all other eligibility criteria can also be met:
 - a. An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - i. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
 - ii. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
 - iii. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;
 - b. An individual or family who will imminently lose their primary nighttime residence should be classified as Homeless Prevention
 - c. Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- i. Are defined as homeless under the Runaway and Homeless Youth, Head Start, Violence Against Women, Public Health Services, Food and Nutrition, or Child Nutrition Acts;
 - ii. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
 - iii. Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - iv. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addition, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
- d. Any individual or family who:
- i. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual or family's primary nighttime residence or has made the individual or family afraid to return to their nighttime residence;
 - ii. Has no other residence; and
 - iii. Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.
2. **Homeless Prevention Assistance.** If a program participant can document that they meet the following criteria, then they shall be considered to meet the definition of "At-risk of Homelessness" and may qualify for Homeless Prevention assistance, provided that all other eligibility criteria can also be met:
- a. An individual or family who:
- i. Has an annual income below 30 percent of area median family income;
 - ii. Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in the homeless definition; and
 - iii. Meets one of the following conditions:
 - 1) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - 2) Is living in the home of another because of economic hardship;
 - 3) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

- 4) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, state, or local government programs for low-income individuals;
 - 5) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than two (2) (1.5 people per room, as defined by the U.S. Census Bureau);
 - 6) Is exiting a publicly funded institution, or system of care, e.g., health-care facility, mental health facility, foster care, or other youth facility, or correction program or institution; or
 - 7) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the Stanislaus Urban County approved Fiscal Year 2012-2015 Con Plan;
- b. A child or youth who does not qualify as homeless under the HEARTH Act but qualifies as homeless under the Runaway and Homeless Youth, Head Start, Violence Against Women, Public Health Services, Food and Nutrition, or Child Nutrition Acts; or
 - c. A child or youth who does qualify as homeless under the HEARTH Act but qualifies as homeless under the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth if living with her or him.
3. **Short-term Rental Assistance.** (Medium priority as referenced in the Fiscal Year 2012-2015 Con Plan survey results priority list) Short-term rental assistance is defined as rental assistance provided for up to 3 months.
 4. **Medium-term Rental Assistance.** (High priority as referenced in the Fiscal Year 2012-2015 Con Plan survey results priority list) Medium-term rental assistance is defined as rental assistance provided for more than 3 months but not more than 24 months of rent, within a 3 year period.
 5. **Rental Arrears.** (Medium priority as referenced in the Fiscal Year 2012-2015 Con Plan survey results priority list) Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.
 6. **Tenant-based rental assistance.** Includes providing rental assistance to program participants who pay rent for a unit that is under a lease. The following standards apply to this type of rental assistance:
 - a. A program participant who receives tenant-based rental assistance may select a housing unit in which to live and may move to another unit or building and continue to receive rental assistance, as long as the program participant continues to meet the program requirements.
 - b. The recipient may require that all program participants live within a particular area for the period in which the rental assistance is provided.
 - c. The rental assistance agreement with the owner must terminate and no further rental assistance payments under that agreement may be made if:
 - i. The program participant moves out of the housing unit for which the program participant has a lease;
 - ii. The lease terminates and is not renewed; or

- iii. The program participant becomes ineligible to receive ESG rental assistance.
7. **Project-based rental assistance.** Project-based rental assistance is an eligible ESG activity. However, any ESG funded project-based rental assistance program must work with Stanislaus County staff to ensure the program complies with 24 CFR § 576.106 (i).
 8. **Use with other subsidies.** Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources. Rental assistance may not be provided to a program participant who has been provided with replacement housing payments under the URA during the period of time covered by the URA payments.
 9. **Maximum Amounts and Periods of Assistance.** Each program participant may receive up to 12 months of rental assistance and housing relocation and stabilization services. This assistance may be extended if the program participant's housing plan has been followed and the case manager determines that additional months of assistance are required for the participant to overcome additional barriers to housing. In no case can HPRP assistance exceed 24 months during any 3-year period.
 10. **Prioritizing Assistance Type.** Standards for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
 - a. Rapid Re-housing assistance, particularly for chronically homeless, for veterans, for unaccompanied youth, and for families with children, shall be prioritized over other financial assistance types.
 - b. When developing a client's housing plan, the following eligible activities should be considered a high priority:
 - i. Employment Assistance and job training
 - ii. Benefit enrollment
 - iii. Resource and referral services
 - iv. Medium-term rental assistance
 - v. Housing search and placement
 - vi. Housing stability case management
 - vii. Life skills training
 - c. When developing a client's housing plan, the following eligible activities should be considered a medium priority:
 - i. Short-term rental assistance
 - ii. Utility assistance
 - iii. Utility deposits

- iv. Security deposits
 - v. Rental arrears
 - vi. Rental application fees
 - vii. Child care
 - viii. Education services
 - ix. Transportation
- d. When developing a client's housing plan, the following eligible activities should be considered a low priority:
- i. Legal services
 - ii. Mental health services
 - iii. Last's month rental payments
 - iv. Moving costs
 - v. Mediation
 - vi. Credit repair
 - vii. Outpatient health services
 - viii. Mental health services
 - ix. Substance abuse treatment services
 - x. Services for special populations
- e. If a client enters the program as Rapid Re-housing, then exits and re-enters, they will be reclassified as Homeless Prevention. The length of Rapid Re-housing and Homeless Prevention assistance will be counted towards the maximum number of months to receive assistance together.

11. Program Participant Responsibilities. Standards for determining the share of rent and utilities costs that each program participant is responsible to pay, if any, while receiving homelessness prevention or rapid rehousing assistance is as follows:

- a. If at intake a client is determined to have cash-income or benefits, their rental assistance shall decrease by 10% every month. If a case manager determines that barriers exist that would make this requirement an obstacle to stable permanent housing at program exit, then this requirement may be waived. Barriers shall be documented in client file and must be consistent with CoC established barriers.
- b. Debt to income ratio limits include: 35% income to housing ratio; and a 45% total monthly debt to income ratio. If a case manager creates a housing plan that includes a plan for getting a program participant's debt to income ratio to these levels, then this requirement may be waived. This shall be documented in the client's Housing Plan and signed by the client.

12. **Rental assistance agreement.** The recipient or sub-recipient may make rental assistance payments only to an owner with whom the recipient or sub-recipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the recipient or sub-recipient a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.
13. **Late payments.** The recipient or sub-recipient must make timely payments to each owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The recipient or sub-recipient is solely responsible for paying late payment penalties that it incurs with non-ESG funds.
14. **Lease.** Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks. For program participants living in housing with project-based rental assistance under paragraph (i) of this section, the lease must have an initial term of one year.
15. **Housing Relocation and Stabilization Services. 24 CFR § 576.105.** Any rapid re-housing or homeless prevention rental assistance must be provided in accordance with the housing relocation and stabilization services, in particular monthly case management. Program staff salary related costs cannot exceed 20% of the total grant award. Staff time will be reimbursed based on the number of hours spent providing housing relocation and stabilization services for Stanislaus Urban County clients plus up to 20% benefits, excluding overhead costs. Paid time off (PTO) is not an eligible expense.
16. **Financial assistance costs.** Financial assistance costs are eligible activities under Housing Relocation and Stabilization Services. Subject to the general conditions under 24 CFR § 576.103 and 24 CFR §576.104, ESG funds may be used to pay housing owners, utility companies, and other third parties for the following costs in order of funding priority:
 - a. Rental application fees. ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.
 - b. Security deposits. ESG funds may pay for a security deposit that is equal to no more than 2 months' rent.
 - c. Last month's rent. If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.
 - d. Utility deposits. ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in paragraph (v) of this section.

- e. Utility payments. ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.
 - f. Moving costs. ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance under paragraph (b) of this section and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.
17. **Housing search and placement.** Housing Search and Placement is an eligible activity under Housing Relocation and Stabilization Services. This includes activities necessary to assist program participants in locating, obtaining, and retaining suitable permanent housing, as follows:
- a. Assessment of housing barriers, needs, and preferences;
 - b. Development of an action plan for locating housing;
 - c. Housing search;
 - d. Outreach to and negotiation with owners;
 - e. Assistance with submitting rental applications and understanding leases;
 - f. Assessment of housing for compliance with ESG requirements for habitability, lead-based paint, and rent reasonableness;
 - g. Assistance with obtaining utilities and making moving arrangements; and
 - h. Referral for tenant counseling, to local fair housing provider.
18. **Housing Stability Case Management.** Housing Stability Case Management is an eligible activity under Housing Relocation and Stabilization Services. Each program participant receiving homelessness prevention or rapid rehousing assistance must meet regularly with a case manager and the assistance provider must develop an individualized housing plan to help that program participant retain permanent housing after the ESG assistance ends. These requirements are intended to help ensure that the ESG-funded emergency, short-term or medium-term assistance will be effective in helping program participants regain long-term housing stability and avoid relapses into homelessness. ESG funds may be used to pay cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program participant in overcoming immediate barriers to obtaining housing. This assistance cannot exceed 30 days during the period the program participant is seeking permanent housing and cannot exceed 24 months during the period the program participant is living in permanent housing. Component services and activities consist of:
- a. Using the centralized or coordinated assessment system as required under 24 CFR §576.400(d), to evaluate individuals and families applying for or receiving homelessness prevention or rapid re-housing assistance;

- b. Conducting the initial evaluation required under 24 CFR § 576.401(a), including verifying and documenting eligibility, for individuals and families applying for homelessness prevention or rapid re-housing assistance;
 - c. Counseling;
 - d. Developing, securing, and coordinating services and obtaining Federal, State, and local benefits;
 - e. Monitoring and evaluating program participant progress;
 - f. Providing information and referrals to other providers;
 - g. Developing an individualized housing and service plan, including planning a path to permanent housing stability; and
 - h. Conducting re-evaluations required under 24 CFR § 576.401(b).
18. **Mediation.** Mediation is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for mediation between the program participant and the owner or person(s) with whom the program participant is living, provided that the mediation is necessary to prevent the program participant from losing permanent housing in which the program participant currently resides.
19. **Legal services.** Providing legal services is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for legal services, as set forth in 24 CFR § 576.102(a)(1)(vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides.
20. **Credit repair.** Assisting with credit repair is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for credit counseling and other services necessary to assist program participants with critical skills related to household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems. This assistance does not include the payment or modification of a debt.
21. **24 CFR § 576.107 HMIS component.** Provided funding from another local source is not already available for the HMIS related costs below, the recipient or sub-recipient may use ESG funds to pay the costs of contributing data to the HMIS designated by the CoC for the area. Activities funded under this section must comply with HUD's standards on participation, data collection, and reporting under a local HMIS. Eligible activities under this category include:
- a. Purchasing or leasing computer hardware;
 - b. Purchasing software or software licenses;
 - c. Purchasing or leasing equipment, including telephones, fax machines, and furniture;
 - d. Obtaining technical support;
 - e. Leasing office space;

- f. Paying charges for electricity, gas, water, phone service, and high-speed data transmission necessary to operate or contribute data to the HMIS;
- g. Paying salaries for operating HMIS including, completing data entry, monitoring and reviewing data quality, completing data analysis, reporting to the HMIS Lead, training staff on using the HMIS or comparable database, and implementing and complying with HMIS requirements;
- h. Paying costs of staff to travel to and attend HUD-sponsored and HUD-approved training on HMIS and programs authorized by Title IV of the McKinney-Vento Homeless Assistance Act;
- i. Paying staff travel costs to conduct intake;
- j. Paying participation fees charged by the HMIS Lead, if the recipient or sub-recipient is not the HMIS Lead. The HMIS Lead is the entity designated by the CoC to operate the area's HMIS; and
- k. If the sub-recipient is a victim services provider or a legal services provider, it may use ESG funds to establish and operate a comparable database that collects client-level data over time (i.e., longitudinal data) and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.

Evaluating Outcomes

1. **Defining Stably Housed.** For the purposes of evaluating outcomes of Rapid Re-housing and Homeless Prevention assistance, a program participant is considered to be stably housed, if their residence at time of exit includes one of the following:
 - a. Permanent Supportive Housing
 - b. Rental by client no housing subsidy
 - c. Rental by client, VASH housing subsidy
 - d. Rental by client, other (non-VASH) housing subsidy
 - e. Staying or living with family, permanent tenure
 - f. Staying for living with friends, permanent tenure
2. **Additional Outcomes.** Additional outcomes to be tracked include the following:
 - a. Changes in employment
 - b. Changes in cash benefits
 - c. Changes in non-cash benefits
 - d. Supportive services received
 - e. Job or life skills training received

Record Keeping

1. **Homeless status.** Documentation of homeless status must occur at intake. Lack of third-party documentation must not prevent an individual or family from being immediately admitted to emergency shelter, receiving street outreach services, or being immediately admitted to shelter or receiving services provided by a victim service provider. Records contained in an HMIS or comparable database used by victim service or legal service providers are acceptable evidence of third-party documentation and intake worker observations if the HMIS retains an auditable history of all entries, including the person who entered the data, the date of entry, and the change made; and if the HMIS prevents overrides or changes of the dates on which entries are made. Priority for obtaining evidence is as follows:
 - a. Third Party Written
 - b. Third Party Oral
 - c. Documents provided by program participant
 - d. Self-declaration
2. **Documenting Homelessness.** For each individual or family who receives ESG homelessness assistance, the records must include the evidence relied upon to establish and verify the individual or family's "homelessness" status. This evidence must include an intake and certification form that meets HUD specifications and is completed by the sub-recipient. Required documentation includes the following:
 - a. If the individual or family is lacking a fixed nighttime residence and is staying in either a place not meant for habitation or a shelter, acceptable evidence includes:
 - i. A written observation by an outreach worker of the conditions where the individual or family was living,
 - ii. A written referral by another housing or service provider, or
 - iii. A certification by the individual or head of household seeking assistance.
 - b. If the individual or family is exiting a public institution where their stay was 90 days or less, and where they stayed either in a place not meant for habitation or a shelter prior to entry, acceptable evidence includes 2a.i-iii above and:
 - i. Discharge paperwork or a written or oral referral from a social worker, case manager, or other appropriate official of the institution, stating the beginning and end dates of the time residing in the institution. All oral statements must be recorded by the intake worker; or
 - ii. Where the evidence in paragraph (b)(2)(i) of this section is not obtainable, a written record of the intake worker's due diligence in attempting to obtain the evidence described in paragraph (b)(2)(i) and a certification by the individual seeking assistance that states he or she is exiting or has just exited an institution where he or she resided for 90 days or less.
 - c. For any other circumstances where an individual or family qualifies as homeless under 24 CFR §576.2 of the Federal Code, the evidence must comply with 24 CFR §576.500(b) of the Federal Code.

3. **Documenting At risk of homelessness status.** For each individual or family who receives ESG homelessness prevention assistance, the records must include the evidence relied upon to establish and verify the individual or family's "at risk of homelessness" status. This evidence must include an intake and certification form that meets HUD specifications and is completed by the recipient or sub-recipient. The evidence must also include:
 - a. Determination of annual income
 - b. The program participant's certification on a form specified by HUD that the program participant has insufficient financial resources and support networks (e.g., family, friends, faith-based or other social networks, immediately available to attain housing stability and meets one or more of the conditions described of the definition of "at risk of homelessness" in 24 CFR §576.2)
 - c. The most reliable evidence available to show that the program participant does not have sufficient resources or support networks. Acceptable evidence includes:
 - i. Source documents (e.g., eviction notice, notice of termination from employment, unemployment compensation statement, bank statement, health-care bill showing arrears, utility bill showing arrears);
 - ii. To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g., former employer, public administrator, relative) or the written certification by the recipient's or sub-recipient's intake staff of the oral verification by the relevant third party that the applicant meets one or both of the criteria under paragraph (1)(ii) of the definition of "at risk of homelessness" in 24 CFR § 576.2; or
 - iii. To the extent that source documents and third-party verification are unobtainable, a written statement by the recipient's or sub-recipient's intake staff describing the efforts taken to obtain the required evidence; and a statement that the intake staff that the staff person has visited the applicant's residence and determined that the applicant meets one or more of the criteria under paragraph (1)(iii) of the definition or, if a visit is not practicable or relevant to the determination, a written statement by the recipient's or sub-recipient's intake staff describing the efforts taken to obtain the required evidence
4. **Rental assistance agreements and payments.** The records must include copies of all leases and rental assistance agreements for the provision of rental assistance, documentation of payments made to owners for the provision of rental assistance, and supporting documentation for these payments, including dates of occupancy by program participants.
5. **Utility allowance.** The records must document the monthly allowance for utilities (excluding telephone) used to determine compliance with the rent restriction.
6. **Services and assistance provided.** The recipient must keep records of the types of essential services, rental assistance, and housing stabilization and relocation services provided under the recipient's program and the amounts spent on these services and assistance. The recipient and its sub-recipients that are units of general purpose local government must keep records to demonstrate compliance with the maintenance of effort requirement, including records of the unit of the general purpose local government's annual budgets and sources of funding for street outreach and emergency shelter services.
7. **Program participant records.** In addition to evidence of homeless status or "at risk of homelessness" status, as applicable, records must be kept for each program participant that document:

- a. The services and assistance provided to that program participant, including, as applicable, the security deposit, rental assistance, and utility payments made on behalf of the program participant;
- b. Compliance with the applicable requirements for providing services and assistance to that program participant under the program components and eligible activities provisions at 24 CFR § 576.101 through 24 CFR § 576.106, the provision on determining eligibility and amount and type of assistance at 24 CFR §576.401(a) and (b), and the provision on using appropriate assistance and services at 24 CFR §576.401(d) and (e); and
- c. Where applicable, compliance with the termination of assistance requirement in 24 CFR § 576.402.

Coordination Among Homeless Service Providers

1. **Centralized or coordinated assessment systems and procedures.** The recipient and its sub-recipients must keep documentation evidencing the use of, and written intake procedures for, the centralized or coordinated assessment system(s) developed by the Continuum(s) of Care (CoC(s)) in accordance with the requirements established by HUD.
2. **Provider Coordination.** The ESG Sub-committee will meet once a month, after the general CoC meeting. ESG recipients must attend this sub-committee meeting bi-monthly to ensure standardized coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.
3. **Coordination with CoC(s) and other programs.** The recipient and its sub-recipients must document their compliance with the requirements of 24 CFR § 576.400 for consulting with the Continuum(s) of Care and coordinating and integrating ESG assistance with programs targeted toward homeless people and mainstream service and assistance programs. *HMIS*. The recipient must keep records of the participation in HMIS or a comparable database by all projects of the recipient and its sub-recipients.

Other

1. **Match Funding.** The recipient must keep records of the source and use of contributions made to satisfy the matching requirement in 24 CFR § 576.201. The records must indicate the particular fiscal year grant for which each matching contribution is counted. The records must show how the value placed on third-party, Non-cash contributions was derived. To the extent feasible, volunteer services must be supported by the same methods that the organization uses to support the allocation of regular personnel costs.
2. **Program income.** Program income shall have the meaning provided in 24 CFR 85.25. Program income includes any amount of a security or utility deposit returned to the recipient or sub-recipient.
3. **Conflicts of interest.** The recipient and its sub-recipients must keep records to show compliance with the organizational conflicts-of-interest requirements in 24 CFR § 576.404(a)

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

The CoC has developed a working sub-committees to evaluate the best method for implementing a coordinated client intake and assessment process. As it is required to participate in HMIS as an ESG sub-recipient, a common set of data is currently being collected through entry of client information into the HMIS. Through the HMIS Sub-committee, universal entry and assessment forms have been developed and are in use by each agency required to enter into the HMIS system. The Sub-committee also implemented a common release form for client permission to be entered into HMIS. Throughout the 2015-2016 Fiscal Year, the Sub-committee will continue to work together to further develop the CoC's coordinated assessment process.

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

ESG funds were allocated based on a competitive grant cycle to which homeless and homeless prevention service providers can apply. Applicants are restricted to submitting two (2) applications per agency, provided each application is a request for a different program or office. All applicants are required to attend a technical workshop prior to submission of an application. A panel made up of representation from each Stanislaus Urban County members, the Stanislaus County Chief Executive Office, and the CoC, reviewed each written application submission and oral presentation and scored them individually. Scoring for ESG grants consists of the following categories:

Capacity & Experience

- ◆ Agency & Staff Experience with Proposed Program
- ◆ Agency Experience with the Implementation of Grants (Federal, State or Private)
- ◆ Site Control for Activity Location
- ◆ Program Sustainability

Need/Extent of The Problem

- ◆ Extremely Low-Income (30% and below AMI) Population Served
- ◆ Focus on Eligible Urban County Areas
- ◆ Meeting an Important Community Need
- ◆ Homeless Prevention/Rapid Re-Housing Component

Soundness of Approach

- ◆ Multi-sector Partnerships
- ◆ Project Innovation

Methodology

- ◆ Eligible & Reasonable Budget
- ◆ Standardized Client Intake and Eligibility Process

Accomplishments

- ◆ Measurable, Verifiable and Effective Accomplishments
- ◆ Long-term Accomplishments
- ◆ Activity Results

Funding Resources

- ◆ Leveraging Sources (Private, Fed, State, Local, In-kind)

Achieving Results & Program Evaluation (only applies to programs funded within the last 12 months)

- ◆ Monitoring Results & Timeliness
- ◆ Continuum of Care Partner

Grant Submittal

- ◆ Application Accuracy, Completeness, and Quality

As discussed earlier within the Consultation Process section of this document, the results of the competitive process will be presented to the CoC, and the ESG/SHP/HMIS Sub-committee for input in April 2015.

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

The Stanislaus CoC has one formerly homeless person currently actively participating in meetings. The Stanislaus CoC will continue to work to gain input from homeless individuals and advocacy groups for all Stanislaus CoC projects. A Street Relief resources fair for the homeless, which connected homeless persons to medical screenings, enrollment assistance, documentation replacements, emergency food and clothing, as well as for general resource and referral services, is coordinated by Stanislaus CoC members annually. The 2015 sheltered homeless count was conducted on Wednesday evening, January 28, 2015 and the unsheltered homeless count was conducted on Thursday, January 29, 2015. Surveys conducted included comments from homeless persons on what services they needed most.

5. Describe performance standards for evaluating ESG.

Discussion

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

- ◆ Permanent Supportive Housing
- ◆ Rental by client no housing subsidy
- ◆ Rental by client, VASH housing subsidy

- ◆ Rental by client, other (non-VASH) housing subsidy
- ◆ Staying or living with family, permanent tenure
- ◆ Staying for living with friends, permanent tenure

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

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

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

MAY 2015

