

# Community Development Block Grant Consortium



## Consolidated Annual Performance Evaluation Report Fiscal Year 2007-2008

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



AUGUST 2008

**STANISLAUS COUNTY**  
**BOARD OF SUPERVISORS**

District 1, Chair	William O'Brien
District 2, Vice-Chair	Thomas W. Mayfield
District 3	Jeff Grover
District 4	Dick Monteith
District 5	Jim DeMartini

**CITY OF CERES**

Mayor	Anthony Cannella
Vice Mayor	Rob Phipps
Councilmember	Chris Vierra
Councilmember	Ken Lane
Councilmember	Guillermo Ochoa

**CITY OF OAKDALE**

Mayor	Farrell Jackson
Mayor Pro Tem	Katherine Morgan
Councilmember	Michael Brennan
Councilmember	Tom Dunlop
Councilmember	Toni Hanson

**CITY OF NEWMAN**

Mayor	John Fantazia
Councilmember	Robert Martina
Councilmember	Mike Crinklaw
Councilmember	Ed Katen
Councilmember	Ted Kelly

**CITY OF PATTERSON**

Mayor	Becky Campo
Mayor Pro Tem	Dejeune Shelton
Councilmember	Dominic Farinha
Councilmember	Annette Smith
Councilmember	Sam Cuellar

**CITY OF WATERFORD**

Mayor	William Broderick Villa
Vice Mayor	Ken Krause
Councilmember	Charlie Goeken
Councilmember	Jim Weaver
Councilmember	Jose Aldaco

# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b> .....	4
<b>Summary of CDBG Program Accomplishments</b> .....	5
A. Stanislaus County .....	5
B. City of Oakdale.....	7
C. City of Patterson.....	8
D. City of Ceres .....	9
E. City of Newman .....	10
F. City of Waterford .....	11
G. Public Service Grantees .....	12
H. ESG Public Service Grantees .....	20
<b>COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM</b> .....	22
<b>AVAILABLE RESOURCES / USE OF FUNDS</b> .....	22
<b>CDBG &amp; ESG ALLOCATIONS</b> .....	23
<b>MANAGING THE PROCESS</b> .....	31
<b>CITIZEN PARTICIPATION</b> (Summary of Citizen Comments) .....	32
<b>INSTITUTIONAL STRUCTURE</b> .....	34
<b>MONITORING</b> .....	35
<b>ASSESSMENTS</b> .....	39
Stanislaus County .....	39
City of Oakdale.....	44
City of Patterson.....	44
City of Ceres .....	45
City of Newman .....	45
City of Waterford .....	45
<b>LEAD BASED PAINT</b> .....	46
<b>HOUSING</b> .....	47
Specific Housing Objectives.....	49
Public Housing Strategy.....	50
Barriers to Affordable Housing .....	50
<b>HOMELESS</b> .....	51
Homeless Needs .....	51
Specific Homeless Prevention Elements.....	53
Emergency Shelter Grants .....	54
Discharge Policy .....	57
<b>EMERGENCY SHELTER GRANT PROGRAM</b> .....	61
Summary of Emergency Shelter Grant Program Accomplishments ...	62
Assessments .....	66
<b>COMMUNITY DEVELOPMENT</b> .....	69
Anti-poverty Strategy.....	73
<b>OTHER NARRATIVE</b> .....	73
<b>APPENDIX A</b> .....	75
A. Stanislaus County Consortium Summary of Specific Annual Objectives.....	76
B. Summary of Specific Annual Objectives for CDBG Public Service Grantees.....	80
C. Summary of Specific Annual Objectives for ESG Grantees .....	85



# First Program Year CAPER

The CPMP First Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

The grantee must submit an updated Financial Summary Report (PR26).

## **GENERAL Executive Summary**

Stanislaus County annually receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). In 2002, Stanislaus County formed the Stanislaus County Community Development Block Grant Program Consortium, which now includes the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford. HUD requires Stanislaus County to prepare and submit either a three or five-year Consolidated Plan and Annual Action Plans as applications for these funds. The County also prepares this Consolidated Annual Performance and Evaluation Report (CAPER) annually to present the progress made in accomplishing goals set forth in the Consolidated Plan and Annual Action Plan for the Community Development Block Grant (CDBG) Program, and the Emergency Shelter Grant (ESG) Program. This report is for the Fiscal Year beginning July 1, 2007, and ending June 30, 2008.

The CAPER consists of a narrative and a number of statistical references. The narrative is divided into the following parts: accomplishments of the jurisdictions in the Stanislaus County Community Development Block Grant Program Consortium for the FY 2007-08; a summary of accomplishments for the non-profit agencies that were awarded a grant under the Stanislaus County Public Service Grant program during FY 2007-08; assessment of the five-year objectives of the Stanislaus County Consolidated Plan 2007-2011 and the activities for FY 2007-08; finally, the narrative consists of general reporting requirements, which includes a CDBG and ESG Financial Summary.

Stanislaus County is a partner in the City of Turlock/Stanislaus County HOME Consortium, which includes the Cities of Oakdale, Patterson, Ceres, Newman, and Waterford. As the lead agency, the City of Turlock administers the HOME program for the County and reports the partnering jurisdictions' activities in the HOME Consortium's CAPER.

## General Questions

1. Assessment of the one-year goals and objectives:
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.

## SUMMARY OF CDBG PROGRAM ACCOMPLISHMENTS

A summary of the accomplishments per jurisdiction for the Community Development Block Grant Consortium is contained in this section of the CAPER. All projects included in the 2007-08 Annual Plan were scheduled for implementation during that fiscal year. However, there were some projects (e.g. extensive infrastructure) that require funding from multiple years in order for completion. Preliminary work was begun in the year that the projects were initially funded.

### A. STANISLAUS COUNTY

#### Fair Housing Program

**\$40,000.00**

**Funds Budgeted**

**Project # SC-07-02**

**\$39,235.61**

**Funds Expended**



Stanislaus County contracted with Project Sentinel to provide fair housing services that enabled and empowered members of the community to have open and informed housing opportunities and to overcome housing discrimination. This is accomplished by in-depth conciliation/mediation, and when necessary, litigation. The main objective of the agency is to raise the level of awareness of fair housing rights and responsibilities among home seekers, owners, managers, and the general public.

During the fiscal year, Project Sentinel provided information and referral services to 225 individuals. The agency provided fair housing investigation services to 24 documented, valid housing complaints/audits. These services included testing, canvassing, statistical analysis, witness interviews and counseling. Of the 24 cases that were opened, twelve were handicap/disability; three were national origin; two were race; two were familial status; one was age; one was sexual harassment; one was gender; one was source of income; and one was arbitrary.

Additional activity included consultation and education to 83 landlord/tenant dispute cases. In addition, 36 Fair Housing presentations were conducted to client groups or other agencies. Tester training and recruitment was conducted throughout the year as needed. Also, throughout the year, the agency attended and participated in numerous community activities, meetings, and presentations where 6,510 educational materials, fair housing literature, agency flyers, or business cards were distributed to the attendees or left at sites for public display.

**Planning and Project Administration**

***\$339,520.00 Funds Budgeted***

**Project # SC-07-01**

***\$226,972.06 Funds Expended***

CDBG funds were used to pay for administration costs for staff involved with the program. Time that is devoted to the implementation or project planning by the jurisdictions and public agencies on behalf of the CDBG program are eligible for reimbursement. Any remaining funds will be used for the pre-development of Empire's Infrastructure project.

**Empire Infrastructure Project**

***\$488,135.00 Funds Budgeted***

**Project # SC-06-03**

***\$461,528.27 Funds Expended***

Design phase for Empire Infrastructure (Storm Drainage) generally bounded by "A" Street to the West, McCoy Avenue to the North, North & South Avenue to the East, and South Avenue to the South.

**Stanislaus County Workforce Development Program**

***\$20,000.00 Funds Budgeted***

**Project # SC-07-03**

***\$20,000.00 Funds Expended***

This program provided job and career development opportunities to the under-served in the community. The Targeted Technology Training Program (T3) conducted training sessions 2-3 times weekly throughout the low-income areas of the community, such as the Santa Fe and Redwood Family Center low-income project areas. Last fiscal year the program

served 227 individuals. This benchmark was surpassed during this fiscal year by serving a total of 484 individuals.

## **B. CITY OF OAKDALE**

### **Gilbert Infrastructure Project**

**\$244,410.00 Funds Budgeted**

**Project # OA-06-02**

**\$389,690.18 Funds Expended (includes previous FY funds)**

The CDBG funds for this project were used for infrastructure improvements in low and moderate-income neighborhoods of Oakdale. The 2006-07 allocation was carried over and used to help fund the replacement of sewer and water lines, replace curb and gutter, and repave streets on East H Street between Gilbert and Church Avenue. City staffing shortages caused delays in project progression, but the project was completed this fiscal year. County Staff's direct assistance to the city expedited project progression and completion.



### **Housing Rehabilitation Program**

**No FY 2007-2008 Funds Budgeted**

**Project # OA-05-02**

**\$429,440.46**

**Funds Expended (previous FY funds)**

Housing rehabilitation funds were awarded to the Housing Authority as a loan to assist the 26-unit Housing Authority complex on the corners of 9<sup>th</sup> and 10<sup>th</sup> Streets to assist with interior repairs. These units are 50 years old and have had little if any interior repairs since they were originally constructed. The repairs are to include replacement of deteriorated flooring, lighting, windows, and some kitchen improvements and asbestos testing. Building permits were issued in November and the contractor is currently working on the second set of four units. Asbestos abatement has also been addressed to meet environmental requirements.

**First Time Homebuyer Program**

**No FY 2007-2008 Funds Budgeted Project # OA-06  
\$100,000.00 Funds Expended (CDBG reimbursement- RDA)**

The City of Oakdale was required to reimburse HUD for funds that were used for Oakdale High gymnasium improvements that were later determined to be ineligible. These funds were then utilized for eligible first time homebuyer (FTHB) down payment assistance. During this FY the city was able to assist two (2) families to become FTHB's.

**Project Administration**

**\$21,253.00 Funds Budgeted Project # OA-07-01  
\$21,253.00 Funds Expended**

City staff tracks the time spent for project administration. The City maintains records of time spent by staff in the implementation of its identified projects and programs. The staff involved is the Community Development Director, Associate Planner, Executive Secretary and Administrative Clerk.

**C. CITY OF PATTERSON**

**Third Street Infrastructure Project Project # PA-06-02**

**\$240,210.00 Funds Budgeted  
No FY 2007-2008 Funds Expended**

The City will undertake construction of the second phase of the infrastructure project, which consists of the replacement of 6 and 8-inch sewer lines in a low-income area. This project will be conducted in several phases. Phase one has been completed and the second phase will begin prior to the rainy season.

**First Time Home Buyer Program**

**No FY 2007-2008 Funds Budgeted Project # PA-06  
\$42,711.00 Funds Expended (from previous FY funds)**

These funds were utilized for eligible first time homebuyer (FTHB) down payment assistance. During this FY the city was able to assist two families become FTHB's. Two families were successfully assisted in the purchase of their first home.





**Project Administration**

**\$26,690.00 Funds Budgeted**  
**\$21,929.95 Funds Expended**

**Project # PA-07-01**

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG and HOME program. City staff track the time spent for project administration. Remaining funds will be rolled over into Patterson's FY 2008-2009 Infrastructure project.

**D. CITY OF CERES**

**Richland/Richard Infrastructure Project**

**\$282,713.00 Funds Budgeted**  
**\$246,696.32 Funds Expended**

**Project # CE-06-02**

The CDBG funds were used for infrastructure improvements in the eligible area of Richland Avenue and Richard Way, which included work on the sidewalk and ADA ramps in the low-moderate income eligible area. During FY 2007-2008 County Staff was able to directly assist the city to expedite project progression and completion. This project will ultimately serve approximately 3,900 individuals.



**Project Administration**

**\$31,376.00 Funds Budgeted**  
**\$ 5,519.25 Funds Expended**

**Project # CE-07-01**

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG and HOME program. City staff track the time spent for project administration. Remaining funds will be rolled over into Ceres' FY 2008-2009 Infrastructure project.

**E. CITY OF NEWMAN**

**Project Administration**

**\$28,582.00 Funds Budgeted**  
**\$ 9,525.23 Funds Expended**

**Project # NE-07-01**

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG and HOME program. City staff track the time spent for project administration. Remaining funds will be rolled over into Newman's FY 2008-2009 Infrastructure project.

**Water/Sewer Line Infrastructure Project Project # NE-06-02**

**\$257,566.00 Funds Budgeted**  
**\$ 85,693.12 Funds Expended**

Newman has completed the engineering and design portion of the second phase of the project.



**F. CITY OF WATERFORD**

**Project Administration**

**Project # WA-07-01**

**\$21,608.00 Funds Budgeted**  
**\$21,608.00 Funds Expended**

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG and HOME program. City staff track the time spent for project administration. Staff also utilized time to provide verification of project eligibility for the Skyline Park Project.

**Skyline Infrastructure Project**

**Project # WA-07-02**

**\$248,496.00 Funds Budgeted**  
**\$ 0.00 Funds Expended**

Since, the City of Waterford no longer has any complete census tracts that contain enough low/moderate individuals to automatically qualify for CDBG funded projects, the City contracted with a consultant firm to perform income and housing surveys to document City areas that will qualify for this assistance. An initial survey was completed, and it was determined that the Skyline Infrastructure project will meet the eligibility criteria. Based upon this response this project will be completed during fiscal year 2008-2009.

**City of Waterford Infrastructure Project** **Project # WA-06**

**No FY 2007-2008 Funds Budgeted**  
**\$408,580.73 Funds Expended (from previous FY funds)**

The City of Waterford completed this infrastructure projected during last rainy season. Delays related to items such as utility relocation were addressed. The CDBG funds for this project were used for infrastructure improvements in low and moderate-income neighborhoods of Waterford. The 2005-07 allocation was carried over and used to help fund the replacement of curb and gutter, and repave streets in the area bounded by Yosemite Blvd., Tim Bell Rd., Bonnie Brae Ave., Oden Dr., Summers St., and Kadota Avenue. City staffing shortages caused delays in project progression, but the project was completed this fiscal year. County Staff's direct assistance to the city expedited project progression and completion.



## **G. PUBLIC SERVICE GRANTEES**

The Consortium agreed to set-aside \$254,365, or approximately 10% of the CDBG Entitlement funds for a Public Service Grant program. During 2007-08, Stanislaus County provided funding to fifteen (15) non-profit service providers. CDBG funding allowed non-profits and service providers to apply through a competitive process for a public service grant. The maximum grant amount is \$20,000. The public service grant is for an agency to provide a new or expanded service to eligible Stanislaus County residents. The activities funded must meet a CDBG national objective. The objectives are: the activity benefits the Target Income Group; or, the activity responds to the elimination of blighting conditions; or, the activity responds to economic distress and dislocation. Applications were released on January 10, 2007 and were due February 9, 2007. Applications received were reviewed and scored by a committee of six (6) consortium representatives, Stanislaus County Chief Executive Office, and County Behavioral Health and Recovery Services office. The top scoring applications were then presented to the Board of Supervisors for final approval.

### **American Red Cross, Stanislaus Health & Safety Outreach Education**

**Project # PSG-07-01**

***\$12,350.00 Funds Budgeted***  
***\$ 1,977.77 Funds Expended***

American Red Cross provided emergency preparedness outreach, education, and training workshops. Training workshops included CPR and First Aid certification to low-income residents in Ceres and South Modesto, focusing, but not limited to, the Hispanic Community. The program was able to provide CPR, First Aid, and emergency training and/or certification to 95 individuals in the target area.

***Catholic Charities***  
**Stopping Dependent & Elder Abuse**

**Project # PSG-07-02**

***\$16,300.00 Funds Budgeted***  
***\$16,300.00 Funds Expended***

Catholic Charities provided educational information to increase awareness of low-and moderate-income Stanislaus County elders and dependent adults to reduce the likelihood of becoming a victim of any form of abuse, via mandated reporter trainings, outreach/presentations, and information and referrals. SEAPA was greatly involved in multiple presentations and events educating mandated reporters and seniors on ways to identify and prevent elder and dependent adult abuse. A total of 208 individuals were assisted through this program.

***Catholic Charities***  
**Senior Assisted Transportation**

**Project # PSG 07-03**

***\$20,000.00 Funds Budgeted***  
***\$20,000.00 Funds Expended***

This program provided direct service to Stanislaus County residents who are age 60 or older helping them maintain their independence by providing assisted transportation to and from medical appointments and for grocery shopping. When appropriate, referrals to other more suited transportation modes were provided. In Program Year 2007-2008 the Senior Transportation Program assisted 82 seniors with transportation services to and from medical appointments or grocery store trips. As a result, clients experience less isolation and feel more self-sufficient.

***Catholic Charities***  
**In-Home Care Professionals Training**

**Project # PSG-07-04**

***\$20,000.00 Funds Budgeted***  
***\$ 9,760.00 Funds Expended***

The program's intent was to provide a comprehensive training program for in-home care professionals assigned to care for elders and dependent adults. The program struggled to secure a program coordinator/trainer at the beginning of the year, therefore had a slow start. A coordinator/trainer was hired in the second quarter of the fiscal year, as well as selection of program curriculum. During the course of the program, another challenge faced was the fact that many of the trainees had limited English-speaking skills, therefore being a barrier to fulfill the program's objective to secure employment opportunities for trainees. Nonetheless, the program was able to provide training to 24 individuals, giving them the opportunity to seek employment in the in-home care professional's field.

***Center for Human Services (CHS)***  
**WRC – Sports Scholarship Program**

***Project # PSG-07-05***

***\$20,000.00 Funds Budgeted***  
***\$19,211.18 Funds Expended***

In partnership with the Westside Community Alliance (WCA) and Patterson Parks and Recreation, CHS continued its sports scholarship program for very low and low-income youth. CHS provided access to recreational sports programs such as basketball, baseball, soccer, volleyball, tae kwon do, and swimming lessons via scholarships and health education programs for low-income youth of Patterson and the surrounding communities. A total of 114 individuals were able to participate in recreational activities. CHS also provided Spanish translation services at community and school based education/public safety informational meetings, and presentations to schools and businesses regarding WCA programs and services.

***Children’s Crisis Center of Stanislaus County***  
**Children’s Nutrition & Education Program** ***Project # PSG-07-06***

***\$20,000.00 Funds Budgeted***  
***\$20,000.00 Funds Expended***

The program offers childcare as a method of sheltering and feeding children at risk of abuse, neglect, homelessness and exploitation. It provides over 20,000 nutritious, balanced meals to more than 1,200 children. A nutrition education component was added to the program by providing guidance and straight forward informational materials to parents in a supportive, educational manner to help them make healthy food choices, budget money, plan meals, understand portion control and encourage physical activity. In Program Year 2007-2008, the program provided childcare and nutritious meals to 348 children.



**Disability Resource Agency for Independent Living (DRAIL)**  
**Assistive Technology Program** **Project # PSG-07-07**

**\$20,000.00 Funds Budgeted**  
**\$20,000.00 Funds Expended**

DRAIL is a non-profit corporation that is community based. DRAIL is a grassroots agency that serves any person with any kind of disability, regardless of age or income level, and offers services that are designed to increase the independence of people with disabilities by empowering them to improve their quality of life. During this fiscal year, DRAIL was able to assist 13 individuals with disabilities by providing equipment that enabled them to become more independent. After obtaining assistive technology equipment, these individuals have been able to live more independent lives, therefore improving their quality of life.



**Haven's Women Center of Stanislaus** **Project # PSG-07-08**  
**Oakdale Satellite Services**

**\$9,090.00 Funds Budgeted**  
**\$8,310.59 Funds Expended**

Haven Women's Center promotes safety and healing for women and children impacted by domestic or sexual violence. Haven provides advocacy, education, and supportive services to women and children who are victims of domestic or sexual violence. Through the Oakdale Satellite Services Program, Haven provided much needed crisis intervention and supportive services to Oakdale residents that are survivors of domestic violence or sexual assault. Services provided include the following: Kids Count Program/Teens Count Program, Viva Life Skills Classes for Women, Women's Issues Support Group, Case Management, Crisis Intervention, and Temporary Restraining Orders. In the 2007-2008 Program Year, Haven served 33 extremely low-income individuals.

**Healthy Aging Association**  
**Young at Heart Program**

**Project # PSG-07-09**

***\$20,000.00 Funds Budgeted***  
***\$19,935.48 Funds Expended***

The mission of the Healthy Aging Association is “to help older Americans live longer, healthier, more independent lives by promoting increased physical activity and sound health and nutrition practices”. Young at Heart classes help older adults manage diseases such as diabetes, osteoporosis, arthritis, depression, heart disease, and help to minimize the effects of strokes. The agency provided Strength Training classes to income eligible persons in the cities of Oakdale, Patterson, Westley/Grayson, Newman, and Waterford. The program site at the United Communities Center in Grayson continues with bilingual staff and volunteers. This year, the Young at Heart Program served a total of 213 seniors.



**Parent Resource Center**  
**Oakdale Young Mothers'**

**Project # PSG-07-10**

***\$20,000.00 Funds Budgeted***  
***\$19,679.92 Funds Expended***

The Parent Resource Center provides on-site parenting education classes along with support services such as childcare and transportation for families, who are at risk of child abuse and neglect and who are at 80% median income level or below. The agency served 64 women and 50 children (114 individuals total). With the assistance of CDBG funds the agency was able to extend their services to City of Oakdale and surrounding unincorporated area residents.





**Salida Union School District  
Parent-Child Reading Partners**

**Project # PSG-07-11**

***\$18,000.00      Funds Budgeted***  
***\$15,387.59      Funds Expended***

The purpose of this program was to involve both parents and children with interactive learning activities designed to help kindergarten and 1<sup>st</sup> grade students who struggle with reading. The program was composed of three 20 minute segments: The first 20 minutes parents spend with a credentialed teacher learning strategies for helping their children learn to read. Students spend the first 20 minutes with a paraprofessional on rhythm activities. The second 20 minutes parents and children work together on an assigned activity using multi-sensory learning devices such as LeapFrog Learning Tools. The last 20 minutes parents and children read a book together. The program served 105 students who struggled with reading. At the program's end, teachers were able to identify considerable improvements in their students' reading skills. One teacher reported that all but one of 30 students would be promoted to the next grade level as a result of the improvement.



**Second Harvest Food Bank**  
**Food Assistance Program**

**Project # PSG-07-12**

**\$20,000.00**      **Funds Budgeted**  
**\$20,000.00**      **Funds Expended**

To break the cycle of hunger, Second Harvest Food Bank is committed to providing an efficient, cost effective centralized system for collecting and distributing food that reduces waste and alleviates hunger in the valley. CDBG funds were used to expand the distribution efforts of the agency's Food Assistance Program. Through this program, this agency is able to collect, store, and distribute a large quantity and diversity of food product, and in turn make these groceries available to local non-profit charities. By centralizing the collection, storage, and distribution of product this agency plans to serve more families and individuals in need of food assistance in Stanislaus County. The value of the food distributed during the program year to the qualifying areas was \$492,675. During Program Year 2007-08 the agency delivered 358,000 pounds of supplemental groceries to food pantries, and served approximately 30,748 very low and low-income individuals.

**The Arc of Stanislaus**  
**Senior Meals Programs**

**Project # PSG-07-13**

**\$10,000.00**      **Funds Budgeted**  
**\$10,000.00**      **Funds Expended**

This program provided seniors 60 years and older a nutritious meal 5 days a week at congregate sites throughout the county, and delivered to the homes of seniors who are homebound. Seniors were also provided with appropriate nutrition education materials, linkages/referrals for additional services needed, and contact with caring staff. During Program Year 2007-2008 a total of 339 unduplicated seniors were provided meals. Seniors report that the meals help them maintain a more nutritious diet and stretch their food money. Those attending the congregate sites develop friendships and support systems.

**We Care Program**  
**Emergency Cold Weather Shelter**

**Project # PSG-07-14**

**\$20,000.00**      **Funds Budgeted**  
**\$20,000.00**      **Funds Expended**

The purpose of the We Care Cold Weather Emergency Shelter is to serve a segment of the homeless population that would otherwise not be eligible for assistance from any social service agency. It is a program designed to shelter between 55-65 homeless individuals during the most inclement part of the winter. The shelter operates between the months of December and

March. The agency provided assistance to individuals that are single men and women 18 years of age or older. Arrangements were made for daily meals to be served to program participants by local churches in the area. Program participants receive information and referral services and case management in the areas of counseling, housing and employment. The hours of operation of the shelter were from 6pm to 9am, seven days a week for four months. The agency served 237 individuals during the program period.

***Westside Food Pantry***  
**Emergency Food Assistance Program**

***Project # PSG-07-15***

***\$9,600.00 Funds Budgeted***

***\$9,600.00 Funds Expended***

The Westside Food Pantry is a community-based organization that works to provide emergency food assistance and referrals to social service agencies for individuals and families. CDBG funds were used to provide emergency food assistance to very low, low and moderate-income families in the City of Patterson and the unincorporated communities on the west side of Stanislaus County. The agency provided assistance to families, single mothers, and senior citizens stretching budgets to make ends meet. Additionally, all families with children under the age of thirteen (13) requesting assistance received an age-appropriate reading book. During the 2007-08 Program Year the agency served 5,079 individuals within the eligible communities.



## **H. ESG PUBLIC SERVICE GRANTEES**

The following are the ESG grantees and a project summary for the 2007-08 fiscal year for Stanislaus County:

### **ESG Administration**

***\$5,485.00 Funds Budgeted***  
***\$5,485.00 Funds Expended***

***Project # ESG-07-01***

ESG funds were used to pay for administration costs for staff involved with the program. This includes, but is not limited to time that is devoted to the coordination and administration of the ESG program and HMIS system. Funds will be expended within the 24-month perimeters established for the ESG program.

### **Children's Crisis Center** **Guardian House Shelter Program**

***Project # ESG-07-02***

***\$10,000.00 Funds Budgeted***  
***\$10,000.00 Funds Expended***

Guardian House offers homeless, low-income children relief from potentially neglectful or abusive circumstances and furnishes them with the opportunities to benefit their growth and development from within a nurturing environment rich with comfort stability and affection. The program introduced a therapeutic activity component which engages children in specialized activities designed to form healthy attachments, gain trust, and develop the skills required to succeed in school. Games and playtime activities were facilitated by the Therapeutic Teacher who was responsible for designing and implementing therapeutic activities tailored around the child's age, emotional needs, and developmental capabilities. During FY 2007-08, the program served a total of 220 children.

### **Community Housing & Shelter Services** **Homeless Prevention**

***Project # ESG-07-03***

***\$15,139.00 Funds Budgeted***  
***\$15,139.00 Funds Expended***

The Homeless Prevention Program provided a first month for move-in rent or a current month of rent to avoid eviction ultimately helping to prevent homelessness. This program successfully assisted 55 families/households for a total of 82 individuals.

For households that had a verifiable financial emergency which left the household unable to pay the current month of rent/mortgage, Community Housing and Shelter Services paid the rent/mortgage so that the household

could remain in their housing, thus preventing them from being evicted or foreclosed upon and becoming homeless.

Most landlords/property managers require a first and last month rent or deposit to move into an apartment, house or duplex. Most low-income households are able to pay monthly rent, which typically takes up to 80% of their income; however, they are unable to save the money to pay both first and last or deposit. The Rental Assistance Program provided the funding for Community Housing and Shelter Services to pay the first month of rent, to assist the households with moving into their new home and preventing the household from becoming homeless.

***Inter-Faith Ministries***  
**Redwood Family Center**

***Project # ESG-07-04***

***\$27,210.00 Funds Budgeted***  
***\$27,210.00 Funds Expended***

The Redwood Family Center serves as a transitional shelter for women with children. Most women enter the RFC coming out of jail or a treatment program and do not have custody of their children. At RFC, while the women are working on their clean and sober issues, they are also working on reuniting with their children. Some of the women are given custody of their children because they move into Redwood, which is a clean, sober, and safe environment. ESG funding was for the purchase and installation of three air conditioning units that will provide a more suitable living environment to its residents. A total of 300 women and children were served in FY 2006-07.

***Inter-Faith Ministries***  
**Santa Fe Project**

***Project # ESG-07-05***

***\$24,656.00 Funds Budgeted***  
***\$11,418.71 Funds Expended***

This program is designed to assist individuals with children that are recovering from substance abuse. The facility provides a clean and sober living environment and operates during the months of December through March. During the 2007-08 Program Year, funds were used for the operation of the program, essential services, and homeless prevention. A total of 121 individuals were provided with shelter emergency winter shelter. Of the total families staying at the shelter, 81% found permanent housing.

***Salvation Army***  
**Winter Shelter Roof Repair**

***Project # ESG-07-06***

***\$27,210.00 Funds Budgeted***  
***\$19,603.00 Funds Expended***

The Salvation Army utilized ESG funds to help leverage the rehabilitation of the 9<sup>th</sup> Street Winter Homeless Shelter in Modesto. Salvation Army served a total of 780 unduplicated individuals in FY 2007-2008.

***COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM***

Stanislaus County completed its sixth year as a U.S. Department of Housing and Urban Development (HUD) entitlement community in FY 2007-08. The County is classified as an Urban County jurisdiction and is comprised of the unincorporated County and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford. However, only the County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford are currently participating in the Community Development Block Grant Program (CDBG) and Emergency Shelter Grant (ESG) Program entitlement funding. Each year the Urban County jurisdictions receive a formula-based allocation of HUD program resources. These resources are then internally allocated to each of the participating Urban County jurisdictions to use within their communities to address community development needs identified in the Consortium's Consolidated Plan.

Title I of the National Affordable Housing ACT (NAHA) of 1990 established the requirement that states and local governments that apply for direct assistance under certain HUD programs have a Consolidated Plan that has been approved by HUD. The federal requirements call for a three to five-year Consolidated Plan with annual updates. Pursuant to these requirements, the County of Stanislaus adopted a Consolidated Plan for program years 2007-2011.

During the preparation of the Five-Year Consolidated Plan, the County and its participating jurisdictions identified local housing and community development needs. These needs were then prioritized with the intention that programs would be designed and funded to address these identified needs.

***Available Resources/Use of Funds***

During FY 2007-08 the County administered its CDBG entitlement grant of \$2,655,600.00. The total expenditure of the CDBG program for FY 2007-08 program, including carryover from previous years, was \$2,960,126.88 (See Table 1, below). The total expenditure for the CDBG and ESG program is in the last section of the CAPER.

CDBG funds for the FY 2007-08 that were not expended will be carried over into the next fiscal year and remain within their respective project. Unexpended funds from the County Public Service Grant program and the Program Administration will be re-allocated into the existing Empire Infrastructure Project, for FY 2008-09. The City of Ceres, Newman, Oakdale, Patterson, and Waterford will also re-allocate any program administration funds into their respective CDBG Infrastructure projects for the next fiscal year.

## CDBG & ESG Allocations

The following chart provides information on the FY 2007-08 annual allocations and carry-over amounts per jurisdiction:

*Table 1- HUD Entitlement Allocations*

<b>Jurisdiction</b>	<b>CDBG</b>	<b>Carry-Over*</b>	<b>Funds Expended</b>	<b>Total Balance**</b>
Stanislaus County	\$827,655.00	\$341,715.74	-\$688,500.33	\$480,870.41
City of Oakdale	\$265,663.00	\$1,060,535.40	-\$940,383.64	\$385,814.76
City of Patterson	\$266,901.00	\$278,183.81	-\$64,640.95	\$609,725.76
CDBG Public Services	\$255,340.00	\$0.00	-\$230,161.52	\$25,177.47***
City of Ceres	\$314,089.00	\$335,009.06	-\$252,215.57	\$396,882.49
City of Newman	\$286,148.00	\$291,381.64	-\$185,928.32	\$391,601.32
City of Waterford	\$270,104.00	\$408,581.73	-\$430,188.73	\$248,497.00
Special Programs	Allocation	Carry-Over*	Funds Expended	Total Balance**
Workforce Development	\$20,000.00	\$20,000.00	-\$40,000.00	\$0.00
Fair Housing	\$40,000.00	\$0.00	-\$39,235.61	\$764.39***
ESG Public Services	\$109,700.00	\$5,894.47	-\$88,872.21	\$26,722.26
<b>TOTAL</b>	<b>\$2,655,600.00</b>	<b>\$2,741,291.85</b>	<b>-\$2,960,126.88</b>	<b>\$2,566,055.80</b>

\*Carry over from previous years, \*\* Carry over for FY 2007-2008 \*\*\* Carry over to Empire Infrastructure Project

The carry-over for the HOME program is determined by the Integrated Disbursement Information System (IDIS) reports that are generated by the City of Turlock, which is the County's HOME Consortium lead agency.

The third column indicates the carry over from years prior to FY 2007-08 that was re-allocated into eligible 2007-08 fiscal year projects. Funds expended by all jurisdictions and the public services grant program during the FY 2007-08 are noted in the fourth column. The fifth column presents the balance for the CDBG and ESG programs that will be carried over into eligible FY 2008-09 projects.

Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford programmed their CDBG funds according to the priorities, needs, goals and objectives of the Consolidated Plan. Various infrastructure projects and a housing rehabilitation program have contributed to the revitalization of low-income neighborhoods. Stanislaus County has had another successful year with its Public Service Grant program, and the Fair Housing program with Project Sentinel.

## **2. Describe the manner in which the recipient would change its program as a result of its experiences.**

The major obstacle for the CDBG program this fiscal year was a shortage of staff. As a result, Stanislaus County is in the process of recruiting to fill a vacant position that will enable the program to run more efficiently in the coming fiscal year. Staff also recommends reducing monitoring requirements for certain public service (non-profit) providers that have traditionally been funded and continue to score as "high-performers" during the grant monitoring process, down to bi-annual monitoring visits as opposed to quarterly monitoring visits.

## **3. Affirmatively Furthering Fair Housing:**

### **A. Provide a summary of impediments to fair housing choice.**

The following are affordable housing barriers that have been identified:

**Availability of Land:** The amount of land zoned for residential development is minimal within Stanislaus County. There are some areas that are vacant, but lack the sewer and water infrastructure that is necessary for any type of dense development to occur. Affordable housing development is encouraged to occur within the cities of Stanislaus County as they have the infrastructure available to support the development of housing.



**Wages:** There is a jobs and housing imbalance in Stanislaus County. The average wage earned in Stanislaus County by a resident of Stanislaus County is not sufficient to afford a home in Stanislaus County. According to a study by the Center for Housing Policy released on January 2008, homebuyers must earn approximately \$98,000 to afford an average priced home in Stanislaus County, based on 2007 third quarter home sales and wage data.

Efforts are being made by the Economic Development Action Committee (EDAC) to update the Comprehensive Economic Development Strategy (CEDS) through the efforts of staff and the partnering cities. Now that this document has been approved by the state, the Economic Development Agency (EDA) is hopefully to fund a number of projects that will cause economic stimulus to occur through the development of livable wage jobs to offset the current worker to available jobs imbalance.

**Limited Resources:** Although there is an array of funding resources available to agencies and individuals, the need outweighs the actual funding available. In Stanislaus County there are first time homebuyer assistance programs available in cities and unincorporated areas of the county. One challenge with the existing program is that the income limits for these programs do not relate realistically to the economy of the area. This combined with the foreclosure crisis and the devaluation of available housing stock has outstripped the funds we have available, causing the Planning Department to begin a waitlist.

**NIMBY (Not In My Back Yard):** NIMBY is the most complex of all the affordable housing barriers because it is based on human judgment. NIMBY is a philosophy that is adopted by those neighboring a proposed affordable housing development and their refusal to accept the development. Education and outreach are the main tools for combating these obstacles.

## **B. Fair Housing**

Stanislaus County has a consistent Fair Housing program that is administered by Project Sentinel. The objectives of this program are to increase the level of public awareness concerning fair housing laws and to provide services to help residents resolve housing discrimination problems. This is accomplished through in-depth investigations, networking, outreach, education, conciliation/mediation and when necessary, litigation. In hopes that this will help further fair housing awareness and education, the County has an agreement with Project Sentinel to provide services for the unincorporated areas of the County and the Cities of Ceres, Newman, Oakdale, Patterson and Waterford.

During FY 2007-08, \$39,235.61 was expended to provide fair housing services to the above-mentioned areas. The following activities were conducted by Project Sentinel in the area of Fair Housing:

1. Project Sentinel has helped to strengthen and establish new relationships with multiple local non-profit agencies and to further expand the availability of fair housing services for hard-to-reach residents.
2. Project Sentinel has met their goal of expanding their services throughout Stanislaus County, which has been previously limited to only two cities in the County. The agency conducted several owner/manager-training sessions on educating housing providers in their responsibilities and rights in establishing fair access to housing in Ceres, Newman, Oakdale, Patterson, and Waterford and the unincorporated areas of Stanislaus County. Fair housing literature, such as brochures and flyers on housing discrimination and fair housing rights, was also distributed throughout the County.
3. Project Sentinel conducted mobile home park testing throughout the unincorporated areas of the county to examine the quality of the existing structures.
4. Project Sentinel also provided Fair Housing information in Ceres, Newman, Oakdale, Patterson, and Waterford and the unincorporated areas in both English and Spanish at community forums, collaborative meetings and in partnership with other non-profits and city and county departments.
5. In addition, the agency conducted an education/outreach campaign that included the use of mass media; radio, TV Public Service Announcements, newspaper ads, transit posters and billboards. An agency website is maintained at [www.housing.org](http://www.housing.org) that provides fair housing education.

In 2005, an Analysis of Impediments to Fair Housing (AI) was completed. This analysis reviewed a broad array of public and private practices and policies. These included land use, zoning, lending, complaint referrals, advertising, and housing affordability. Local fair housing case activity was evaluated for capacity and impact. Demographic information such as income, housing stock and the geographic concentration of ethnic groups was reviewed.

The report identified affordability and the need to educate program and managerial staff at social service and government offices how to identify a fair housing complaint and how to make appropriate referrals to combat the primary impediments to fair housing. Through the services provided by Project Sentinel, the County has taken steps to educate not only the public, but also staff on fair housing laws, procedures and regulations.

**C. Identify actions taken to overcome effects of impediments identified.**

1. Stanislaus County provides a Down Payment Assistance Program for first time homebuyers. During the last fiscal year, the program was able to provide eleven (11) families up to \$75,000 in down-payment assistance. The County utilized HOME, CalHFA, HELP, and Redevelopment Agency Housing Set-Aside funds for the program and assists an average of 10-12 families a year. The program is for very low and low-income households that purchase a home in the unincorporated areas of the County.



2. During 2007 the County was awarded a CalHome grant, through the State of California Department of Housing and Community Development, in the amount of \$600,000. This funding was awarded and became available in November 2007 and was incorporated into the existing Down Payment Assistance Program. The loans accrue 3% simple interest. As loan funds are distributed, the repayment of principal and interest over time will be made by the program participants.
3. The County funds a Minor Home Repair Program through the Housing Authority. This program is available to homeowners that need assistance with the costs of repairing emergency health and safety issues in to their homes. This program only assists owner-occupied homes and the maximum available through this program is \$10,000. The program is available for residents of the unincorporated areas of the County and assists approximately six (6) households per fiscal year.
4. Through the Major Home Rehabilitation Program, the County offers qualifying homeowners the opportunity to rehabilitate a home that is experiencing the effects of deterioration. The homeowner is offered a deferred payment loan that is not due until the home is sold, a transfer of deed occurs, or if the home is no longer the homeowner's primary residence. The program requires that the household be

income eligible and the home be located in the unincorporated area of the County. The County was able to assist five (5) households during the last fiscal year.

5. The County partners with the cities in new housing projects by deferring the collection of its Public Facilities Fees.
6. The City of Oakdale funds a down payment assistance program for income eligible households. The City provides up to \$50,000 in assistance to first time homebuyers for homes in the City of Oakdale. The program consists of a 3% loan that is due after 30 years or when the property is first sold or the deed is transferred. This program was able to assist two (2) families during the fiscal year.
7. The City of Oakdale also offers a Housing Rehabilitation Program to income eligible residents. A loan of \$45,000-60,000 is available for qualifying seniors. Very low-income households are offered a loan at 0%, and low and moderate income households can qualify for a deferred payment loan at 3% that is due and payable after 20 years.
8. During the last fiscal year, the City of Patterson began a Down Payment Assistance program for income eligible households. The City will provide up to \$100,000 in loan assistance to residents that qualify to purchase a home within the city limits. The program assisted two (2) eligible families.

#### **4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.**

##### **Under-Served Needs**

##### ***Community Development Block Grant (CDBG) funds***

During FY 2007-08, the Consortium set-aside approximately 10% of its CDBG funds for the Public Service Grant program which funded fifteen (15) grantees to serve the very low and low-income residents of Stanislaus County. This funding assisted in expanding services to the under served in Stanislaus County. The County CDBG grantees were able to expand their services into the unincorporated areas and Ceres, Newman, Oakdale, Patterson, and Waterford. These areas had been previously neglected due to a lack of funding. Through the Public Service Grant program, the County was able to fund the Disability Resource Agency for Independent Living (DRAIL), a non-profit dedicated to serve the needs of adults and youth with disabilities to expand its Assistive Technology program. County was also able to fund the Westside Food Pantry and Inter-Faith Ministries that both provide emergency food assistance to needy families throughout the west side of the County. For more information on other grantees and their accomplishments with CDBG funding see Section II of the CAPER.

The County also provided \$39,235.61 in CDBG funding to Project Sentinel for fair housing services, including discrimination investigations, education and outreach. This program provides a valuable service to not only the general public but also residents with special needs. Often, landlords are unwilling to provide accommodations for those individuals who become disabled while renting from them, and who may need modifications to the living environment, such as wheelchair ramps. Project Sentinel assists in conciliating such cases, so that the landlord is aware of their responsibilities and the law, and the tenant can either remain in the unit, or be given adequate time to find other housing.

### ***HOME Funds***

The County funds a Minor Home Repair Program that provides assistance to very low and low-income residents to retrofit homes to accommodate such items as wheel chair ramps, wider doorways, or handicapped-access bathrooms. During the 2007-08 fiscal year only two (2) loans were made, due to staffing transitions, which have been corrected for the coming fiscal year.

Finally, the County continued its efforts to further affordable housing by continuing its First Time Homebuyers program and housing rehabilitation programs. The County offers up to \$75,000 in down payment assistance for income eligible applicants for the purchase of a home in the unincorporated areas of the County. Such programs allow those who are currently in rent-burdened situations to save more of their money for basic living needs and to assist in saving for a down payment.

## **5. Leveraging Resources**

### **a. Identify progress in obtaining "other" public and private resources to address needs.**

During 2007 the County was awarded a CalHome grant, through the California Department of Housing and Community Development, in the amount of \$600,000. This funding was awarded and became available in November 2007 and was incorporated into the existing Down Payment Assistance Program. The loans accrue 3% simple interest. As loan funds are distributed, the repayment of principal and interest over time will be made by the program participants.

Stanislaus County continues to seek funding through other sources to leverage and address needs of the community. In 2008, the County submitted an application to the California Department of Housing and Community Development in the amount of \$750,000 for Housing Rehabilitation activity.

**b. How Federal resources from HUD leveraged other public and private resources.**

Most consortia members are able to complete infrastructure projects by leveraging CDBG funds with local redevelopment and state eligible funds that allow these projects to make it through to completion. Without the combination of multiple funding sources many projects would not assist the low-income population within the community.

**c. How matching requirements were satisfied.**

**Leveraging of Public and Private Funds**

Stanislaus County has continued its efforts in leveraging as many other sources of funding as possible. The County provides various forms of financial assistance through grants or loans. The Consortium's main objective is to make the most efficient and effective use of CDBG, HOME, and eligible redevelopment funds. Each program is subjected to a selection process that evaluates proposals that can best maximize all available funding sources.

Through the Public Service Grant program, the County provides funding to non-profit service providers using a performance-based contract. This ensures that CDBG funds are spent on the actual activities they pledged to provide the community, and that they will serve the population defined in their grant application.

The County and the Cities of Oakdale and Patterson provide funding for down payment assistance programs. These agencies carefully review applications to ensure that the applicant has a fair share of initial funds to purchase a home, and the continuing capacity to be a long-term homeowner. This ensures a reduced risk of the new homeowner facing default. The County program also verifies that the prospective family has attended a homeownership counseling class prior to approval of a DPA loan.

During fiscal year 2007-08, the Stanislaus County Community Development Block Grant Consortium received public service applications, affordable housing proposals, housing rehabilitation bids, capital improvement project bids and requests for down payment assistance. County and city staff and committee members review these projects to determine eligibility and the best 'mix' of other funding sources. The County also considers impacts of the projects and activities on the prioritized needs of the community.

## Managing the Process

### **1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.**

It is the County's intent to monitor all sub-recipients of HUD Program funds on a regular basis. Staff conducts program and project monitoring on a quarterly basis to ensure statutory and regulatory requirements are being met and that information submitted to the County is accurate and complete.

Agreements were executed with all sub-recipients that clearly state the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, and all applicable federal requirements. The monitoring process consisted of on-site field visits, desk audits, open communication and assistance to sub-recipients to create an acceptable data collection and reporting system.

Specifically, the objective of the County's monitoring program is to:

- Ensure that sub-recipient implements its program and its individual activities, as described in the application and the sub-recipient Agreement.
- Ensure that sub-recipient conducts its activities in a timely manner, and in accordance with the schedule included in the Agreement.
- Ensure that sub-recipient charges costs to the project, which are eligible under applicable laws and CDBG regulations, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient conducts activities with adequate control over program and financial performance, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
- Identify potential problem areas and assist the sub-recipient with applicable laws and regulations compliance.
- Assist sub-recipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected and not repeated.
- Comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.
- Determine if any conflicts of interest exist in the operation of the CDBG program per 24 CFR 570.611.
- Ensure that required records are maintained to demonstrate compliance with applicable regulations.
- Verify that the outputs and outcomes are realized in a timely manner.

- Track grantee's progress in fulfilling its goals and objectives set forth in The Plan measured with established guidelines to assure that the program remains on task. Additionally, with data collected by the grantee during monitoring visits and ultimately entered into the IDIS system, this program is capable of presenting the data to defend its progression towards accomplishment of its goals and objectives set forth in The Plan. On a semi-annual basis this information is compiled and compared with the goals and objectives in The Plan. If this information reflects the accomplishments set forth in The Plan, the programs will proceed as planned. If this information falls short of the goals set forth, appropriate adjustments will be made and notification sent to the respective sub-recipients to be cognizant of their need to meet certain milestones and timeliness requirements to assure receipt of expected funds for their respective programs.

The coordinated monitoring process has been established to verify and confirm that grant funds have been used in an eligible and appropriate manner for each and every program funded with CDBG, HOME, and ESG funds.

## **Citizen Participation**

### **1. Provide a summary of citizen comments.**

In order to elicit public participation in the preparation of the Draft CAPER, public notices were published defining the process and how persons, agencies and interested groups could participate. This year the County was able to post announcements regarding the CDBG program on the Planning and Community Development internet homepage, which facilitated the receipt of citizen input online. A series of public meetings were held in August 2008 to discuss the preparation of the Draft CAPER. These included:

<b>JURISDICTION</b>	<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
<b><u>County/Cities</u></b>			
City of Newman	July 29, 2008	5:15 pm	1200 Main St, Newman
City of Waterford	August 5, 2008	5:30 pm	540 C St, Waterford
City of Ceres	August 6, 2008	6:00 pm	2210 Magnolia St, Ceres
City of Oakdale	August 12, 2008	5:30 pm	122 S. 2 <sup>nd</sup> Ave, Oakdale
City of Patterson	August 12, 2008	6:00 pm	118 N. 2 <sup>nd</sup> St, Patterson
Stanislaus County	August 18, 2008	10am/6:00pm	1010 Tenth St Place, Modesto
<b><u>Municipal Advisory Councils</u></b>			
Denair	August 5, 2008	7:00 pm	3756 Alameda, Denair
Empire	August 11, 2008	7:00 pm	18 S. Abbie, Empire
South Modesto	August 14, 2008	6:00 pm	3800 Cornucopia Way, Modesto
Keyes	August 21, 2008	7:00 pm	5463 7 <sup>th</sup> St. Keyes
Salida	August 26, 2008	7:00 pm	4835 Sisk Rd, Salida

Public meetings were held in each of the participating Urban County jurisdictions.



The availability of the Draft CAPER for public review and comment was noticed through newspaper announcements. The Draft CAPER was released for its official public review and comment on August 26, 2008.

Copies of the Draft CAPER were made available for review at the County Planning and Community Development Department, the Planning Departments of the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford and the Stanislaus County Main Library. The Draft CAPER was also taken to the city councils of Ceres, Oakdale, Newman, Patterson, and Waterford for review. A final public hearing will be held September 23, 2008 before the Stanislaus County Board of Supervisors.

The Planning and Community Development Department considered any oral and written public comments received in preparing and revising the Draft CAPER. A summary of responses to public comments on the review of the Draft CAPER is included herein and entitled Summary of Citizen Comments. Opportunities were facilitated and or to the extent it was received, Testimony given during public meetings and hearings from interested persons and agencies was considered during the Draft CAPER revision process.

## **SUMMARY OF CITIZEN COMMENTS**

### **Stanislaus County**

On August 18, 2008 the County held a morning and evening meeting for the public regarding the content of the Draft CAPER.

No comments were received.

### **City of Ceres**

A community meeting was held on August 5, 2008.

No comments were received.

### **City of Newman**

A community meeting was held on July 29, 2008

No comments were received.

### **City of Oakdale**

A community meeting was held on August 12, 2008

No comments were received.

### **City of Patterson**

A community meeting was held on August 12, 2008

No comments were received.

### **City of Waterford**

A community meeting was held on August 5, 2008

No comments were received.

### **Town of Denair**

A community meeting was held on August 5, 2008  
No comments were received.

### **Town of Empire**

A community meeting was held on August 11, 2008.  
No comments were received.

### **South Modesto**

A community meeting was held on August 14, 2008. Comments were received addressing the need for infrastructure improvements in the "Bret Harte" area, including sidewalks.

Within South Modesto local funds are currently being utilized to address infrastructure needs (Shackelford Neighborhood).

### **Town of Keyes**

A community meeting was held on August 21, 2008.  
No comments were received.

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

The Board of Supervisors conducted the final Public Hearing and closed the 15-day comment period.

No comments were received.

## **Institutional Structure**

### **1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.**

Stanislaus County recognizes that gaps could exist in the institutional structure of any entity that performs a service or facilitates construction of a project. To the extent that a gap exists, a strategy of the Consolidated Plan is to take action to close that gap. Example of gap closure is the effort of the Housing and Support Services Collaborative to link potential partners to successfully and fully implement a program project as well as new partnerships formed with agencies supporting the Probation Action Committee Team (P.A.C.T.).

During monitoring, agency-to-agency referrals are also tracked to verify that participants receiving services do not experience any gaps as they strive to reach their goal of independence from the need of public services within the community. The development of the HMIS System also has the potential to actively refer consumers of homeless services in a way that greatly reduces, if not eliminates, the needs of those transitioning from the streets towards permanent housing.

### **Filling in Gaps in Institutional Structure**

There is considerable work going on in Stanislaus County to bring together governmental agencies, non-profit service providers, and consumers of services to identify where there are gaps and how they can be best filled.

One of the major issues seen in the community is not a lack of agencies but a lack of prioritizing by the agencies. Many agencies tend not to look at long-term funding due to either lack of staff or capacity. Building the capacity of local agencies has also become an important issue for the Consortium and other entitlement cities. The Consortium also has an excellent working relationship with both the cities of Turlock and Modesto, which are separate CDBG entitlement jurisdictions to strategically prioritize projects and programs more efficiently and effectively for the region. The Consortium is able to: a) effectively strategize to fill in institutional gaps; and, b) continue to work and build cooperatively and collaboratively; and c) provide technical assistance to the non-profit community; and, d) increase their capacity to provide services.

## ***Monitoring***

### **1. Describe how and the frequency with which you monitored your activities.**

#### **Program and Planning Requirements**

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

#### **Community Development Block Grant Consortium**

County staff reviews quarterly project progress reports, request for funds reports and budget printouts, which identify the total funds used by all jurisdictions during a given month. Staff verifies and cross-references the information on the monthly budget activity reports. Monitoring visits are also scheduled quarterly by County staff for each jurisdiction and non-profit agency grantee to ensure appropriate expenditure of funds. The County staff also reviews outputs and outcomes related to the proposals of the grantee and actual numbers served. If there is a shortfall the sub-recipient is encouraged to reach out further with its efforts in the community.

#### **Public Service Grant Program**

County staff reviews quarterly CDBG statistical data, narratives, requests for funds forms and budget printouts which identify the total funds used/requested by each grantee during that reporting period. Staff verifies and cross-references the information on the quarterly budget activity reports and data tables. Monitoring visits are also scheduled quarterly by program staff for each grantee to ensure appropriate expenditure of funds. Non-profits that reach a certain performance threshold become eligible for bi-annual monitoring reviews in place of the quarterly visits.

### **Down Payment Assistance Loan Program**

County staff meets with HOME Consortium staff on a quarterly basis to monitor the progress of Down Payment Assistance Program applicants and loans in progress. On an average, the program receives 4-8 applicants per month. Many applicants have credit problems and are immediately referred to a non-profit credit counseling service to correct those problems, and they are encouraged to reapply in six (6) to twelve (12) months. Staff makes every effort to work with applicants to help sort out and in many cases solve family budget issues. Once the applicant resolves their issues, they are encouraged to re-apply to the program. HOME Consortium staff provides quarterly updates on the funding availability for the program.

### **Major Home Rehabilitation Program**

The Housing Authority of the County of Stanislaus administers this program for the County and provides quarterly reports to program staff. Progress on current loans and funding availability are reported as well as any other issues that may arise from projects. A loan committee reviews all projects prior to approval of rehabilitation work.

### **Minor Home Repair Program**

The Housing Authority of the County of Stanislaus administers this program for the County and provides quarterly reports to program staff. Progress on current loans and funding availability are given, as well any other issues that may arise from projects. A loan committee reviews all projects prior to approval of rehabilitation work.

There are monitoring procedures tailored to the above-mentioned programs. Staff is continually working on improving program oversight by attending training on compliance topics, remaining up to date with amendments to regulations and/or OMB circulars, and developing written procedures and forms.

## **2. Describe the results of your monitoring including any improvements.**

The monitoring process in place has proven to be effective. Conducting monitoring visits quarterly allows staff to be informed of the programs and projects' activity and status. It also allows for sub-recipients to be on track with timeliness requirements and deadlines. In the event of a shortfall in any of the projects/programs, staff provides any technical assistance necessary. The process also allows for an open line of communication among Consortium staff throughout the year.

### **3. Self Evaluation**

#### **a. Describe the effect programs have in solving neighborhood and community problems.**

All programs funded through Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Shelter Grant (ESG) funds contribute to the improvement of neighborhoods and elimination of community problems. CDBG, HOME, and ESG funded programs and projects address the objective to benefit low and moderate income individuals. Without the assistance, many individuals would be deprived of valuable services that address some of their basic needs. As a result, these services provide them with a more suitable living environment. These programs help alleviate slum and blight, crime and drug problems, and homelessness.

#### **b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.**

Staff supports consortia members on their path towards the goals provided by the community that were sampled during the Consolidated Plan process. Those goals included infrastructure improvements, public services, and affordable housing programs among the most those considered the most important for the community as a whole. With that framework in mind, the consortia and the public service review panel (made up of representatives throughout the consortia) assures that the Consolidated Plan priorities are made a reality for the community.

#### **c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.**

The consortium provides decent affordable housing through partnerships with local non-profits such as Habitat for Humanity and government agencies such as the Housing Authority of Stanislaus County. Examples of these projects include a combination of sweat-equity programs with Habitat for Humanity to provide first time home owners their first home, the Housing Authority partners with the consortia to provide a lease-to-own homeownership program along with various rehabilitation programs to improve income eligible homeowners a suitable living environment free from health and safety concerns within their home.

The door to economic opportunities is opened up to eligible participants through the consortia's workforce development and technology training program. Without programs such as this low and moderate-income persons would not be prepared for jobs as they become available to the community to earn a livable wage for their family.

**d. Indicate any activities falling behind schedule.**

In general activities are on task. If anything falls behind schedule it is related to staffing shortages, or in the area of infrastructure projects it would be related to weather delays beyond staffs' control.

**e. Describe how activities and strategies made an impact on identified needs.**

The Stanislaus County CDBG Consortium allocates approximately 10% of its annual allocation for public service grants, and is made available to non-profit organizations which provide services to low income individuals. In FY 2007-08, a total of fifteen (15) non-profit agencies were awarded \$255,340. Over 30,000 individuals received a form of service through the funded agencies. Funded services ranged from meals and shelter for low-income children to emergency food assistance programs. The services provided through the funded programs positively impact the lives of the individuals served.

Activities of this nature combined with fair housing, workforce development, oversight of the Economic Development Action Committee, and various infrastructure projects that serve the low to moderate-income individuals within the community.

**f. Identify indicators that would best describe the results.**

Annually we develop a newsletter/brochure that provides direct testimonials supporting the results outlined in the CAPER. In the CAPER the numbers of individuals served sets a baseline for indicators showing the consortia is successful in improving the environment in which CDBG funds serve.

**g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.**

Generally, the only negative impact the community faces annually in its goal to fulfill their strategy and overall vision is lack of funding to support a large enough qualified staff to consistently improve and progress worthwhile programs within the community. With continued State cutbacks to essential services CDBG funds are not sufficient to bridge the "need" gap.

**h. Identify whether major goals are on target and discuss reasons for those that are not on target.**

Despite this setback all major goals are still on target as of the completion of this first FY of the Consolidated Plan.

- i. **Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.**

Greater investment in staff development will encourage growth in funding opportunities for these essential programs.

## ***ASSESSMENTS***

The Stanislaus County Consolidated Plan was adopted by the Board of Supervisors, on March 20<sup>th</sup>, 2007. As part of the Consolidated Plan there were several goals and housing objectives outlined for the period 2007-2011 by the Stanislaus County Community Development Block Grant Consortium. The following are the objectives and assessments of accomplishments:

### **A. CONSOLIDATED PLAN FIVE YEAR OBJECTIVES**

#### **Stanislaus County**

**Affordable Housing:** To increase and maintain the supply of affordable housing.

#### **Analysis and Actions**

Stanislaus County funds a Down Payment Assistance program for first time homebuyers. The program provides up to \$75,000 to qualifying low-income households that purchase a home in the unincorporated area of the County. The County also funds a Minor Home Repair Program through the Housing Authority. Both housing rehabilitation programs require the families to be income eligible and the homes must be in the unincorporated area of the County. The County also partners with the Cities in housing projects by deferring the collection of its Public Facilities Fees.

One of the County's most valuable partners in affordable housing is the Housing Authority, the largest property manager in the Stanislaus County. This fiscal year 2007-08 they continued to partner with the City of Patterson (Consortia member) and have completed the first phase of the project that includes 24 affordable senior housing units, that combines over \$87,070 in County deferred Public Facility Fees.

During the last fiscal year, the County also partnered with Habitat for Humanity in property acquisition for the construction of three (3) single-family housing units.

Over the past year the County has been able to continue their Down Payment Assistance (DPA) program and provide assistance to eleven (11) families during FY 2007-08. The County has established \$75,000 as the maximum assistance amount in the DPA program.

Rising housing material costs also affect housing rehabilitation programs. Increases will necessitate fewer units to be assisted on an annual basis. Due to the increase in material costs instead of the revised goal of seven (7) units, we plan to assist a total of six (6) units for this coming fiscal year.

The rising costs of land, new construction, rehabilitation, and the recent foreclosure crisis have slowed the County's progress towards their objectives outlined in the Consolidated Plan but has not deterred the County from completing projects. The County has remained determined to continue working with housing developers, non-profits, service providers and community groups interested in partnering in projects.

**Infrastructure:** To retrofit communities and neighborhoods with public infrastructure.

### **Analysis and Actions**

*Robertson Road Infrastructure Project:* One of the County's major infrastructure projects, Robertson Road completed its development (design) phase during the 2003-2004 fiscal year. Although it had originally been scheduled to start in 2003, the project had delays. The lateral connection program is now underway and under contract with our local Housing Authority and will enter its final year of lateral connections concluding in June 2009. As of June 30<sup>th</sup>, 2008 there have been 149 sewer permits issued and of those 114 have been completed and are receiving sewer service.

*Shackelford Sewer Connection Program:* The County has completed the construction of sewer, storm drain, curb, gutter, and sidewalk infrastructure to serve approximately 400 low and moderate-income households in the Shackelford Neighborhood as well as completing the second year of a lateral connection program assisting a total of 239 eligible households, with an additional 34 permits issued but not completed as of 6/30/2008.

*Empire Infrastructure Program:* As one of the County's major infrastructure projects, Empire Infrastructure Project is due to be completed its development (design) phase during the 2008-2009 fiscal year. The construction phase of the project will be underway in FY 2009-2010.

**Senior Programs:** To provide activities, essential social services, including informational and referral services to low-income seniors.

### **Analysis and Actions**

Stanislaus County has been able to achieve progress through the CDBG Public Service Grant program. Several grants were awarded throughout



the last four fiscal years to service providers such the Healthy Aging Association that offer services countywide.

**Youth Programs:** To provide essential social services, such as a day care and recreational opportunities to low-income persons and families.

### **Analysis and Actions**

Stanislaus County has been able to achieve progress through the CDBG Public Service Grant program. Several grants were awarded throughout since 2002, to youth programs such as: the Children's Crisis Center for temporary shelter and supportive services, Los Arcos Learning Center, and the Center for Human Services at their Patterson Teen Center (Westside Resource Center).

**Economic Development/Workforce Development:** To encourage economic development activities to create and retain jobs.

### **Analysis and Actions**

*Workforce Development Opportunity Center Project* -The County has developed a Community program for service providers that target specific income areas to improve economic conditions.

*Workforce Development Program*- In 2002 through 2006, Stanislaus County provided technical and monetary support to the Workforce Development Program. Redevelopment funds were used for land acquisition by Habitat for Humanity, which is the agency that provides on-site, pre- construction experience for program participants. This program is a collaborative effort between Stanislaus County, Habitat for Humanity, Modesto Junior College, American G.I. Forum and the City of Modesto. Program participants in the pre-construction training course are low income and receive vocational training in the construction trades associated with residential construction. They also are provided courses in academic and personal improvement courses needed to progress in the construction field, including Construction Math, English as a Second Language, and GED preparation. The County has identified workforce development as one of its main priorities in the Consolidated Plan and will continue offering assistance to the program.

In 2005, the County continued to use CDBG funds to expand the existing program. This program offers work experience opportunities to very low and low-income residents and the opportunity to connect to future employment opportunities through the County's department of Employment and Training (DET).

In 2006 and continuing into FY 2007-2008, the County used CDBG funds to expand into the technology field, offering a program to very low and low-income residents to receive training from Computer Tutor to gain a command of programs such as Excel and Microsoft Word. These skills

enable participants to receive the qualifications to enter the workforce within the community.

*Crows Landing Air Facility Project-* The goal of this project is to create a regional job center that provides good paying job opportunities for Stanislaus County residents and for the region. The project consists of approximately 1,500 acres with an estimated 8,000-10,000 potential jobs. Within the upcoming fiscal year this project will be considered as a potential new Redevelopment Project Area. The project is at the feasibility study phase and will take several years to reach the completion of the project's plan.

*Neighborhood Clean up Campaigns-* The County conducts periodic clean up campaigns in designated areas throughout the unincorporated areas according to the community need and funding availability. The County uses redevelopment funds for this activity. This is an on-going program that the County offers and is tied to other neighborhood revitalization efforts.

**Special Needs/Supportive Services:** To provide support services and facilities for the homeless and increase the supply of transitional housing.

### **Analysis and Actions**

During FY 2007-08 Stanislaus County continued a partnership with WE CARE and the City of Turlock to maintain an overnight emergency winter shelter for the months of December-March 2008. The Shelter provided a safe and clean environment. Area churches provided meals, and referrals for social services, job services provided by non-profit providers (CARES) were also available. Stanislaus County still partners with the Salvation Army and the City of Modesto on the completion of a day facility, permanent shelter, and the development of twenty-two (22) units of transitional housing for the homeless. The County assisted the WE CARE shelter in Turlock through the CDBG program to serve residents of the unincorporated area of the County.

In December 2007, the County partnered with the City of Turlock for a fifth year to establish a temporary shelter for the homeless for the winter months. It was opened in December 2004 at a new location in downtown Turlock (where they hope to establish a permanent shelter and Day Facility combined with permanent supportive services), and operated for five months. Several individuals were able to find other types of shelter and employment after having stayed at the shelter. With an expansion, the facility was able to serve approximately sixty (60) people per night at the homeless shelter. An interest to create a permanent shelter for the homeless in the City of Turlock has been on-going and will continue to be one of the goals supported by the County. There are efforts currently underway by the Turlock Community Collaborative to establish a homeless shelter for that community utilizing Redevelopment, HOME, CDBG, and ESG funds.

Through the Public Service Grant and Emergency Shelter Grant program, the County was able to fund a transitional housing program and a winter homeless shelter through Inter-Faith Ministries. The Santa Fe Project, a homeless shelter that operates during the winter was able to assist 31 families for a total of 121 individuals during FY 2007-08. Another program, "Redwood Family Center", shelters homeless women and children and assists them with rehabilitation and permanent housing. During Program Year 2007-2008, the program assisted 300 individuals.

Both the City of Modesto and the City of Turlock in collaboration with the County of Stanislaus, plan to have a permanent Homeless Day Facility and Shelter within their communities. Currently Turlock's facility is considered temporary in nature, but Salvation Army now has ownership of their facility and has a permanent day facility and shelter in place.

*Homeless Strategic Plan/HMIS Project:* The project will enter its fourth year of operation. In its initial year the Collaborative used ServicePoint Software on a regional basis with both Fresno and Madera Counties and collected data from all County ESG participants along with the Housing Authority's Shelter Plus Care program. Due to increased software agreement costs the Stanislaus County Housing and Support Services Collaborative applied for assistance through the SuperNOFA-SHP funds and was awarded a two-year contract. Data input began during the 2005-2006 fiscal year for all County ESG Grantees, and Housing Authority Homeless Related Programs (SPC). During this fiscal year City of Modesto ESG participants began to participate in making it a more comprehensive homeless data collection system.

*10 Year Plan to End Homeless- Stanislaus Housing & Supportive Services Collaborative:* The Collaborative has approved the final draft of the 10 Year Plan to End Long-Term Homelessness and it was also presented to the Turlock Collaborative during FY 2005-2006 for review and approval. The review committee made final changes and has taken the document to the Stanislaus County Board of Supervisors, the City Council of Modesto, and all participating Consortia City Councils within the County's CDBG Consortium (Ceres, Newman, Oakdale, Patterson, and Waterford), where it received unanimous approval. The 10 Year Plan to end homelessness would reach completion by fiscal year 2014-2015.

## **City of Oakdale**

**Infrastructure:** To retrofit communities and neighborhoods with public infrastructure.

### ***Analysis and Actions***

For the 2007-08 Annual Action Plan, the City of Oakdale identified one project for infrastructure for the target area of the city. Funds were expended during the 2007-08 fiscal year to complete construction on the Gilbert Street Infrastructure project.

**Affordable Housing:** To increase and maintain the supply of affordable housing.

### ***Analysis and Actions***

Down Payment Assistance Program: The City of Oakdale established a Down Payment Assistance Program with HOME and CDBG funds. The program provides a maximum of \$50,000 to first time homebuyers. The City has been able to provide homeownership opportunities to two (2) families during FY 2007-08 due to home prices leveling out they hope to assist two (2) more families in the coming FY.

**Oakdale Housing Rehabilitation Program:** During FY 2003-2004, the City of Oakdale began a Housing Rehabilitation program in partnership with Self-Help Enterprises. The program was designed for income eligible homeowners within the city limits of Oakdale. Marketing was done throughout the city for the program, but they were only able to assist two families. The City stopped providing additional funding to this program for FY 2007-2008, but will continue to actively promote the program. During FY 2005-2006 the City Council increased the rehabilitation limits. Subsequently, a request for proposal was distributed to solicit a new program consultant. The Housing Authority is currently rehabilitating income eligible public housing units that need roof repairs, along with bathroom and kitchen rehabilitation. The program will be completed during FY 2008-2009.

## **City of Patterson**

During FY 2007-2008, the City of Patterson assisted their first two (2) First Time Homebuyer assistance families.

**Affordable Housing:** To increase and maintain the supply of affordable housing.

### ***Analysis and Actions***

Down Payment Assistance Program: The City of Patterson established a Down Payment Assistance Program with HOME, CDBG, and local

RDA funds. The program provides a maximum of \$100,000 to first time homebuyers. The City has been able to provide homeownership opportunities to two (2) families during FY 2007-08 due to home prices leveling out they hope to assist two (2) more families in the coming FY.

### **City of Ceres**

***Infrastructure:*** To retrofit communities and neighborhoods with public infrastructure.

#### ***Analysis and Actions***

During this fiscal year the City of Ceres completed the final phase of infrastructure improvements to the Richard Way/Richland Avenue Infrastructure project area. Improvements included installation of curb, gutter, sidewalk, and matching pavement in the eligible low-moderate income area of the community. The project will ultimately serve over 3,900 individuals in the project area.

### **City of Newman**

***Infrastructure:*** To retrofit communities and neighborhoods with public infrastructure.

#### ***Analysis and Actions***

The City of Newman began the construction phase on infrastructure improvements to rural residential archaic water and sewer lines and manholes in the eligible residential area east of HWY 33, Inyo Avenue (south), T Street (west), Yolo Street (north), and R Street. The second project that is due for completion in FY 2008/2009 is the Pioneer Park rehabilitation project. To date this project includes completed installation of new hardscape, irrigation, and play equipment for the income eligible service area of the community.

### **City of Waterford**

***Infrastructure:*** To retrofit communities and neighborhoods with public infrastructure.

#### ***Analysis and Actions:***

Finally, the City of Waterford completed construction of its N. Western Infrastructure project that focuses on installation of storm drainage and ultimately served 121 individuals within the eligible project area.

## **FISCAL YEAR 2007-2008**

During the Stanislaus County Community Development Block Grant Consortium's sixth year of funding, the majority of the projects in the 2007-08 Annual Action Plan were completed except for major infrastructure projects that require multi-year funding. A complete summary of the activities and the accomplishments for the CDBG and ESG programs can be found at the end of this document.

During 2007-08 fiscal year Stanislaus County provided funding to fifteen (15) non-profit service providers through the County Public Service Grant program. CDBG funding allowed non-profits and service providers to apply through a competitive process for a public service grant. The maximum amount that an eligible agency may apply for is \$20,000. The public service grant is for an agency to provide a new or expanded service to eligible Stanislaus County residents. The activities funded must meet a CDBG national objective. The County will continue to address the long term and short term needs of residents living in poverty by partnering with local non-profit service providers. Overall, the County's Public Service Grant program had a successful sixth year in serving qualified under served low-income residents.

### **Lead-based Paint**

#### **1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.**

##### **Lead-Based Paint Hazard Reduction**

The Stanislaus County Health Services Agency conducts assessments of residences constructed prior to 1978 that are occupied by households with children under the age of seven. During the time between October 1998 and March 2000, there were only twelve cases of lead-based poisoning. These cases did not involve painted residential walls or fixtures. The cause of the poisoning was the presence of lead-based components in mini-blinds, painted pottery, and hobbies that entailed materials comprised of lead paint (bullet-making and ceramic figure painting).

The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the Public Health Department, becomes involved with lead-based poisoning when notification of an elevated screening blood level is received either from the laboratory or physician. If the blood level is 10ug/dL (micrograms per deciliter), notification is made to the family. Once a child meets the case definition, an environmental investigation is performed by a Registered Environmental Health Specialist. If possible, the potential source of lead exposure is determined.

During the 2007-08 fiscal year the Planning and Community Development department partnered with the Childhood Lead Poisoning Prevention Program to distribute information in the unincorporated areas and the participating jurisdictions. 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 lead-based paint regulation that became effective September 2000 is being implemented. During the implementation of local housing rehabilitation programs, appropriate steps are taken when the presence of lead-based paint is detected. Steps include full encapsulation, complete abatement (removal), painting or spot-repair (as per HUD-sponsored abatement course protocol). These actions are part of the overall strategy of the Consolidated Plan and will continue in funded housing activities.

## **HOUSING**

### **Housing Needs**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

#### **1. Describe Actions taken during the last year to foster and maintain affordable housing.**

In response to the foreclosure crisis in the Northern San Joaquin Valley, there have been local efforts to address the crisis. In partnership with local, state, federal, and private entities the County has been involved in the efforts to assist homeowners that are in foreclosure and/or at risk of foreclosure. In efforts to assist these homeowners in keeping their homes, the No Homeowner Left Behind Central Valley (NHLB) formed in Stanislaus County. The mission of the No Homeowner Left Behind initiative is to ensure that homeowners have access to timely, accurate, unbiased information and reputable professionals to help them preserve home ownership when feasible, and to minimize loss of equity and other adverse impacts when retention of homeownership is not possible. A number of Foreclosure Prevention Workshops have been held at various locations throughout the County. HUD approved housing counseling agencies and mortgage lenders attend the workshops. Mortgage lenders provide face-to-face negotiations/workouts with homeowners.

## **GENERAL REPORTING REQUIREMENTS**

### **A. Affordable Housing**

#### **Available Resources/Use of Funds**

Stanislaus County identified actions to overcoming constraints and barriers to affordable housing in the Consolidated Plan. The following is a summary

of the coordinated efforts by Stanislaus County and the Cities of Ceres, Oakdale and Patterson to further affordable housing.



**Home purchases that have been assisted with the County Down Payment Assistance Program.**

The following are the actions taken during FY 2007-08 in the area of affordable housing:

1. Stanislaus County provides a Down Payment Assistance Program for first time homebuyers during the last fiscal year, the program assists owners in their homeownership goes in amounts not to exceed \$75,000. The County utilized HOME, CalHFA, HELP, and Redevelopment Agency Housing Set-Aside funds for the program and assists families. During the 2007-08 fiscal year a total of eleven (11) down payment assistance loans were funded to qualifying households. The program is for very low and low-income households that purchase a home in the unincorporated areas of the County.
2. During 2007 the County received notification of an award of \$600,000 in CalHome funds. This funding was awarded and became available in the Spring of 2008 and was incorporated into the existing Down Payment Assistance Program. The funds are supplied in the form of loans that accrue 3% simple interest. As loan funds are distributed, the repayment of principal and interest over time will be made by the program participants.
3. The County funds a Minor Home Repair Program through the Housing Authority. This program is available to homeowners that need assistance with the costs of repairing emergency health and safety issues in to their homes. This program only assists owner-occupied homes and the maximum available through this program is \$10,000. The program is available for residents of the unincorporated areas of the County and assists approximately six (6) households per fiscal year.
4. Through the Major Home Rehabilitation Program, the County offers qualifying homeowners the opportunity to rehabilitate a home that is



experiencing the effects of deterioration. The homeowner is offered a deferred payment loan that is not due until the home is sold, a transfer of deed occurs, or if the home is no longer the homeowner's primary residence. The program requires that the household be income eligible and the home be located in the unincorporated area of the County. The County was able to assist five (5) households during the last fiscal year.

5. The County partners with the cities in new housing projects by deferring the collection of its Public Facilities Fees.
6. The City of Oakdale funds a down payment assistance program for income eligible households. The City provides up to \$50,000 in assistance to first time homebuyers for homes in the City of Oakdale. The program consists of a 3% loan that is due after 30 years or when the property is first sold or the deed is transferred.
7. The City of Oakdale also offers a Housing Rehabilitation Program to income eligible residents. A loan of \$45,000-60,000 is available for qualifying seniors. Very low-income households are offered a loan at 0%, and low and moderate income households can qualify for a deferred payment loan at 3% that is due and payable after 20 years.
8. During the last fiscal year, the City of Patterson began a Down Payment Assistance program for income eligible households. The City provides up to \$100,000 in loan assistance to residents that qualify to purchase a home within the city limits.

### Non-Government Constraints

Constraints related to the San Joaquin Valley foreclosure crisis has made it more challenging to find qualified applicants for the First Time Homebuyer Program. According to FHA mortgage limits set by the U.S. Department of Housing and Urban Development, the median sales price of an affordable home increased from \$362,790 to \$423,750 in FY 2007-08.

### Specific Housing Objectives

- 1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.**

During the reporting period the County's' various affordable housing programs were able to assist families in acquiring their first home, or to enable a family/individual to maintain their affordable home through the

assistance of rehabilitation grants or low interest deferred loans, or loans with payments. Throughout the reporting period, the individuals were helped as follows:

**2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.**

All families assisted under our various consortia First Time Homebuyer Down Payment Assistance programs meet the Section 215 definitions of affordable housing. All related program goals were met (please refer to attached charts in appendix).

**3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.**

In efforts to address “worst-case” housing needs and housing needs of persons with disabilities, the County partnered with the Disability Resource Agency for Independent Living (DRAIL). DRAIL promotes and implements the concept of independent living by aiding persons with disabilities to obtain the tools they need to be self-sufficient. The County partnered with DRAIL through the CDBG Public Service Program, to provide assistance to individuals with disabilities to obtain items such as wheelchair ramps that would therefore facilitate accessibility to the person’s home.

## **Public Housing Strategy**

**1. Describe actions taken during the last year to improve public housing and resident initiatives.**

The Stanislaus Consortia actively partners with the Stanislaus Housing and Support Services Collaborative in all activities related to improving public housing and resident initiatives. During the past Fiscal Year the City of Oakdale partnered with the Housing Authority to rehabilitate 26 affordable public housing units. Improvements of this nature have not been made for over 50 years and should serve the occupants for many years to come.

## **Barriers to Affordable Housing**

**1. Describe actions taken during the last year to eliminate barriers to affordable housing.**

### **Stanislaus County**

**Affordable Housing:** To increase and maintain the supply of affordable housing.

## **Analysis and Actions**

Stanislaus County funds a Down Payment Assistance program for first time homebuyers. The program provides up to \$75,000 to qualifying low-income households that purchase a home in the unincorporated area of the County. The County also funds a Minor Home Repair Program through the Housing Authority. Both housing rehabilitation programs require the families to be income eligible and the homes must be in the unincorporated area of the County. The County also partners with the Cities in housing projects by deferring the collection of its Public Facilities Fees.

One of the County's most valuable partners in affordable housing is the Housing Authority, the largest property manager in the Stanislaus County. During fiscal year 2006-07 the consortium began a partnership with the City of Patterson (Consortia member) and has completed the first phase of the project that includes 24 affordable senior housing units, that combines over \$87,070 in County deferred Public Facility Fees.

During the last fiscal year, the County also partnered with Habitat for Humanity in property acquisition for the construction of three (3) single-family housing units.

The County has been able to continue their Down Payment Assistance (DPA) program and provide assistance to eleven (11) families during FY 2007-08. The County has established \$75,000 as the maximum assistance amount in the DPA program.

Rising instances of foreclosure in the county also affect housing rehabilitation programs. Increases will necessitate fewer units to be assisted on an annual basis, but instead of the revised goal of five (5) units, we plan to increase that by two units to a total of seven (7) for this coming fiscal year.

## **HOMELESS Homeless Needs**

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

### **1. Identify actions taken to address needs of homeless persons.**

During Program Year 2007-2008, Stanislaus County partnered with four (4) homeless service providers through the Emergency Shelter Grant Program.

- The Children's Crisis Center received \$10,000 to provide shelter services to homeless children who are abused, neglected, and at-risk.
- Community Housing and Shelter Services (CHSS) received \$15,139 for homeless prevention activities. CHSS provided rental assistance vouchers to families at risk of becoming homeless.
- Inter-Faith Ministries was funded \$27,210 for rehabilitation of the Redwood Family Center. The Center is a shelter for homeless women

with children working to gain full custody of their children while addressing obstacles that contribute to homelessness such as drug and alcohol addiction, lack of education, and poor job skills.

- Santa Fe Winter Shelter, operated by Inter-Faith Ministries, received \$17,800 to provide emergency winter shelter to families with minor children. The agency provides food, bedding, blankets, towels, pots, dishes, cleaning and laundry supplies, and bus passes as needed. While at the shelter, program staff works with families to set goals and work on a case plan in order to identify and connect with needed services such as TANF, Food Stamps, Veterans Benefits, and Affordable Permanent Housing.
- The Salvation Army received \$19,603 to assist in the roof repair and replacement of the 9<sup>th</sup> Street homeless shelter in Modesto.

## **2. Identify actions to help homeless persons make the transition to permanent housing and independent living.**

Stanislaus County partnered with Inter-Faith Ministries in efforts to help homeless persons and families make a transition to permanent housing and independent living. Through the Santa Fe Winter Shelter, families with children are provided with shelter and basic living needs. While at the shelter, program staff worked with families to set goals and work on a case plan in order to identify and connect with any needed services such as TANF, Food Stamps, Veteran's Benefits, Affordable Permanent Housing, etc. During Program Year 2007-2008 the program was able to shelter a total of 31 families during the course of the program. Shelter was provided to 47 adults and 74 children. Of the 31 families sheltered, 25 actively sought and found permanent housing.

The Redwood Family Center, also operated by Inter-Faith Ministries, provided transitional shelter to women with minor children. The Center is a shelter for homeless women with children working to gain full custody of their children while addressing obstacles that contribute to homelessness such as drug and alcohol addiction, lack of education, and poor job skills. During their stay at the shelter, residents are provided food, shelter, and the tools and training necessary to remain clean and sober and secure permanent housing. Residents meet with case managers to develop goals that are specific to their needs. Center staff meets with the participants regularly to monitor their progress and determine what needs to be accomplished before each resident leaves the facility. During Program Year 2007-2008, the program served 300 women and children.

### 3. Identify new Federal resources obtained from Homeless SuperNOFA.

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

#### Turlock/Modesto/Stanslaus CoC

CA07-510

Stanislaus Community Assistance Project	SHP	\$470,787.00
Turning Point Community Programs	SHP	\$292,572.00
Stanislaus Community Assistance Project	SHPR	\$355,000.00
Center for Human Services	SHP	\$272,047.00
Community Housing and Shelter Services of Stanislaus County	SHPR	\$285,941.00
Center for Human Services	SHPR	\$128,983.00
Community Housing & Shelter Services	SHPR	\$205,025.00
Housing Authority of the County of Stanislaus	SPCR	\$538,140.00
<b>Total:</b>		<b>\$2,548,495.00</b>

### Specific Homeless Prevention Elements

#### 1. Identify actions taken to prevent homelessness.

During Program Year 2007-2008 there have been several actions taken to prevent homelessness. Stanislaus County partnered with Community Housing and Shelter Services to provide homeless prevention assistance via rental vouchers. The program provides assistance to families at risk of becoming homeless by providing a month's rent assistance. The family requesting assistance must demonstrate the need is an emergency and self-sustainability after the one month. The family must demonstrate under what circumstances the case is an emergency and that such emergency will be eliminated and self-sustainability will be accomplished and able to make their rent the following month.

In response to the foreclosure crisis in the Northern San Joaquin Valley, there have been local efforts to address the crisis and prevent families from becoming homeless. In partnership with local, state, federal, and private entities Stanislaus County has been involved in the efforts to assist homeowners that are in foreclosure and/or at risk of foreclosure. In attempts to assist these homeowners to keep their homes, the No Homeowner Left Behind Central Valley (NHLB) formed in Stanislaus County. The Mission of the No Homeowner Left Behind initiative is to ensure that homeowners have access to timely, accurate, unbiased information and reputable professionals to help them preserve home ownership when feasible, and to minimize loss of equity and other adverse impacts when retention of homeownership is not possible. A number of Foreclosure Prevention Workshops have been held at various locations throughout the County. HUD approved housing counseling agencies and mortgage lenders attend the workshops. Mortgage lenders provide face-to-face negotiations/workouts with homeowners, allowing homeowners keep their homes and prevent homelessness.

## **Emergency Shelter Grants (ESG)**

### **1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).**

Stanislaus County partnered with the We Care Program, Salvation Army, and Children's Crisis Center to address emergency and transitional housing needs of homeless individuals and families. The We Care Program serves the homeless population that would otherwise not be eligible for assistance from any social service agency. It is a program designed to shelter between 55-60 homeless individuals during the worst part of the winter. In Program Year 2007-2008, We Care operated from November 20, 2007 to March 31, 2008. Of the individuals assisted, 18 found housing, 13 began receiving income by either finding jobs or receiving government assistance, 18 acquired CA ID or birth certificates, 5 sought mental health services, 3 entered a rehabilitation program, and 10 reconciled with their families.

### **2. Assessment of Relationship of ESG Funds to Goals and Objectives**

#### **a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.**

Stanislaus County has made progress using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives of the Consolidated Plan. Specific Objectives of the Consolidated Plan

include: Education and Outreach, Partnerships, Prevention and Supportive Services, and Vocational and Employment Training.

**Education and Outreach:** In order to better serve the homeless population outreach is required by service providers. Most agencies that deal with the homeless population are non-profits and community groups. The County awarded grants to non-profit homeless service providers that among other services, provided education and outreach to the general public, homeless population, and public agencies.

**Partnerships:** Stanislaus County is involved with collaboration, service providers, community groups, and partnerships throughout the county. By creating and retaining partnerships, the county has been better able to provide services to communities and agencies.

Stanislaus County was involved in the development of the Homeless Day Center in partnership with the City of Modesto and the Salvation Army. As part of a sub-committee for the Housing and Supportive Services Collaborative, the County and the City took a lead role in the development of the Homeless Day Center. The goals of Homeless Day Center are to provide legal services, medical treatment, food and education, as well as other supportive services. The County will continue to work with the City of Modesto, as well as other cities, in dealing with homeless issues.

**Prevention and Supportive Services:** The County awarded ESG grants to several service providers such as Community Housing and Shelter Services (CHSS), Inter-Faith Ministries, and Children's Crisis Center, all of which provide prevention and supportive services. The agencies provided services such as permanent housing search, employment training and placement, and mental health referrals.

**Vocational & Employment Training:** Stanislaus County continued to be a partner in the Workforce Development Collaborative which includes non-profit agencies, affordable housing providers, the Community Services Agency, the City of Modesto, and Modesto Junior College. The Collaborative Workforce Development Program offered vocational and employment training to individuals on TANF. The program also offers supportive services to special populations such as ESL classes, writing skills classes, math classes, legal referrals, and housing referrals.

**b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.**

Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford are members of the Continuum of Care Housing and

Supportive Services Collaborative of Stanislaus County. At the local level, this collaborative provides the most comprehensive analysis of the homeless population and service availability in Stanislaus County. This collaborative is comprised of the Housing Authority of Stanislaus County, Community Housing and Shelter Services, Behavioral Health and Recovery Services, Center for Human Services, Stanislaus County Redevelopment Agency, the City of Turlock, the City of Modesto, faith-based organizations, and over a dozen service providers.

One of purposes of the Continuum of Care Collaborative is to fund projects that assist homeless persons in self-sufficiency and permanent housing. Funds may be allocated through a competitive process and used for the Supportive Housing Program (SHP) and Shelter Plus Care.

The Continuum of Care System consists of three components. They are:

- 1) Emergency shelter/assessment effort which provides immediate shelter and can identify an individual's needs; or,
- 2) Offering transitional housing and necessary social services. Such services include substance abuse treatment, short-term mental health services, independent living skills, job training; or,
- 3) Providing permanent supportive housing arrangements. ESG funded Projects are related to the Continuum of Care System as they provided emergency shelter while working on identifying needs of the homeless (We Care Program), offered transitional housing and necessary social services (Santa Fe Project & Redwood Family Center), and provided permanent supportive housing arrangements (Community Housing & Shelter Services – Homeless Prevention Program).

### **3. Matching Resources**

- a. **Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.**

State:	\$216,596
Local:	<u>\$692,532</u>
Total:	<b>\$909,128</b>

### **4. Activity and Beneficiary Data**

- a. **Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESG expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.**



### Expenditures by Activity

Organization Name	Program/Project	Essential Services	Operational Costs	Homeless Prevention	Renovation/ Rehabilitation	Total
Children's Crisis Center	Therapeutic Play Program	\$10,000				\$10,000.00
Community Housing and Shelter Services	Homeless Prevention	\$978.73		\$14,160.27		\$15,139.00
Inter-Faith Ministries	Redwood Family Center				\$27,210.00	\$27,210.00
Inter-Faith Ministries	Santa Fe Project	\$510.57* \$6,856	\$1,187.76*	\$2,864.38*		\$11,418.71
Salvation Army	9 <sup>th</sup> Street Shelter Roof Repair				\$19,603.00	\$19,603.00

\*Carry-Over from previous year

**b. Homeless Discharge Coordination**

**As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.**

Homeless prevention activities are provided by various non-profits within the community. These non-profits accept referrals from publicly funded institutions that would otherwise have to release very-low income individuals onto the streets, with nowhere to reside upon release. These non-profits such as Community Housing and Shelter Services and Inter-Faith Ministries regularly attend P.A.C.T. meetings to assist those leaving incarceration in their quest to find stable housing.

**c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.**

**Discharge Policy**

On July 10<sup>th</sup>, 2001 the Board of Supervisors of Stanislaus County unanimously designated the Stanislaus Housing and Support Services Collaborative (SHSSC) as the planning and coordinating body for homeless programs and services in Stanislaus County; directed staff to seek Modesto City Council Support for similar designation to facilitate the collaboration of efforts on behalf of the homeless (City of Modesto adopted June 26, 2001 by Resolution No. 2001-313); directed staff to explore the feasibility of a

collaborative effort to fund a grant writing capability to be shared by the City/County and Housing Authority; requested SHSSC submit bylaws for Board review; and, designated the SHSSC to develop and implement the Continuum of Care Plan as required by HUD – BHRB and CSA 2001-530.

As part of the designation to develop and implement the Continuum of Care Plan includes the following discharge policy (excerpt from the SHSSC Continuum of Care Plan):

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

Through contracted services provided by Telecare SHOP, (the county's primary agency which conducts extensive outreach to chronically homeless mentally ill individuals), Behavioral Health and Recovery Services provides treatment and discharge planning to adults with serious mental illness and/or chemical addiction. SHOP has extensive policies in place to ensure that patients and mentally ill inmates are not discharged into inappropriate settings such as shelters, the streets, hotels or motels. Discharge planning is multi-disciplinary and begins at the time of admission to the facility. SHOP has the primary responsibility of discharge planning for each patient. The discharge planning team involves the patient, family, guardians, and community agencies to develop a plan for a living situation, medication, vocational, social and educational needs; community based follow-up; support services; and meaningful life activities. The discharge planning process also includes looking at a supportive or protective environment if the patient is expected to be incapable of independent living. SHOP case managers work directly with BHRB to arrange appropriate follow-up services, including housing, for the patients who are discharged. Information regarding the patient's diagnosis and medications and other pertinent information is forwarded to the various agencies that will be providing the follow-up services for the patient. To ensure that discharges do not result in homelessness, the SCHSSC works closely with SHOP to ensure current policies are effective.

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

In Stanislaus County, Social Service Agencies are responsible for ensuring that children and youth in foster care settings are returned to their families or to settings other than homeless circumstances. During fiscal year 03-04 a planning group comprised of mental health representatives and the members of the SCHSSC who provide transitional and permanent supportive housing to youth out of foster care or other children's systems of care developed a comprehensive policy designed to decrease discharges to McKinney Vento beds, emergency shelters, psychiatric hospitalization and homelessness. In October 2003, the Stanislaus County Youth Focus Group developed a report, which is now utilized statewide to address the needs of youth exiting children's systems of care. With direction from the focus group, the needs assessment was conducted by consumer representatives within the mental health system who interviewed and evaluated their young adult peers and developed an assessment of gaps in services.

The Stanislaus County Community Services Agency in collaboration with supportive service and housing providers have developed programs to prevent youth from entering McKinney-Vento emergency shelter systems. Presently, there are four government and community-based projects designed to provide transitional to permanent supportive housing. Supportive services through Child Welfare includes an after care social worker who connects the youth with services such as access to mainstream resources, education, financial, vocational, and mental health/substance abuse services. Three district transitional and permanent supportive housing service programs are offered for young adults, and young families through age 24, and one program is specifically designed for youth 17 to 19 years of age.

The CA Department of Corrections (CDC) recently developed the Police and Corrections Team Program (PACT), which is required within each parole district statewide. This program, also referred to as Community Policing, is a nationally recognized partnership between law enforcement and local service providers to ensure that parolees are provided with a connection to adequate supportive and housing services to improve their success in reintegrating into the community. In June 2004, members of the SCHSSC met with the coordinators of this program to discuss their role in the CoC Plan. Members of the PACT team expressed an interest in working with the collaborative in developing a comprehensive discharge plan for parolees residing in Stanislaus County. On July 8, 2004, the PACT team held its first meeting, which consisted of local law enforcement, parolees, and local service providing agencies.

The SCHSSC envisions the discharge planning process beginning at the time of admission to a facility. However this is not occurring consistently. Currently, discharge arrangements are made only for the inmates with serious mental illness or who have HIV/AIDS who choose to receive services from the local Human Service Centers. The Department of

Corrections does make arrangements with the local Probation and Parole (P&P) when necessary. P&P does monitor the living situations of the parolees on an on-going basis. Because of the nature of some of the persons' crimes (felonies, sexual offenders, drug related charges), persons exiting the penitentiary are faced with limited discharge options, which may include shelters.

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

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

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

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

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

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

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

These agencies include:

We Care  
Community Housing and Shelter Services  
Interfaith Ministries

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

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

## **EMERGENCY SHELTER GRANT PROGRAM**

The Emergency Shelter Grants (ESG) program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable

homeless individuals and families to move toward independent living. The Emergency Shelter Grants program was originally established by the Homeless Housing Act of 1986, in response to the growing issue of homelessness among men, women, and children in the United States. In 1987, the ESG program was incorporated into subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371-11378).

ESG is a formula-funded program that uses the CDBG formula as the basis for allocating funds to eligible jurisdictions, including States, territories, and qualified metropolitan cities and urban counties for:

- Rehabilitation/Renovation/Conversion
- Essential Services
- Operational Costs
- Homeless Prevention Activities
- Administrative Costs

The Emergency Shelter Grant (ESG) Program is to supplement State, local and private efforts to improve the quality and number of emergency shelters and transitional facilities for homeless people. The purpose of ESG funds is to help operate these facilities, to provide essential support services to residents, and to help prevent at-risk families or individuals from becoming homeless.

Stanislaus County became eligible for Emergency Shelter Grant (ESG) funds for the first time during the 2004-05 fiscal year. Funds were set aside for this program to allow non-profits and service providers to apply through a competitive process for an Emergency Shelter Grant. The maximum amount that an eligible agency may apply for is outlined in Section III.

#### **Available Resources/Use of Funds**

During the 2007-08 fiscal year the County received \$109,700 in ESG funds. A total of \$26,722.26 will be carried into the upcoming fiscal year. This money was not expended due to a transition of administrative staff of one of the ESG Grantee agencies and costs being less than anticipated in one of the rehabilitation projects. The carry-over amount will be re-allocated into the category from which it originated and be expended during FY 2008-09. A total of four homeless service providers received funds during the fiscal year that provided services throughout the County. During the 2007-08 fiscal year homeless service providers used over \$900,000 in matching funds from other public and private sources to ensure successful programs. Following is a summary of the accomplishments for the ESG program:

#### ***SUMMARY OF EMERGENCY SHELTER GRANT (ESG) PROGRAM ACCOMPLISHMENTS***

Stanislaus County became eligible for Emergency Shelter Grant (ESG) funds for the third time during the 2007-08 fiscal year. Funds were set aside for this program to allow non-profits and service providers to apply through a competitive process for an ESG program grant. The maximum amount that an eligible agency may apply for is outlined in this section. The public service grant is to provide a service to eligible Stanislaus County Consortia residents. The activities funded must meet the regulations outlined in this section. Applications were released on January 10, 2007 and were due February 9, 2007. Applications were then received by the County Planning and Community Development Department and reviewed and scored by a review team, consisting of a representative from the County Planning & Community Development Department (non-CDBG division), the cities of Ceres, Newman, Oakdale, Patterson, the County Chief Executive Office, and a representative from the Housing and Supportive Services Collaborative of Stanislaus County. The top scoring applications were then presented to the County Board of Supervisors for final approval.

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

Designed as a first step in a Continuum of Care plan of assistance, the ESG program strives to address the immediate needs of persons residing on the street and needing emergency shelter and transitional housing, as well as assisting their movement to independent living through permanent housing and permanent supportive housing.

While flexible in terms of serving all homeless subpopulations and preventing persons from becoming homeless, the 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 are the five categories of eligible activities and their regulations:

- Renovation, Rehabilitation, Conversion
- Essential Services
- Operational Costs
- Homeless Prevention Activities
- Administrative Costs

## **ESG PUBLIC SERVICE GRANTEES**

The following are the ESG grantees and a project summary for the 2007-08 fiscal year for Stanislaus County:

### **ESG Administration**

**\$5,485.00 Funds Budgeted**

**Project # ESG-07-01**

**\$5,485.00 Funds Expended**

ESG funds were used to pay for administration costs for staff involved with the program. This includes, but is not limited to time that is devoted to the coordination and administration of the ESG program and HMIS system.

### **Children's Crisis Center**

**Guardian House Shelter Program**

**Project # ESG-07-02**

**\$10,000.00 Funds Budgeted**

**\$10,000.00 Funds Expended**

A new component was added to the Guardian House Shelter Services with the addition of a Children's Therapeutic Play Program. This new program will benefit homeless abused, neglected children, and at-risk children living within the City of Oakdale. The shelter provides essential services of respite childcare, emergency shelter, case management, 24-hour crisis hot-line, and family education. During FY 2007-08, the program served a total of 220 children.

### **Community Housing & Shelter Services**

**Rental Assistance Program**

**Project # ESG-07-03**

**\$15,139.00 Funds Budgeted**

**\$15,139.00 Funds Expended**

The Rental Assistance Program provided a first month for move-in rent or a current month of rent to avoid eviction ultimately helping to prevent homelessness. This program successfully assisted 55 families/households.

For households that had a verifiable financial emergency which left the household unable to pay the current month of rent/mortgage, Community Housing and Shelter Services paid the rent/mortgage so that the household could remain in their housing, thus preventing them from being evicted or foreclosed upon and becoming homeless.

Most landlords/property managers require a first and last month rent or deposit to move into an apartment, house or duplex. Most low-income households are able to pay monthly rent, which typically takes up to 80% of their income; however, they are unable to save the money to pay both first and last or deposit. The Rental Assistance Program provided the



funding for Community Housing and Shelter Services to pay the first month of rent, to assist the households with moving into their new home and preventing the household from becoming homeless.

***Inter-Faith Ministries***  
**Redwood Family Center**

**Project # ESG-07-04**

***\$27,210.00 Funds Budgeted***  
***\$27,210.00 Funds Expended***

The Redwood Family Center serves as a transitional shelter for women with children. Most women enter the RFC coming out of jail or a treatment program and do not have custody of their children. At RFC, while the women are working on their clean and sober issues, they are also working on reuniting with their children. Some of the women are given custody of their children because they move into Redwood, which is a clean, sober, and safe environment. ESG funding was used for the installation and roof mounting of a cooling and heating system. The addition of air conditioning and heating allow for the comfort, safety, and health of the children, staff, and volunteers at RFC. A total of 300 women and children were served in FY 2007-08.

***Inter-Faith Ministries***  
**Santa Fe Project**

**Project # ESG-07-05**

***\$24,656.00 Funds Budgeted***  
***\$11,418.71 Funds Expended***

This program is designed to assist families with children that are recovering from substance abuse. The facility provides a clean and sober living environment and operates during the months of December through March. During the 2007-08 fiscal year, this agency used ESG funds to continue to expand a housing program for the eligible families during inclement weather months. Twenty-two (22) units were available to assist the families. A total of 121 individuals were provided with emergency winter shelter. Of the total families staying at the shelter, 81% found permanent housing.

***The Salvation Army***  
**Winter Shelter Roof Repair**

**Project # ESG-07-06**

***\$27,210.00 Funds Budgeted***  
***\$19,603.00 Funds Expended***

The Salvation Army utilized ESG funds for the purpose of assisting in the cost of repairing the roof of its 9<sup>th</sup> Street Homeless Shelter facility. The Salvation Army undertook major renovation activities to bring it into compliance with city code standards. It is in process to become a state of

the art Winter Emergency Shelter including shower and laundry facilities. This year the program served 780 unduplicated individuals throughout the program year.

## **ASSESSMENTS**

The Stanislaus County Consolidated Plan was adopted by the Board of Supervisors, in May 2007. As part of the Consolidated Plan there were several goals and housing objectives outlined for the period 2007-2011 by the Stanislaus County Community Development Block Grant Consortium. The following are the objectives and assessments of accomplishments:

**Special Needs/Supportive Services:** To provide support services and facilities for the homeless and increase the supply of transitional housing.

### **Analysis and Actions**

During FY 2007-08 Stanislaus County continued to partner with WE CARE and the City of Turlock to expand an overnight emergency winter shelter for the months of November-April 2007. The Shelter provided a safe and clean environment. Area churches provided meals, and referrals for social services were also available. Stanislaus County still partners with the Salvation Army and the City of Modesto on the development of a day facility, permanent shelter, and the development of twenty-two (22) units of transitional housing for the homeless. The County assisted the WE CARE shelter in Turlock through the CDBG program to serve residents of the unincorporated area of the County.

In December 2007, the County partnered with the City of Turlock for a fifth year to establish a temporary shelter for the homeless for the winter months. It was opened in December 2004 at a new location in downtown Turlock (where they hope to establish a permanent shelter and Day Facility combined with permanent supportive services), and operated for five months. By partnering with different organizations, the shelter was able to expand its months of operation from the prior year and offer more services. Several individuals were able to find other types of shelter and employment after having stayed at the shelter. With an expansion, the facility was able to serve approximately sixty (60) people per night at the homeless shelter. An interest to create a permanent shelter for the homeless in the City of Turlock has been on-going and will be one of the goals of the County. There are efforts currently underway by the Turlock Community Collaborative to establish a homeless shelter for that community utilizing Redevelopment, HOME, CDBG, and ESG funds.

Through the Public Service Grant and Emergency Shelter Grant program, the County was able to fund a transitional housing program and a winter homeless shelter through Inter-Faith Ministries. The Santa Fe Project, a homeless shelter that operates during the winter was able to assist twenty-

one (21) housing units to date and served 126 individuals during FY 2007-08. Another program, "Redwood Family Center", shelters homeless women and children, assists them with rehabilitation and permanent housing and assisted 309 individuals. This project will receive some ESG funds to rehabilitate a portion of the facility in the coming fiscal year.

Through the Emergency Shelter Grant (ESG) Program (FY 2007-08) the County was able to assist over 128 individuals and retrofit one unit with a wall-mounted heater allowing homeless families to have a warm place to live during the winter months. Of those, 68% found permanent housing by the end of their stay.

Both the City of Modesto and the City of Turlock in collaboration with the County of Stanislaus, plan to have a permanent Homeless Day Facility and Shelter within their communities. Currently both are still considered temporary in status, but Salvation Army now has ownership of their facility and has a permanent day facility in place.

*Homeless Strategic Plan/HMIS Project:* The project will enter its third year of operation. In its initial year the Collaborative used ServicePoint Software on a regional basis with both Fresno and Madera Counties and collected data from all County ESG participants along with the Housing Authority's Shelter Plus Care program. Due to increased software agreement costs the Stanislaus County Housing and Support Services Collaborative applied for assistance through the SuperNOFA-SHP funds and was awarded a two-year contract. Data input began during the 2005-2006 fiscal year for all County ESG Grantees, and Housing Authority Homeless Related Programs (SPC). During the coming fiscal year City of Modesto ESG participants plan to participate in making it a more comprehensive homeless data collection system is in final contract language negotiations.

*10 Year Plan to End Homeless- Stanislaus Housing & Supportive Services Collaborative:* The Collaborative has approved the final draft of the 10 Year Plan to End Long-Term Homelessness and it was also presented to the Turlock Collaborative during FY 2005-2006 for review and approval. The review committee made final changes and has taken the document to the Stanislaus County Board of Supervisors, the City Council of Modesto, and all participating Consortia City Councils within the County's CDBG Consortium (Ceres, Newman, Oakdale, Patterson, and Waterford), where it received unanimous approval. The 10 Year Plan to end homelessness would reach completion by FY 2014-2015.

## **Continuum of Care**

Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford are members of the Continuum of Care Housing and Supportive Services Collaborative of Stanislaus County. At the local level, this collaborative provides the most comprehensive analysis of the

homeless population and service availability in Stanislaus County. This collaborative is comprised of the Housing Authority of Stanislaus County, Community Housing and Shelter Services, Behavioral Health and Recovery Services, Center for Human Services, Stanislaus County Redevelopment Agency, the City of Turlock, the City of Modesto, faith-based organizations, and over a dozen service providers.

One of purposes of the Continuum of Care Collaborative is to fund projects that assist homeless persons in self-sufficiency and permanent housing. Funds may be allocated through a competitive process and used for the Supportive Housing Program (SHP) and Shelter Plus Care.

The Continuum of Care System consists of three components. They are:

- 1) Emergency shelter/assessment effort which provides immediate shelter and can identify an individual's needs; or,
- 2) Offering transitional housing and necessary social services. Such services include substance abuse treatment, short-term mental health services, independent living skills, job training; or,
- 3) Providing permanent supportive housing arrangements.

While not all homeless individuals and families in a community will need to access all three components, unless all three are coordinated within a community, none will be successful. A strong homeless prevention strategy is a key to the success of the Continuum of Care.

Collaborative agencies gather information through a Continuum of Care homeless survey that is distributed in early June and tallied at the end of May. The survey results are included in the annual Continuum of Care application prepared by the collaborative.

To obtain demographic data on the homeless and those at risk of becoming homeless, a consumer resource questionnaire is distributed to places where homeless are known to congregate and/or receive services such as meals, shelter, day center facilities. The following are some of the results of the survey conducted on January 28, 2007. The next survey will take place in January 2009.

1,593 of the respondents reported they were homeless at the time they completed the survey.

**Emergency Shelter- 415**

Number of Households w/ dependent children - 56

Number of Persons in Families with children - 166

Number of Households w/o dependent children- 243

Number of Single individuals- persons in Households without Children - 249

### **Transitional Shelter- 219**

Number of Households w/ dependent children - 64

Number of Persons in Families with children - 186

Number of Households w/o dependent children- 33

Number of Single individuals- persons in Households without Children - 33

### **Unsheltered Interviewed- 959**

Number of Households w/ dependent children -81

Number of Persons in Families with children - 240

Number of Households w/o dependent children- 719

Number of Single individuals- persons in Households without Children-719

### **Total- 1593**

Number of Households w/ dependent children - 201

Number of Persons in Families with children - 592

Number of Households w/o dependent children- 944

Number of Single individuals- persons in Households without Children-1001

## **COMMUNITY DEVELOPMENT**

\*Please also refer to the Community Development Table in the Needs.xls workbook.

### **1. Assessment of Relationship of CDBG Funds to Goals and Objectives**

- a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.**

The priorities for Non-Housing Community Development Needs identified in the Consolidated Plan are Public Infrastructure and Public Services. In many neighborhoods and communities of the planning area, public infrastructure is minimal or non-existent, causing this to be a high priority need. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods, but are non-existent in older neighborhoods. The cities of Ceres, Newman, Oakdale, Waterford, as well as Stanislaus County utilized CDBG funds for infrastructure improvement related projects. As a result of these improvements, residents of the surrounding project area enjoy an improved quality of life.

Through the Public Services Program, the County sets aside 10% of its annual CDBG allocation for programs that provide services to low to moderate-income families or individuals. In FY 2007-08, a total of fifteen (15) non-profit agencies were awarded \$255,340. Over 30,000 individuals received a form of service through the funded agencies. Funded services ranged from meal and shelter for low-income children to emergency food assistance programs. The services provided through the funded programs positively impact the lives of the individuals served.

**b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.**

The first year CAPER for this Consolidated Plan cycle has met or exceeded the goals set by the community and staff within the Entitlement area. All homes served meet the moderate-income limits and fall below the 80% area median income (AMI) for the area. Over 5% of the population served by program funds falls below the 0%-50% AMI for the area, and approximately 95% of the population served falls within the 50%-80% AMI for the community being served. Specific numbers are reflected in project charts at the conclusion of this document.

**c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

All Entitlement funds utilized in projects and programs served those at or below 80% of the area median income (the Workforce Development program also utilized local redevelopment funds that served a small number of families between the 80%-120% AMI threshold for Redevelopment Agencies).

**2. Changes in Program Objectives**

**a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**

One area in which there is a slow shift in program objectives is towards workforce development and economic development partnering opportunities. The Consortia has a goal to expand technology training opportunities throughout the County Unincorporated areas and within the boundaries of the five partner Cities. The primary reason for this change in methodology is a result of seeing a need for the population to receive the skills necessary for them to receive a livable wage to provide for their needs.

**3. Assessment of Efforts in Carrying Out Planned Actions**

**a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.**

Consortia staff actively pursues State and Federal funding sources for all programs that are offered as well as offering incentives for public service programs to provide local leverage to help sustain their program as demand for services grow. During the past fiscal year County Staff was successful in securing \$600,000 in CalHome funds to use in combination with HOME and local Redevelopment funds.

**b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.**

All certification requests submitted to staff for consideration and acknowledgement that their program is consistent with the Consolidated Plan were reviewed and compared with the Consolidated Plan document and reviewed again by a second staff person for consensus. If consistency was not found the request would be referred to the Consortia's Loan Review Committee. To date all requests for certifications have met consistency standards and have been approved by the Consortia.

**c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.**

Consortia staff meet and exceed all public noticing requirements and also attend many community meetings (that include but are not limited to the following: Housing & Support Services Collaborative, various Municipal Advisory Committee meetings, community meetings throughout the County and within all Consortia Cities, City Council Meetings, Board of Supervisor Meetings, Services to Older Adults Advisory Council Meetings, Mental Health Services Act (MHSA) Stakeholder Committee Meetings, and other various community meetings throughout the Consortia to assure that Consortia staff does not hinder implementation of the Consolidated Plan and stays in touch with the needs of the target population.

**4. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year**

- a. Identify the type of program and number of projects/units completed for each program.
- b. Provide the total CDBG funds involved in the program.
- c. Detail other public and private funds involved in the project.

1. The County funds a Minor Home Repair program through the Housing Authority. This program is available to homeowners that need assistance with the costs of repairing emergency health and safety issues in to their homes. This program only assists owner-occupied homes and the maximum available through this program is \$10,000. The program is available for residents of the unincorporated areas of the County and assists approximately seven (7) households per fiscal year.
2. Through the Major Home Rehabilitation Program, the County offers qualifying homeowners the opportunity to rehabilitate a home that is experiencing the effects of deterioration. The homeowner is offered a deferred payment loan that is not due until the home is sold, a transfer of deed occurs, or if the home is no longer the homeowner's primary residence. The program requires that the household be

income eligible and the home be located in the unincorporated area of the County. The County was able to assist two (2) households during the last fiscal year.

3. The County partners with the cities in new housing projects by deferring the collection of its Public Facilities Fees.
4. The City of Oakdale also offers a Housing Rehabilitation Program to income eligible residents. A loan of \$45,000-60,000 is available for qualifying seniors. Very low-income households are offered a loan at 0%, and low and moderate income households can qualify for a deferred payment loan at 3% that is due and payable after 20 years.

### **Major Home Rehabilitation Program**

The Housing Authority of the County of Stanislaus administers this program for the County and reports monthly to program staff. Progress on current loans and funding availability are reported as well any other issues that may arise from projects. A loan committee reviews all projects prior to approval of rehabilitation work.

### **Minor Home Repair Program**

The Housing Authority of the County of Stanislaus administers this program for the County and reports monthly to program staff. Progress on current loans and funding availability are given, as well any other issues that may arise from projects. A loan committee reviews all projects prior to approval of rehabilitation work.

There are monitoring procedures tailored to the above-mentioned programs. Staff is continually working on improving program oversight by attending training on compliance topics, remaining up to date with amendments to regulations and/or OMB circulars, and developing written procedures and forms.

### ***HOME funds***

The County funds a Minor Home Repair program that provides assistance to very low and low-income residents to retrofit homes to accommodate such items as wheel chair ramps, wider doorways, or handicapped-access bathrooms. During the 2006-07 fiscal year eight (8) loans were made.

Finally, the County continued its efforts to further affordable housing by continuing its First Time Homebuyers program and housing rehabilitation programs. The County offers up to \$75,000 in down payment assistance for income eligible applicants for the purchase of a home in the unincorporated areas of the County. Such programs allow those who are currently in rent-burdened situations to save more of their money for basic living needs and to assist in saving for a down payment.



## **Antipoverty Strategy**

### **1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.**

To reduce the number of persons living under poverty level, Stanislaus County has continued its partnership with the Stanislaus Housing and Support Services collaborative in support of activities such as “point in time counts” as well as assists with application of SuperNOFA funding opportunities to offset the outstanding need for homeless shelter and services within the community. As well as, provide a portion of CDBG and ESG funding to various non-profits that have a proven track record of assisting the homeless on their path towards toward work and full time housing.

### **OTHER NARRATIVE**

Include any CAPER information that was not covered by narratives in any other section.

### **K. Coordination Efforts**

Stanislaus County recognizes that the Stanislaus County Community Development Block Grant Consortium cannot work alone in achieving the goals outlined in the Consolidated Plan. Therefore the Consortium is a member of and participates with various collaboratives throughout the County. The Consortium participates in the following in order to better serve and coordinate the needs of the community.

#### **HUD Telecasts**

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

#### **Turlock Community Collaborative**

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

#### **Housing and Supportive Services**

Stanislaus County and the cities of Ceres, Newman, Oakdale, Patterson, and Waterford are members of the Housing and Supportive Services Collaborative, which is the governing body of the Continuum of Care plan for the area. The Collaborative consists of service providers, the Sheriffs Department, affordable housing developers, government agencies, and

community advocates. This collaborative has developed a homeless and consumer survey that is distributed by member agencies on an annual basis. The information is then collected and shared among the agencies for efficient service delivery, as well as for purposes of resource identification and development. During FY 2007-08 County staff has played a key role in the functionality of the countywide HMIS system that was implemented in October 2004. The Planning Department, Behavioral Health and Recovery Services Agency (BHRS), and the Housing Authority have worked throughout the fiscal year to ensure the operation of a HMIS system for the Collaborative in order to meet HUD's mandate that all ESG program participants are part of, and actively enter the pertinent universal data elements into the HMIS system. County staff serves on several sub-committees of the Collaborative such as the Homeless Management Information System (HMIS), Special Populations, Grant Review, Funding and Clearinghouse, and the Executive Committee.

### **Housing Authority**

The Housing Authority and Stanislaus County have a strong relationship and continue to work towards furthering decent, safe, and affordable housing throughout the County. The County funds several programs such as the Minor Home Repair and Sewer Lateral Connection program that the Housing Authority administers. The Housing Authority also serves on several housing and community development related committees for the County.

### **Workforce Development**

During fiscal year 2007-2008, Stanislaus County continued to provide technical and monetary support to the Workforce Development Program. This program is a collaborative effort between Stanislaus County, Habitat for Humanity, Modesto Junior College, American G.I. Forum and the City of Modesto. Program participants in the pre-construction training course are low income, and receive vocational training in construction trade practices. They also are provided courses on academic and personal improvement needed to progress in the construction field, including Construction Math, English as a Second Language, and GED preparation. RDA funds were used to develop a new component to the program that offers work experience to current and new program participants.

This year Workforce Development in collaboration with Economic Development staff are part of the Connecting Stanislaus Community wide technology strategy that has developed a targeted technology training model (T3) based upon the notion that while computers have become prevalent for many, gaps in computer experience and training still exist in our workplace. CDBG funds have been used along with Economic Development bank dollars to allow a Computer Tutor staff person the means necessary to training extremely low and low-income people with essential computer skills needed for them to find a stable living wage job within our community.

## **Appendix A –**

- A. Stanislaus County Consortium Summary of Specific Annual Objectives for 2007-2008
- B. Summary of Specific Annual Objectives for 2007-2008 CDBG Public Service Program Grantees
- C. Summary of Specific Annual Objectives for 2007-2008 ESG Grantees

**Stanislaus County Consortium  
Summary of Specific Annual  
Objectives for 2007-2008**

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

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 City of Ceres Richland Avenue Infrastructure Project</b>	Address the need for infrastructure improvements in the Richland Avenue residential area through the installation of curb, gutter, sidewalk, and matching pavement.	<b>CDBG</b>	Number of residents of the Richland Avenue income eligible area that will benefit from infrastructure improvements.	2007	500	3900	100%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 City of Newman Water &amp; Sewer Line Infrastructure</b>	Address the need for infrastructure improvements to rural residential archaic water and sewer lines and manholes in the eligible residential area east of HWY 33, Inyo Avenue (south) and T Street (west), Yolo Street (north), and R Street.	<b>CDBG</b>	Number residents benefiting from infrastructure improvements in the eligible residential area.	2007	0	0	0%
				2008	1019		
				2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.2 City of Oakdale Gilbert Street Infrastructure Project</b>	Address the need for infrastructure improvements in the Gilbert Street eligible residential area through predevelopment activities for infrastructure improvements.	<b>CDBG</b>	Number of residents benefiting from infrastructure improvements in the income eligible area.	2007	0	1830	100%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							

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

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
<b>SL-1</b>	<b>Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1</b> <b>City of Patterson</b> <b>Third Street</b> <b>Infrastructure</b> <b>Project</b>	Address the need for infrastructure improvements in the eligible residential area of Third Street through the replacement of approximately 1500 linear feet of 6 and 8-inch sewer main.	<b>CDBG</b>	Number of residents benefiting from infrastructure improvements in the income eligible area.	2007	45	0	0%	
				2008	967			
				2009				
				2010				
		2011						
<b>GOAL</b>								
<b>SL-1</b>	<b>Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1</b> <b>City of</b> <b>Waterford</b> <b>North</b> <b>Western</b> <b>Avenue</b> <b>Infrastructure</b> <b>Project</b>	Address the need for infrastructure improvements in the eligible residential area of North Western Avenue generally bounded by Kadota Avenue to the north and Yosemite Boulevard to the south.	<b>CDBG</b>	Number of residents benefiting from infrastructure improvements in the income eligible area.	2007	97	121	100%	
				2008				
				2009				
				2010				
		2011						
<b>GOAL</b>								
<b>SL-1</b>	<b>Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1</b> <b>Stanislaus County</b> <b>Empire</b> <b>Infrastructure</b> <b>Project</b>	Address the need for infrastructure improvements in the town of Empire through the pre-development of portions of the Empire Storm Drain Infrastructure.	<b>CDBG</b>	Number of residents benefiting from infrastructure improvements in the income eligible area.	2007	0	0	0%	
				2008	0	0	0%	
			<b>RDA</b>		2009	2453		
					2010			
					2011			
<b>GOAL</b>								

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

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>DH-2 Affordability of Decent Housing</b>							
<b>DH-2.1</b> <b>Stanislaus County</b> <b>First Time Home</b> <b>Buyers Down</b> <b>Payment Assistance</b> <b>Program</b>	Address the need for affordable decent housing by offering down payment assistance to low income first time homebuyer households	<b>HOME</b>	<ul style="list-style-type: none"> <li>- Number of low-income households assisted.</li> <li>- Number of first time homebuyers.</li> <li>- Number receiving counseling.</li> <li>- Number receiving closing costs.</li> </ul>	2007	8	11	100%
				2008			
				2009			
		2010					
		2011					
<b>GOAL</b>							
<b>DH-2.2</b> <b>Stanislaus County</b> <b>Housing</b> <b>Rehabilitation</b> <b>Program</b>	Address the need for affordable decent housing by offering minor and major home rehabilitation assistance to low-income households.	<b>CDBG</b>	<ul style="list-style-type: none"> <li>- Number of households brought to standard.</li> <li>- Number of units made accessible.</li> </ul>	2007	5	6	100%
				2008			
				2009			
		2010					
		2011					
<b>GOAL</b>							
<b>EO-1 Availability/accessibility of Economic Opportunities</b>							
<b>EO-1.1</b> <b>Stanislaus County</b> <b>Workforce</b> <b>Development</b>	Address the need for economic opportunities for low to moderate-income individuals through technology training.	<b>CDBG</b>	Number of income-eligible individuals seeking marketable Technology Training skills to assist them in their pursuit of livable wage income.	2007	550	484	88%
				2008	400		
				2009			
		2010					
		2011					
<b>GOAL</b>							

**Table 2C Summary of Specific Annual Objectives**

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>DH-2 Affordability of Decent Housing</b>							
<b>DH-2.1 City of Oakdale First Time Home Buyers Down Payment Assistance Program</b>	Address the need for affordable decent housing by offering down payment assistance to low-income first time homebuyer households.	<b>HOME</b>	- Number of low-income households assisted.	2007	2	2	100%
			- Number of first time homebuyers.	2008			
			- Number receiving counseling.	2009			
			- Number receiving closing costs.	2010			
		<b>GOAL</b>			2011		
<b>DH-2 Affordability of Decent Housing</b>							
<b>DH-2.1 City of Ceres First Time Home Buyers Down Payment Assistance Program</b>	Address the need for affordable decent housing by offering down payment assistance to low-income first time homebuyer households.	<b>CDBG</b>	- Number of low-income households assisted.	2007	3	0	0%
			- Number of first time homebuyers.	2008			
			- Number receiving counseling.	2009			
			- Number receiving closing costs.	2010			
		<b>GOAL</b>			2011		
<b>DH-2 Affordability of Decent Housing</b>							
<b>DH-2.1 City of Patterson First Time Home Buyers Down Payment Assistance Program</b>	Address the need for affordable decent housing by offering down payment assistance to low-income first time homebuyer households.		- Number of low-income households assisted.	2007	2	2	100%
			- Number of first time homebuyers.	2008			
			- Number receiving counseling.	2009			
			- Number receiving closing costs.	2010			
		<b>GOAL</b>			2011		

**Summary of Specific Annual Objectives  
for 2007-2008 CDBG Public Service  
Program Grantees**

**Summary of Specific Objectives**

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 American Red Cross</b>	Address the need for low and moderate-income population Health and Safety Emergency preparedness education by providing CPR/First Aid sessions and emergency preparedness workshops to increase the number of individuals who have the basic skills to respond to a need depending on a situation.	<b>CDBG</b>	Number of unduplicated individuals participating in a CPR/First Aid Course.  Number of unduplicated individuals participating in Emergency preparedness workshops.	2007	523	95	18%
				2008			
				2009			
				2010			
				2011			
		<b>GOAL</b>					
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 Center for Human Services-Westside Resource Ctr.</b>	Address the need for community development activities for low and moderate-income youth in the Westside by offering youth the opportunity, via scholarships, to participate in the Patterson Parks and Recreation Department recreational programs as well as other recreational programs available within the county.	<b>CDBG</b>	Number of unduplicated individuals who participated in the parks and recreation programs via CDBG funded scholarships.	2007	155	114	74%
				2008			
				2009			
				2010			
				2011			
		<b>GOAL</b>					
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 Children's Crisis Center Children's Nutrition &amp; Education Program</b>	Address the need for services for low and moderate-income children at risk of abuse, neglect, homelessness and exploitation by providing childcare, shelter, and meals. A nutrition education component will be provided to these children.	<b>CDBG</b>	Number of unduplicated children provided with childcare, shelter, and meals through the nutrition and education program.	2007	262	348	133%
				2008			
				2009			
				2010			
				2011			
		<b>GOAL</b>					



**Table 2C Summary of Specific Objectives**

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1</b> <b>Catholic Charities Not in Our County- Stopping Dependent Adult and Elder Abuse Program</b>	Address the need to educate low-and moderate-income Stanislaus County elders and dependent adults who are in need of education that will reduce their likelihood of becoming a victim of any form of abuse, via mandated reporter trainings, outreach/presentations, and information and referral.	<b>CDBG</b>	<ul style="list-style-type: none"> <li>- Number of unduplicated elders and dependent adults educated through the Dependent Adult and Elder Abuse prevention program.</li> <li>- Number of elders served as a result of the mandated reporter trainings.</li> </ul>	2007	204	208	102%
				2008			
				2009			
				2010			
				2011			
			<b>GOAL</b>				
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.2</b> <b>Catholic Charities Senior Self Sufficiency Program Assisted Transportation</b>	Address the need for services of a special needs population, senior citizens, by providing low and moderate-income elderly residents with transportation needs to allow them to remain independent.	<b>CDBG</b>	<ul style="list-style-type: none"> <li>- Number of unduplicated seniors provided with transportation services.</li> </ul>	2007	80	82	103%
				2008			
				2009			
				2010			
				2011			
			<b>GOAL</b>				
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>EQ-1</b> <b>Catholic Charities Workforce Development In-Home Care Professionals Training</b>	Address the need for economic development programs through workforce development by offering a training program for in-home care professionals assigned to care for elders and dependent adults. The training will benefit two segments of the population: <ul style="list-style-type: none"> <li>- Under or unemployed and</li> <li>- Older residents depending on in-home care.</li> </ul>	<b>CDBG</b>	<ul style="list-style-type: none"> <li>- Number of individuals receiving in-home care training.</li> <li>- Number of senior citizens receiving in-home care services.</li> </ul>	2007	35	24	69%
				2008			
				2009			
				2010			
				2011			
			<b>GOAL</b>				

**Table 2C Summary of Specific Objectives**

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 Disability Resource Agency for Independent Living (DRAIL)</b>	Address the need for services of a special needs population, persons with disabilities, by providing assistive technology equipment that will increase a person's independence and self-sufficiency.	<b>CDBG</b>	Number of individuals receiving assistive technology equipment.	2007	24	13	54%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 Healthy Aging Association Young at Heart Program</b>	Address the need for services of a special needs population, senior citizens, by providing low and moderate-income elderly residents strength training exercise classes and fall prevention and health outreach.	<b>CDBG</b>	Number of seniors provided with strength training (180). Number of seniors provided with fall prevention and health education outreach (1020).	2007	198	213	108%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 Parent Resource Center Oakdale Young Mother's Parenting Program</b>	Address the need for child abuse preventive services by providing extremely low to moderate-income pregnant/parenting teen and young adult mothers with children age 0-5 with parenting educational classes.	<b>CDBG</b>	Number of unduplicated individuals who received child abuse prevention services.	2007	70	114	163%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							

**Table 2C Summary of Specific Objectives**

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 Salida Union School District Parent-Child Reading Partners</b>	Address the need for educational opportunities for parents that will help them better meet the needs of their children by providing low income students who struggle with reading a one hour class with parent involvement in interactive reading learning activities.	<b>CDBG</b>	Number of unduplicated children benefiting from the parent-child interactive reading program.	2007	150	105	78%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 Second Harvest Food Assistance Program</b>	Address the demand for emergency food needs in Stanislaus County by providing different non-profit agencies throughout the county with food assistance, which in turn distribute the food to low-income families.	<b>CDBG</b>	Number of unduplicated individuals receiving food assistance.	2007	25,000	30,748	123%
				2008			
				2009			
				2010			
				2009			
<b>GOAL</b>							
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 The Arc of Stanislaus County Senior Meals Programs</b>	Address the need for services of a special needs population, senior citizens, by providing low-income seniors home delivered and congregate meals.	<b>CDBG</b>	Number of unduplicated seniors provided with meals.	2007	350	339	97%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							

**Table 2C Summary of Specific Objectives**

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1</b> <b>We Care Program</b> <b>We Care Emergency Shelter</b>	Address the needs of the homeless population by providing emergency shelter during the worst part of the winter to homeless individuals and assist them in finding jobs, enter residential programs, obtain permanent housing, and receive assistance that will allow them to overcome certain barriers facing the homeless population.	<b>CDBG</b>	Number of unduplicated homeless individuals who were provided shelter and essential services.	2007	300	237	79%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1</b> <b>Westside Food Pantry</b> <b>Emergency Food Assistance Program</b>	Address the need for emergency food assistance by providing food for families temporarily out of work, single mothers, and senior citizens in the Westside area. The pantry will provide English children's books to all children under the age of 13 as they visit the pantry to stimulate an interest in learning and enhance proficiency in English.	<b>CDBG</b>	Number of unduplicated individuals receiving emergency food assistance.	2007	3140	5079	162%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1</b> <b>Project Sentinel</b> <b>Fair Housing</b>	Address the HUD mandated obligation to affirmatively further fair housing through fair housing enforcement, fair housing awareness, and housing counseling.	<b>CDBG</b>	<ul style="list-style-type: none"> <li>- Number of unduplicated individuals receiving fair housing counseling</li> <li>- Number of individuals receiving information and referral.</li> <li>- Number of individuals benefiting from fair housing enforcement.</li> </ul>	2007	224	232	104%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							

**Summary of Specific Annual Objectives for  
2007-2008 ESG Grantees**

**Table 2C Summary of Specific Objectives**

Specific Obj. #	Outcome/Objective  Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-1</b>	<b>Availability/Accessibility of Suitable Living Environment</b>						
<b>SL-1.1 Children's Crisis Center Guardian House Therapeutic Play Program</b>	Address the need for services for low and moderate-income homeless abused, neglected, and at risk children within the geographic boundaries of Oakdale by providing recreation and play activities designed to increase developmental capabilities, reduce stress levels and encourage communication through play.		Number of unduplicated low-income homeless children participating in the Therapeutic Play Program.	2007	50	220	440%
				2008			
		<b>ESG</b>		2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1</b>	<b>Availability/Accessibility of Suitable Living Environment</b>						
<b>SL-1.1 Community Housing and Shelter Services Homeless Prevention Through Supportive Services</b>	Address the specific needs of the homeless as well as households that are at risk of losing their permanent housing and becoming homeless, through the provision of rental assistance vouchers to those that are in jeopardy of becoming homeless or those that may be in jeopardy of losing their home due to temporary circumstances.		Number of unduplicated individuals served with emergency rental assistance to avoid eviction, and case management services.	2007	35	80	229%
				2008			
		<b>ESG</b>		2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1</b>	<b>Availability/Accessibility of Suitable Living Environment</b>						
<b>SL-1.1 Inter-Faith Ministries Redwood Family Center</b>	Renovation of the Redwood Family Center by installing a roof mounted heating and air conditioning unit on the child care building. Currently there is no cooling or heating system. The addition of air conditioning and heating would add to the comfort, safety, and health of the children, staff, and volunteers.		Number of unduplicated women and children at or below 80% of the area median income receiving shelter.	2007	140	300	214%
				2008			
		<b>ESG</b>		2009			
				2010			
				2011			
<b>GOAL</b>							

**Table 2C Summary of Specific Objectives**

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1 Inter-Faith Ministries Santa Fe Project</b>	Assist the special needs population, homeless families, with emergency winter shelter and assistance in securing the necessary services to move into permanent housing.	<b>ESG</b>	Total number of unduplicated individuals served with emergency shelter and services	2007	65	121	186%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>Salvation Army Winter Shelter Roof Repair</b>	Renovation of the Salvation Army 9 <sup>th</sup> Street Shelter facility through replacement of the roof.	<b>ESG</b>	Number of unduplicated homeless individuals provided with emergency shelter.	2007	300	780	260%
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1.1</b>		<b>ESG</b>		2007			
				2008			
				2009			
				2010			
				2011			
<b>GOAL</b>							