STANISLAUS URBAN COUNTY
AND
CITY OF TURLOCK

REGIONAL CONSOLIDATED PLAN

FISCAL YEARS 2015–2020

MAY 2015

STANISLAUS URBAN COUNTY/ CITY OF TURLOCK

Prepared by PMC for Stanislaus County
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REGIONAL CONSOLIDATED PLAN

FISCAL YEARS 2015-2020

MAY 2015

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Ceres, CA 95307

City of Hughson
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City of Newman
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City of Oakdale
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Oakdale, CA 95361

City of Patterson
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Patterson, CA 95363

City of Turlock
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Turlock, CA 95380

City of Waterford
312 E Street
Waterford, CA 95386

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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Each year the United States Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the Stanislaus Urban County and the City of Turlock, specifically Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME) grant. In order to receive these funds, the City of Turlock and the Stanislaus Urban County must complete a report every three to five years called a consolidated plan. In this case, the plan is called the Fiscal Year 2015-2020 Stanislaus Urban County / City of Turlock Regional Consolidated Plan (Con Plan).

Geographic Terms

Throughout this document the following geographic terms will be used.

- **Stanislaus Planning Area:** Includes the entirety of the planning area considered under this Con Plan: the cities of Turlock, Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford and the unincorporated area of the County.

- **Stanislaus Urban County:** A multi-jurisdictional CDBG entitlement, made up of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford and the unincorporated area of the County. Stanislaus County is the "lead entity" for the Stanislaus Urban County.

- **Unincorporated County:** Includes the entire unincorporated area of the County (this area is not a part of any municipality).

- **Entitlement Cities:** The CDBG entitlement cities in the County are Modesto and Turlock.

- **Home Investment Partnerships Program (HOME) Consortium:** The members of the HOME Consortium are Stanislaus Urban County and the City of Turlock. The City of Turlock is the "lead entity" for the HOME Consortium.

Purpose

The purpose of the Con Plan is to identify the Stanislaus Urban County and the City of Turlock's housing and community development needs, priorities, goals, and strategies and to stipulate how funds will be allocated to housing and community development activities over the period of the regional Con Plan, which in the case of the Stanislaus Urban County and the City of Turlock is five years.

The Stanislaus County Department of Planning and Community Development, Community Development Division, is the lead agency in developing the Con Plan. The Con Plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite (launched in May 2012), including the consolidated plan template in Integrated Disbursement and Information System (IDIS). Most of the data tables in the regional Con Plan are populated with default data from the US Census Bureau, mainly 2007–2011 Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data. Other sources are noted throughout the Con Plan, including the addition of more recent data where practical. The research process involved the analysis of the following key components: demographic, economic, and housing data; affordable housing market; special needs

populations (homeless and non-homeless); consultation with public and private agencies; and citizen participation.

The Con Plan process also included the development of the first-year Annual Action Plan, which is the annual plan that the Stanislaus Urban County and the City of Turlock prepares pursuant to the goals outlined in the Con Plan. A separate Annual Action Plan is prepared for each entity, called the Fiscal Year 2015-2016 Stanislaus Urban County Annual Action Plan (Stanislaus AAP) and the Fiscal Year 2015-2016 City of Turlock Annual Action Plan (City of Turlock AAP). These AAPs detail the activities that the Stanislaus Urban County and City of Turlock will undertake to address the housing and community development needs and local objectives using CDBG and other housing funds received during Fiscal Year 2015-2016.

The regional Con Plan is divided into five sections, with the Needs Assessment, Market Analysis, and Strategic Plan forming the key sections. The sixth section is placed in a separate document:

1. Executive Summary
2. Process
3. Needs Assessment
4. Market Analysis
5. Strategic Plan
6. Annual Action Plan

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Stanislaus Urban County and City of Turlock have organized their priority needs according to the structure presented in HUD regulations (24 CFR 91.215): affordable housing, homelessness, and non-housing community development. Priority is assigned based on the level of need demonstrated by the data that has been collected during the preparation of the Con Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs. Based on all of these components, housing needs are considered a high priority, followed by homelessness and non-housing community development needs.

The Stanislaus Urban County and City of Turlock have identified six goals to address housing and community development needs between Fiscal Year 2015-2016 and Fiscal Year 2019-2020:

1. Increase supply of affordable rental housing for Stanislaus Urban County and City of Turlock's lowest-income households.
2. Preserve existing affordable housing stock.
3. Provide housing and services to special needs populations.
4. Increase access to homeownership opportunities for Stanislaus Urban County and City of Turlock residents.
5. Provide funding for public facilities and improvements.
6. Promote economic development activities in the Stanislaus Urban County and City of Turlock.

During the five-year Con Plan period, the Stanislaus Urban County expects to receive approximately $2,197,687 annually in CDBG funding, for a five-year total of $10,988,435. During the five-year Con Plan period, the Stanislaus Urban County expects to receive approximately $190,669 annually in Emergency Solutions Grant (ESG) funding, for a five-year total of $953,345. During the five-year Con Plan period, the City of Turlock expects to receive $548,076 annually in CDBG funding, for a five-year total of $2,740,380. The HOME Consortium also anticipates at least $911,823 in annual HOME funds, for a five-year total of $4,559,115, and $1.6 million in one-time State CalHome funding for City of Turlock housing activities and administrative costs, over the five-year Con Plan period.

CDBG funds are used by the Stanislaus Urban County and City of Turlock for public services, public facilities and improvements, and planning and administrative costs. City of Turlock also uses its own CDBG funds for housing activities in addition. The CDBG program's primary objective is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Funds can be used for a wide array of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

The Stanislaus Urban County and City of Turlock receive HOME funding through HUD for additional housing activities. The HOME program provides Federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.

The Stanislaus Urban County and City of Turlock may also apply for CalHome funding from HCD when funding announcements are made by the State. These funds are awarded on a competitive basis for mortgage assistance for low- or very low-income first-time homebuyers or for owner-occupied rehabilitation for low- or very low-income homeowners.

CDBG and HOME funds could be coupled with local funds if available, allowing affordable housing projects to compete for additional funding provided by tax credits, bonds, and state financing programs. An investment by the Stanislaus Urban County and City of Turlock makes the projects more competitive in various funding competitions. All sources and types of funds are more limited now due to the current economic climate, along with the demise of statewide redevelopment tax-increment funds and housing set-aside funds. However, as in the past, the Stanislaus Urban County and City of Turlock will be as creative as possible in finding other sources of funding from local, State, Federal, and private sources in order to develop and deliver efficient and cost-effective projects.

3. Evaluation of past performance

As lead entity of the Stanislaus Urban County, Stanislaus County staff assumes overall responsibility for administration of CDBG and ESG funds. The City of Turlock assumes overall responsibility for administration of its own CDBG funds, as well as the HOME Consortium funds.

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

Performance of all Stanislaus Urban County members and public service grantees, as well as, HOME Consortium members are tracked in various categories from appropriate use of administrative funds to verifying that outputs (numbers served) and outcomes (how those served are better off after receiving the service) are being met for all awarded public service-related activities and County and City projects.

Public Service/ESG grantees that are not meeting the thresholds they pledged to meet during key points throughout the year are in jeopardy of receiving only partial or no funding in future fiscal years if they reapply for funding. Stanislaus County staff also monitors nonprofit organization processes used to better track and follow up with participants to ascertain participant outcomes (how the participant is better off after receiving a given service). This process helps to better justify the need for the service they provide within the community.

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

Stanislaus County staff continues to collaboratively work with its Stanislaus Urban County members to ensure that timeliness deadlines continue to be met in a timely manner.

4. Summary of citizen participation process and consultation process

The community outreach process included four community workshops, one stakeholder meeting, a print and online survey, and agency phone and email consultations on the Con Plan, on the Fiscal Year 2015-2020 Regional Analysis of Impediments to Fair Housing Choice (AI), and the Stanislaus County 2015–2023 Housing Element Update (Housing Element Update). Complete meeting notes, sign-in sheets, survey data, and agency consultations are provided in the Outreach Summary appendix.

5. Summary of public comments

The outreach effort for the Con Plan, the AI, and the Housing Element Update reached more than 600 interested participants and more than 40 local agencies. Overall, some general themes emerged throughout the process which help guide the development of the Con Plan and Housing Element Update. The themes can be broken down into the following six topic areas:

- Housing for seniors, disabled persons, and youth/families
- Public services and facilities for youth, seniors, and disabled persons
- Homeless services
- Housing for homeless households with children
- Job creation and retention
- Fair housing

Public Comment Period and Public Hearing Comments

The Stanislaus Urban County public comment period was from March 31, 2015 to May 5, 2015. During the public comment period two public comment letters (from the Stanislaus County Commission on Aging and the Salvation Army) were received expressing concern regarding public service applications not recommended for funding (Healthy Aging and the Salvation Army). A summary description and copies of

the letters may be accessed in the May 5, 2015 Board of Supervisors Staff Report at http://stancounty.com/bos/agenda/2015/20150505/PH905.pdf. The May 5th Staff Report also provides a discussion of concerns expressed by the United Samaritans Foundation regarding their application not being recommended for funding. In response to the concerns, staff met with the representatives of all four organizations to review the scoring criteria, final scores, and to provide feedback on the respective applications of concern.

A Public Hearing was held on May 5, 2015. Four members of the public spoke during the public hearing. A comment was received requesting the County's assistance in building a senior community center in the Shackelford Neighborhood. Comments from the public were also received expressing the disappointment on the lack of public service funds awarded to programs that serve the senior population. Further, comments suggested that there is room for improvement during the grant Request for Proposal (RFP) process including better communication with the non-profit community. Public comments also pointed out that services will be forced to be cut due to the fact that the funds were not provided to a senior exercise program (Healthy Aging).

6. Summary of comments or views not accepted and the reasons for not accepting them

None.

7. Summary

The Stanislaus Urban County and City of Turlock have engaged in a process of community outreach, consultations, and analysis of relevant community indicators to establish housing and community development goals for the five-year planning period.

These goals will be used to plan for the use of CDBG, HOME, and ESG funds received by the Stanislaus Urban County and City of Turlock for the five-year period of 2015–2020 (Fiscal Year 2015-2016 through Fiscal Year 2019-2020). The Stanislaus Urban County and City of Turlock plan individually for the use of CDBG funds. They plan cooperatively for the use of HOME funds as a HOME Consortium. The County plans independently for the use of ESG funds.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Con Plan and those responsible for administration of each grant program and funding source

Table PR-1 – Responsible Agencies

The following are the agencies/entities responsible for preparing the Con Plan and those responsible for administration of each grant program and funding source.		
Agency Role	**Name**	**Department/Agency**
Lead Agency	Stanislaus County	Planning and Community Development
CDBG Administrator	Stanislaus County	Planning and Community Development
HOME & CDBG Administrator	City of Turlock	Housing Program Services
ESG Administrator	Stanislaus County	Planning and Community Development

Overview

Stanislaus County is a county located in the Central Valley of the State of California. As of the 2010 census, the population was 514,453. The county seat is Modesto.

Stanislaus County comprises the Modesto Metropolitan Statistical Area. For purposes of the Community Development Block Grant (CDBG) program, the Stanislaus Urban County includes the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford (as well as the balance of the county less the cities of Modesto and Riverbank), and the City of Turlock.

Stanislaus County was formed from part of Tuolumne County in 1854. The county seat was first situated at Adamsville, then moved to Empire in November, La Grange in December, and Knights Ferry in 1862, and was fixed at the present location in Modesto in 1871.

According to the US Census Bureau, the county has a total area of 1,515 square miles (3,920 km^2), of which 1,495 square miles (3,870 km^2) is land and 20 square miles (52 km^2) (1.3%) is water.

The City of Turlock is the second largest city in Stanislaus County after Modesto. It is located between Modesto and Merced at the intersection of State Routes 99 and 165.

According to the U.S. Census Bureau, the City of Turlock has a total area of 16.9 square miles, all of which is land.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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

In preparing the Con Plan, the Stanislaus Urban County and City of Turlock consulted with various organizations located in the Urban County and City of Turlock that provide services to residents. In many instances, these consultations are part of ongoing interactions between Stanislaus Urban County, City of Turlock, and the agency or group described.

A detailed description of the outreach process, the results, and the documentation of the outreach process is included in Appendix 5.

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

STAKEHOLDERS MEETING – STANISLAUS HOUSING AND SUPPORT SERVICES COLLABORATIVE COMMITTEE (Stanislaus CoC)

One stakeholders meeting was held on October 16, 2014, at the Housing Authority of the County of Stanislaus in Modesto. The presentation and input regarding the Con Plan, the AI, and Housing Element Update were part of the agenda for the regularly scheduled Stanislaus CoC meeting. The meeting was attended by 33 people from the following agencies and organizations:

- Disability Resource Agency for Independent Living (DRAIL)
- Golden Valley Health Center (GVHC) – Corner of Hope
- United Samaritans Foundation
- Community Impact Central Valley (CICV)
- City of Modesto
- Turning Point Community Program
- Telecare Shop
- Stanislaus Team of Active Retired Seniors (STARS) Citizen Volunteers
- Community Housing and Shelter Services (CHSS)
- Stanislaus County
- Golden Valley Health Center
- Health Plan of San Joaquin
- Valley Recovery Resources

- Parent Resource Center
- Housing Authority of the County of Stanislaus (HACS)
- Stanislaus County Affordable Housing
- City of Turlock
- Behavioral Health and Recovery Services
- American Red Cross
- Salvation Army
- We Care
- Helping Others Sleep Tonight
- Center for Human Services
- Modesto City Council
- Community representative

The meeting started with an overview presentation on the Con Plan and Housing Element Update. The presentation included an overview of the update process and schedule as well as demographic information on housing needs. Following the presentation, meeting participants were asked to provide their perspective on a number of discussion questions. In addition to the group discussion, two written feedback forms were also completed. See also the Outreach Summary appendix for additional detail.

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

Stanislaus County and City of Turlock staff consults and collaborates with the Stanislaus CoC in multiple ways. The Stanislaus CoC is made up of representatives from the City of Modesto, the City of Turlock, Housing Authority of the County of Stanislaus, Stanislaus County Behavioral Health and Recovery Services, Stanislaus County Child Support Services, housing service providers, social service providers, fair housing service providers, health service providers, and homeless service providers. Announcements for all funding opportunities through the County are routinely advertised at the Stanislaus CoC meetings. A representative from the Stanislaus CoC participates on the panel which scores applications for the competitive CDBG Public Service and Emergency Solutions Grant (ESG) grants. In addition, draft ESG and CDBG Public Services funding recommendations are presented to the Stanislaus CoC during its committee meeting for comment.

A more detailed consultation for how ESG funds are allocated and implemented occurs at the Emergency Solutions Grant / Supportive Housing Program / Homeless Management Information System (ESG/SHP/HMIS) sub-committee, which takes place monthly after the general Stanislaus CoC meeting. In recent years, the sub-committee has worked hard to implement the revised ESG, SHP, and HMIS regulations, both in practice and in the HMIS system itself. In general, the sub-committee has agreed that its goal is to develop coordinated intake and data collection processes that still maintain the flexibility to work for each individual or family's unique needs. The sub-committee will continue to work on refining a list of barriers that impede housing stability, on identifying and implementing a coordinated assessment process, on streamlining HMIS data entry, and on standardizing ESG policies and procedures. The sub-committee has an ultimate goal to utilize HMIS data to draw meaningful patterns of homelessness within the County which will allow for more effective targeting of homeless funds.

Representatives from Stanislaus County Behavioral Health and Recovery Services and the Community Services Agency regularly attend the monthly Stanislaus CoC meetings and are active participants in program planning for homeless fund utilization throughout Stanislaus County. The Stanislaus County Health Services Agency has been contacted in regard to health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care reform measures they will be implementing. On October 1, 2011, California passed a corrections realignment plan, which shifts responsibility from the state to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes. In anticipation for the huge impact this will have on Stanislaus County in terms of discharging persons released from County jails into homelessness, the Stanislaus CoC has collaborated with Stanislaus County Sheriff's and Probation Departments to discuss what services are available for recently discharged parolees.

Consultation with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless was addressed via coordination with the local Stanislaus CoC.

Funds are set aside to allow nonprofit organizations and service providers to apply through a competitive process for an ESG program grant. The ESG grant is intended for services provided to eligible Stanislaus Urban County and City of Turlock residents. Applications are released annually, and are due for submittal in December. Submitted applications are received by the Stanislaus County Planning and Community Development Department and reviewed and scored by a review team, consisting of a representative from each Stanislaus Urban County member, the Stanislaus County Chief Executive Office, and a representative from the Stanislaus CoC.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

INTRODUCTION

Five public workshops were conducted during the preparation of the Fiscal Year 2015-2020 Stanislaus Urban County / City of Turlock Regional Consolidated Plan (Con Plan) at the following dates and places.

- Community Workshop 1: City of Ceres, Ceres Community Center, October 15, 2014
- Stakeholders Meeting: Housing Authority of the County of Stanislaus, Modesto, October 16, 2014
- Community Workshop 2: City of Turlock, City Hall, October 20, 2014
- Community Workshop 3: City of Oakdale, Bianchi Community Center, October 22, 2014
- Community Workshop 4: City of Patterson, City Council Chambers 1, October 29, 2014

All meetings were publicly noticed in a newspaper of general circulation (Ceres Courier, Hughson/Denair Dispatch, Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, and Patterson Irrigator) as well as the Stanislaus County Planning Department website. In addition, flyers were hand distributed in Ceres, Turlock, and Oakdale, and the Patterson meeting was noticed in the Vida en el Valle. The stakeholders meeting on October 16, 2014, was by invitation to area service providers.

A print and online survey was also conducted to determine priority needs for the Con Plan, AI, and Housing Element Update.

MEETING AND SURVEY SUMMARIES

COMMUNITY WORKSHOP 1 – CITY OF CERES

Workshop 1 was held at the Ceres Community Center on the evening of October 15, 2014.. The workshop was attended by four participants and began with an overview presentation on the Con Plan and Housing Element Update. Following the presentation, workshop participants were invited to provide their feedback at four activity stations set up around the room:

- Station 1 – Consolidated Plan: Housing
- Station 2 – Consolidated Plan: Public Service and Facilities
- Station 3 – Consolidated Plan: Fair Housing
- Station 4 – Housing Element Update

STAKEHOLDERS MEETING – STANISLAUS HOUSING AND SUPPORT SERVICES COLLABORATIVE COMMITTEE (Stanislaus CoC)

See earlier section for a description of the meeting with the Stanislaus CoC.

COMMUNITY WORKSHOP 2 – CITY OF TURLOCK

Workshop 2 was held on October 20, 2014, at the City of Turlock City Hall with approximately 17 community members attending the meeting that evening or providing comments at City Hall the following day. The workshop began with an overview presentation on the Con Plan and Housing Element Update followed by activity stations (as described under Workshop 1).

COMMUNITY WORKSHOP 3 – CITY OF OAKDALE

Workshop 3 was held at the Bianchi Community Center in Oakdale on October 22, 2014. No participants attended this workshop.

COMMUNITY WORKSHOP 4 – CITY OF PATTERSON

Three community members attended Workshop 4, which was held in the Patterson Council Chambers on the evening of October 29, 2014. The workshop began with an overview presentation on the Con Plan and Housing Element Update followed by activity stations (as described under Workshop 1).

SURVEY

An online survey was provided on the Stanislaus County website from October 20, 2014, to December 1, 2014. The option was also available to complete a written hard copy survey during this same time period. A total of 588 completed surveys were received: 586 English surveys and 2 Spanish surveys.

CONSULTATIONS AND COORDINATION

The consolidated planning process requires jurisdictions to contact and consult with other public and private agencies when developing the Con Plan. The Con Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions are also required to summarize their efforts to enhance coordination between public and private agencies.

CONSULTATIONS

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

Stakeholders were consulted via e-mail and telephone during January 2015. More than 60 stakeholders were contacted. Successful interviews/responses were received from 10 stakeholders.

See also the Outreach Summary appendix for additional detail.

Table PR2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All groups were either consulted or invited to participate in the Con Plan process. There was no decision to exclude any group.

Other local/regional/state/Federal planning efforts considered when preparing the Plan

Table PR3 – Other local / regional / Federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Stanislaus CoC Consolidated Application	Housing Authority of the County of Stanislaus	Shelter for Homeless Persons; Rapid Re-Housing for Homeless Persons; Homeless Prevention for Extremely Low Income Households and Individuals; Capacity Building for Homeless Service Providers; Homeless Services Data Collection; Focus on Prevention Coordination.
Opening Doors Federal Strategic Plan to Prevent and End Homelessness	The United States Interagency Council on Homelessness	Target homeless and housing services to chronically homeless, veterans, families, youth and children. Increase leadership, collaboration, and civic engagement Increase access to stable and affordable housing Improve health and safety Retool the homeless crisis response system
San Joaquin Valley Fair Housing Equity Assessment	The Smart Valley Places Consortium	Improve Infrastructure in Low-income Neighborhoods; Acquisition and Single-Multifamily Rehabilitation; Affordable Housing for Seniors

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		Improve Accessibility; Fair Housing and Tenant/Landlord Services; Rehabilitate Existing Housing; First-time Homebuyer Assistance.
Stanislaus County Housing Element	County of Stanislaus	Acquisition and Single-Multifamily Rehabilitation; Affordable Housing for Seniors Improve Accessibility; Rehabilitate Existing Housing; First-time Homebuyer Assistance; Shelter for Homeless Persons.
City of Turlock Housing Element.	City of Turlock	Acquisition and Single-Multifamily Rehabilitation; Affordable Housing for Seniors Improve Accessibility; Rehabilitate Existing Housing; First-time Homebuyer Assistance; Shelter for Homeless Persons.
Public Housing Agency Plan (PHA Plan)	Housing Authority of the County of Stanislaus	Acquisition and Single-Multifamily Rehabilitation; Affordable Housing for Seniors Improve Accessibility; Rehabilitate Existing Housing; First-time Homebuyer Assistance; Shelter for Homeless Persons.
Stanislaus County Capital Improvement Plan	County of Stanislaus	Improve Infrastructure in Low-income Neighborhoods.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Con Plan (91.215(l))

In addition to the organizations that were invited to and participated in public meetings on the Con Plan, significant aspects of the Con Plan development process included consultations with the Stanislaus CoC and its membership which comprises both public and private nonprofit and for-profit entities, as well as private citizens.

PR-15 Citizen Participation - 91.105, 91.200 (c)

Summary of citizen participation process/Efforts made to broaden citizen participation

See earlier section for a description of the citizen participation process and efforts made to broaden citizen participation. See also the Outreach Summary appendix for additional detail.

Summarize citizen participation process and how it impacted goal-setting

In order to ensure maximum participation in the Con Plan process among all populations and special needs groups and to ensure that their issues and concerns are adequately addressed, the Stanislaus Urban County and City of Turlock have Citizen Participation Plans in place. The Citizen Participation Plans describe the actions to be taken to encourage citizen participation in the development of the Con Plan, any substantial amendments to the Con Plan, the AAP, and Consolidated Annual Performance Evaluation Report (CAPER).

The community outreach process included four community workshops, one stakeholder meeting, a print and online survey, and agency phone and email consultations. Overall, more than 600 people provided their feedback on the Con Plan and Housing Element Update. The Community Outreach Summary following this section provides a detailed summary of the responses received during each portion of the outreach process. Overall trends and themes identified are located in the Community Themes section at the end of that summary. The Community Themes section takes into account results and feedback from all input events and methods. Complete meeting notes, sign-in sheets, survey data, and agency consultations are provided.

The Community Themes identified were used to determine the priority needs and goals of the Strategic Plan as well as the planned activities.

Table PR-4 – Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Community Workshops	Four community workshops were held throughout the County in October 2014. Each workshop began with a presentation; then, workshop participants were invited to provide their feedback at four activity stations set up around the room. The stations included posters where participants were asked to place dots (stickers) on the posters to prioritize issues and needed services and funding. The full dot voting results for all workshops are included at the end of this appendix. See Outreach Summary document for more details (pages 1 to 3).				
Stakeholders Meeting – Stanislaus Housing and Support Services Collaborative Committee (Stanislaus CoC)	A Stakeholder Meeting was held at the Stanislaus Housing and Support Services Collaborative Committee (COC) on October 16, 2014. The meeting was attended by 33 people from various County agencies and organizations. See Outreach Summary document for more details (pages 3 to 4).				
Online Survey	An online survey was provided on the Stanislaus County website from October 20, 2014, to December 1, 2014. The option was also available to complete a written hard copy survey during this same time period. A total of 587 completed surveys were received: 585 English surveys and 2 Spanish surveys. See Outreach Summary document for survey results from both the online and print surveys completed (pages 4 to 14).				
Print Survey	An online survey was provided on the Stanislaus County website from October 20, 2014, to December 1, 2014. The option was also available to complete a written hard copy survey during this same time period. A total of 587 completed surveys were received: 585 English surveys and 2 Spanish surveys. See Outreach Summary document for survey results from both the online and print surveys completed (pages 4 to 14).				
Municipal Advisory Council meetings	Stanislaus County staff received general comments regarding the desire for sidewalks and other infrastructure improvements at several Municipal Advisory Council meetings.				
Public Noticing	All meetings were publicly noticed in a newspaper of general circulation (Ceres Courier, Hughson/Denair Dispatch, Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, and Patterson Irrigator) as well as the Stanislaus County Planning Department website. In addition, flyers were hand distributed in Ceres, Turlock, and Oakdale, and the Patterson meeting was noticed in the Vida en el Valle. The stakeholders meeting on October 16, 2014, was by invitation to area service providers. A print and online survey was also conducted to determine priority needs for the Con Plan, Analysis of Impediments, and Housing Element Update.				

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Con Plan provides a summary of Stanislaus County's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. Census Bureau for HUD based on the 2007–2011 American Community Survey (ACS). Other sources are noted throughout the Con Plan.

Data in this section has been provided by HUD's Integrated Disbursement and Information System (IDIS) for the entire planning area, which encompasses the Stanislaus Urban County and the City of Turlock. Data for the individual jurisdictions has been provided from IDIS and Community Planning and Development (CPD) Maps when available. The following maps are attached in **Appendix 4**:

- Map 14: Extremely low-income households with any of the four severe housing problems (North)
- Map 15: Extremely low-income households with any of the four severe housing problems (South)
- Map 16: Low-income households with any of the four severe housing problems (North)
- Map 17: Low-income households with any of the four severe housing problems (South)
- Map 18: Moderate-income households with any of the four severe housing problems (North)
- Map 19: Moderate-income households with any of the four severe housing problems (South)

NA-10 Housing Needs Assessment – 24 CFR 91.205 (a, b, c)

Summary of Housing Needs

The data in this section analyzes households with housing problems, those experiencing (1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30 percent of household income for housing costs); or (4) severe cost burden (spending over 50 percent of household income for housing costs).

The following income categories are used throughout the Con Plan and are applied to the area median income (AMI) contained in the Median Income section of the table below:

- Extremely low – households with income less than 30 percent of AMI
- Very low – households with income between 30 and 50 percent of AMI
- Low – households with income between 51 and 80 percent of AMI
- Moderate – households with income between 81 and 120 percent of AMI
- Above moderate – households with income above 120 percent of AMI

It should be noted that data used in this Con Plan uses the most recent data available, which is for 2011. For reference, Table NA-1.1 shows the income limits for 2015.

Table NA-1.1 – FY 2015 Income Limits Summary

Stanislaus County, California										
FY 2015 Income Limit Area	**Median Income**	**FY 2015 Income Limit Category**	**1 Person**	**2 Persons**	**3 Persons**	**4 Persons**	**5 Persons**	**6 Persons**	**7 Persons**	**8 Persons**
Stanislaus County	$53,300	Extremely Low (30%)	$11,950	$15,930	$20,090	$24,250	$28,410	$32,570	$35,300*	$37,600*
		Very Low (50%)	$19,950	$22,800	$25,650	$28,450	$30,750	$33,050	$35,300	$37,600
		Low (80%)	$31,850	$36,400	$40,950	$45,500	$49,150	$52,800	$56,450	$60,100
		Median (100%)	$39,900	$45,600	$51,300	$56,900	$61,500	$66,100	$70,600	$75,200
		Moderate (120%)	$47,880	$54,720	$61,560	$68,280	$73,800	$79,320	$84,720	$90,240

** The FY 2014 Consolidated Appropriations Act changed the definition of extremely low income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50 percent very low-income limit. Consequently, the extremely low (30 percent) income limits may equal the very low (50 percent) income limits.*

Income limit areas are based on FY 2015 fair market rent (FMR) areas. For information on FMRs, please see our associated FY 2015 Fair Market Rent documentation system.

Effective March 6, 2015

Based on the data below, 288,385 people reside in the Stanislaus Planning Area, comprising approximately 90,472 households. The Stanislaus Planning Area encompasses Stanislaus Urban County and City of Turlock geographies (see Executive Summary section for definitions). Of these 90,472 households, approximately 37.7 percent are at or below 80 percent of AMI and considered low income per HUD regulations. According to the 2008–2012 ACS 5-Year Demographic and Housing Estimates, 59.1 percent of households in the entirety of Stanislaus County are owner-occupied and 40.9 percent are renter-occupied. In addition, approximately 48.5 percent of Stanislaus County's households overpaid for housing. The percentage of overpaying households was split between homeowners (41.2 percent) and renters (59.5 percent). This data aligns with Table NA-1 below in that the most prevalent housing problem among both renter and owner households is housing cost burden. Overcrowding for renters is also a housing problem, which reflects the inability of households to afford larger units, possibly as a result of a shortage of affordable housing for larger households.

Demographics

Table NA-1 shows the demographic characteristics for the Stanislaus Planning Area and cities within the Planning Area. The year 2000 population data in this table comes from the 2007-2011 CHAS which is different than the 2000 population data source in the Analysis of Impediments to Fair Housing Choice (AI) document. The source in that document is the Department of Finance. The data in Table NA-1 is from the IDIS data download. The data in the AI is in a table that also includes projections. All of the population data works together in that table. The source cannot be changed to match the source in Table NA-1.

Table NA-1 – Housing Needs Assessment Demographics

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population			
Stanislaus Planning Area*	242,297	288,385	19%
Turlock	55,940	67,953	21%
Ceres	34,609	44,153	28%
Hughson	3,980	6,267	57%
Newman	7,093	9,806	38%
Oakdale	15,503	20,076	29%
Patterson	11,606	19,110	65%
Waterford	6,924	8,315	20%
Households			
Stanislaus Planning Area	75,497	90,472	20%
Turlock	18,427	22,780	24%
Ceres	10,435	12,922	24%
Hughson	1,223	1,891	55%
Newman	2,079	2,912	40%
Oakdale	5,610	6,802	21%
Patterson	3,146	5,496	75%
Waterford	1,990	2,277	14%

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Median Income			
Stanislaus Planning Area	$40,101	$50,671	26%
Turlock	$39,050	$50,862	30%
Ceres	$41,515	$50,124	21%
Hughson	$39,398	$49,997	27%
Newman	$39,239	$47,416	21%
Oakdale	$39,197	$59,842	53%
Patterson	$47,849	$54,187	13%
Waterford	$38,990	$54,413	40%

Data Source: *2007–2011 CHAS*

*Note: The Stanislaus Urban County includes the entirety of the Planning Area considered under this plan: the cities of Turlock, Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford and the unincorporated area of Stanislaus County.

Number of Households Table

Table NA-2 shows the number of households by HUD Area Median Family Income (HAMFI) for the Stanislaus Planning Area and cities within the Planning Area.

Table NA-2 – Total Households Table

	0–30% HAMFI*	>30–50% HAMFI	>50–80% HAMFI	>80–100% HAMFI	>100% HAMFI
Stanislaus Planning Area					
Total Households	9,061	10,824	14,224	7,913	48,464
Small Family Households	3,671	4,219	6,002	3,576	26,724
Large Family Households	930	1,939	2,709	1,815	7,682
Household contains at least one person 62–74 years of age	1,178	1,853	2,702	1,226	8,648
Household contains at least one person age 75 or older	993	2,007	1,948	978	3,066
Households with one or more children 6 years old or younger	2,689	2,734	3,937	2,050	8,579
City of Turlock					
Total Households	2,050	2,840	3,745	1,660	12,480
Small Family Households	710	970	1,580	830	7,010
Large Family Households	95	405	475	285	1,610
Household contains at least one person 62–74 years of age	355	520	545	180	2,145

	0–30% HAMFI*	>30–50% HAMFI	>50–80% HAMFI	>80–100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	295	610	660	270	665
Households with one or more children 6 years old or younger	360	650	725	315	2,445
City of Ceres					
Total Households	1,490	1,695	2,115	1,230	6,705
Small Family Households	730	760	900	455	3,770
Large Family Households	165	265	525	460	1,285
Household contains at least one person 62–74 years of age	195	255	390	220	1,070
Household contains at least one person age 75 or older	110	245	230	145	475
Households with one or more children 6 years old or younger	650	354	700	380	1,410
City of Hughson					
Total Households	115	265	290	340	1,010
Small Family Households	45	195	110	155	650
Large Family Households	15	-	45	110	130
Household contains at least one person 62–74 years of age	15	15	45	15	95
Household contains at least one person age 75 or older	30	55	70	80	150
Households with one or more children 6 years old or younger	15	130	80	120	295
City of Newman					
Total Households	255	385	480	400	1,505
Small Family Households	95	180	260	185	880
Large Family Households	35	35	145	145	285
Household contains at least one person 62–74 years of age	45	60	70	35	280
Household contains at least one person age 75 or older	15	70	30	-	30
Households with one or more children 6 years old or younger	85	85	205	200	195
City of Oakdale					
Total Households	720	550	875	420	4,420
Small Family Households	340	150	390	190	2,550

	0–30% HAMFI*	>30–50% HAMFI	>50–80% HAMFI	>80–100% HAMFI	>100% HAMFI
Large Family Households	-	40	45	55	615
Household contains at least one person 62–74 years of age	85	95	230	85	820
Household contains at least one person age 75 or older	165	110	140	70	180
Households with one or more children 6 years old or younger	140	10	220	85	805
City of Patterson					
Total Households	330	510	745	540	3,355
Small Family Households	210	175	325	210	1,785
Large Family Households	25	145	185	125	810
Household contains at least one person 62–74 years of age	65	45	180	65	425
Household contains at least one person age 75 or older	10	105	60	60	115
Households with one or more children 6 years old or younger	145	180	315	150	925
City of Waterford					
Total Households	275	180	365	210	1,300
Small Family Households	80	50	105	135	755
Large Family Households	40	70	90	50	245
Household contains at least one person 62–74 years of age	75	50	80	24	220
Household contains at least one person age 75 or older	25	40	65	-	60
Households with one or more children 6 years old or younger	105	120	105	145	270

Data Source: *2007–2011 CHAS*

**HAMFI is the median family income calculated by HUD for each jurisdiction, in order to determine FMRs and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made. (For full documentation of these adjustments, consult the HUD Income Limit Briefing Materials.) If you see the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI. (From http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html)*

Housing Needs Summary Tables

Table NA-3 shows housing problems for the Stanislaus Planning Area and cities within the Planning Area. The four housing problems are (1) lacks a complete kitchen; (2) lacks complete plumbing facilities; (3) more than one person per room; and (4) cost burden greater than 30 percent of the gross income. Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

Table NA-3 – Housing Problems Table

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Stanislaus Planning Area										
Substandard Housing – lacking complete plumbing or kitchen facilities	199	113	195	0	**507**	95	15	20	25	**155**
Severely Overcrowded – with >1.51 people per room (and complete kitchen and plumbing)	315	205	155	60	**735**	20	30	90	90	**230**
Overcrowded – with 1.01–1.5 people per room (and none of the above problems)	493	722	717	294	**2,226**	105	208	374	282	**969**
Housing cost burden greater than 50% of income (and none of the above problems)	4,184	3,185	1,242	69	**8,680**	1,227	1,978	2,157	1,205	**6,567**

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	334	1,571	2,898	758	**5,561**	418	822	1,357	1,621	**4,218**
Zero/negative Income (and none of the above problems)	568	0	0	0	**568**	359	0	0	0	**359**
City of Turlock										
Substandard Housing – Lacking complete plumbing or kitchen facilities	20	25	115	0	**160**	0	0	0	10	**10**
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	65	25	60	10	**160**	10	0	30	0	**40**
Overcrowded – With 1.01-1.5 people per room (and none of the above problems)	55	255	90	80	**480**	10	10	65	15	**100**
Housing cost burden greater than 50% of income (and none of the above problems)	1,230	1,055	415	15	**2,715**	150	425	450	280	**1,305**

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	120	400	1,200	180	**1,900**	90	190	330	235	**845**
Zero/negative Income (and none of the above problems)	155	0	0	0	**155**	80	0	0	0	**80**
City of Ceres										
Substandard Housing – Lacking complete plumbing or kitchen facilities	0	40	30	0	**135**	0	0	10	0	**80**
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	0	0	60	0	**110**	0	0	0	20	**20**
Overcrowded – With 1.01–1.5 people per room (and none of the above problems)	155	120	100	60	**490**	20	4	110	90	**340**
Housing cost burden greater than 50% of income (and none of the above problems)	710	485	135	25	**1,350**	195	365	350	180	**1,480**

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	90	275	355	35	**865**	40	95	250	325	**2,235**
Zero/negative Income (and none of the above problems)	110	0	0	0	**110**	25	0	0	0	**25**
City of Hughson										
Substandard Housing – Lacking complete plumbing or kitchen facilities	0	0	0	0	**0**	0	0	0	0	**0**
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	0	20	0	0	**20**	0	0	0	0	**0**
Overcrowded – With 1.01–1.5 people per room (and none of the above problems)	0	0	15	40	**55**	0	0	15	0	**35**
Housing cost burden greater than 50% of income (and none of the above problems)	60	75	65	0	**260**	0	60	40	65	**175**

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	0	55	55	35	**190**	15	0	45	65	**395**
Zero/negative Income (and none of the above problems)	0	0	0	0	**0**	45	0	0	0	**45**
City of Newman										
Substandard Housing – Lacking complete plumbing or kitchen facilities	0	0	0	0	**0**	0	0	10	0	**25**
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	**80**	0	0	30	15	**45**
Overcrowded – With 1.01–1.5 people per room (and none of the above problems)	0	40	30	0	**75**	0	0	10	0	**30**
Housing cost burden greater than 50% of income (and none of the above problems)	420	160	20	0	**600**	105	120	170	95	**690**

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	15	70	170	130	**515**	0	40	120	35	**1,020**
Zero/negative Income (and none of the above problems)	50	0	0	0	**50**	15	0	0	0	**15**
City of Oakdale										
Substandard Housing – Lacking complete plumbing or kitchen facilities	0	0	0	0	**0**	0	0	10	0	**25**
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	**80**	0	0	30	15	**45**
Overcrowded – With 1.01–1.5 people per room (and none of the above problems)	0	40	30	0	**75**	0	0	10	0	**30**
Housing cost burden greater than 50% of income (and none of the above problems)	420	160	20	0	**600**	105	120	170	95	**690**

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	15	70	170	130	**515**	0	40	120	35	**1,020**
Zero/negative Income (and none of the above problems)	50	0	0	0	**50**	15	0	0	0	**15**
City of Patterson										
Substandard Housing – Lacking complete plumbing or kitchen facilities	4	0	0	0	**35**	10	0	0	0	**10**
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	0	30	25	35	**130**	0	0	0	0	**10**
Overcrowded – With 1.01–1.5 people per room (and none of the above problems)	25	0	85	0	**150**	0	10	10	20	**125**
Housing cost burden greater than 50% of income (and none of the above problems)	125	165	95	0	**385**	150	110	135	145	**870**

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	0	80	90	35	**255**	0	45	85	160	**995**
Zero/negative Income (and none of the above problems)	15	0	0	0	**15**	0	0	0	0	**0**
City of Waterford										
Substandard Housing – Lacking complete plumbing or kitchen facilities	0	0	0	0	**10**	0	0	0	0	**0**
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	0	40	0	0	**40**	0	30	10	0	**40**
Overcrowded – With 1.01–1.5 people per room (and none of the above problems)	10	15	15	0	**65**	0	0	15	35	**60**
Housing cost burden greater than 50% of income (and none of the above problems)	160	10	4	0	**180**	25	50	45	25	**195**

	Renter					Owner				
	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	0	40	55	0	**110**	10	0	85	65	**485**
Zero/negative Income (and none of the above problems)	25	0	0	0	**25**	0	0	0	0	**0**

Data Source: *2007–2011 CHAS*

Note: Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

2. Housing Problems 2 (households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table NA-4 shows severe housing problems for the Stanislaus Planning Area and cities within the Planning Area. The four severe housing problems are (1) lacks complete kitchen facilities; (2) lacks complete plumbing facilities; (3) more than 1.5 persons per room; and (4) cost burden greater than 50 percent of the gross income. Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

Table NA-4 – Housing Problems 2

	Renter					Owner				
	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
NUMBER OF HOUSEHOLDS										
Stanislaus Planning Area										
Having one or more of four housing problems	5,189	4,230	2,308	434	**12,161**	1,443	2,229	2,657	1,590	**7,919**
Having none of four housing problems	842	2,382	5,024	2,161	**10,409**	649	2,007	4,228	3,717	**10,601**

	Renter					Owner				
	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
Household has negative income, but none of the other housing problems	568	0	0	0	**568**	359	0	0	0	**359**
City of Turlock										
Having one or more of four housing problems	1,370	1,355	680	110	**3,515**	170	430	545	305	**1,450**
Having none of four housing problems	180	620	1,625	605	**3,030**	95	430	900	645	**2,070**
Household has negative income, but none of the other housing problems	155	0	0	0	**155**	80	0	0	0	**80**
City of Ceres										
Having one or more of four housing problems	865	640	330	90	**2,090**	215	370	470	285	**1,920**
Having none of four housing problems	190	350	630	310	**2,530**	80	335	690	545	**6,565**
Household has negative income, but none of the other housing problems	110	0	0	0	**110**	25	0	0	0	**25**
City of Hughson										
Having one or more of four housing problems	60	95	80	40	**340**	0	60	55	65	**210**

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**
Having none of four housing problems	0	90	55	35	**340**	15	15	100	200	**1,085**
Household has negative income, but none of the other housing problems	0	0	0	0	**0**	45	0	0	0	**45**
City of Newman										
Having one or more of four housing problems	160	90	195	0	**445**	35	95	55	60	**370**
Having none of four housing problems	30	120	150	85	**610**	15	80	80	250	**1,585**
Household has negative income, but none of the other housing problems	0	0	0	0	**0**	15	0	0	0	**15**
City of Oakdale										
Having one or more of four housing problems	420	195	45	0	**750**	105	120	220	110	**790**
Having none of four housing problems	105	100	305	155	**1,825**	20	135	300	155	**3,560**
Household has negative income, but none of the other housing problems	50	0	0	0	**50**	15	0	0	0	**15**
City of Patterson										

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**
Having one or more of four housing problems	155	195	210	35	**700**	160	120	145	165	**1,020**
Having none of four housing problems	0	110	185	95	**1,070**	0	85	210	245	**2,675**
Household has negative income, but none of the other housing problems	15	0	0	0	**15**	0	0	0	0	**0**
City of Waterford										
Having one or more of four housing problems	175	65	20	0	**295**	25	80	75	60	**295**
Having none of four housing problems	30	40	110	40	**355**	20	0	155	110	**1,360**
Household has negative income, but none of the other housing problems	25	0	0	0	**25**	0	0	0	0	**0**

Data Source: *2007–2011 CHAS*

Note: Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

3. Cost Burden >30%

Table NA-5 shows households with a cost burden (paying more than 30 percent of their income on housing) for the Stanislaus Planning Area and the cities in the Planning Area. Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

Table NA-5 – Cost Burden >30%

	Renter				Owner			
	0–30% AMI	>30–50% AMI	>50–80% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
NUMBER OF HOUSEHOLDS								
Stanislaus Planning Area								
Small Related	2,651	2,912	2,215	7,778	512	805	1,636	2,953
Large Related	550	1,149	627	2,326	194	593	977	1,764
Elderly	768	762	874	2,404	715	1,325	800	2,840
Other	1,408	813	777	2,998	358	262	418	1,038
Total need by income	5,377	5,636	4,493	15,506	1,779	2,985	3,831	8,595
City of Turlock								
Small Related	620	725	750	2,215	55	150	370	2,205
Large Related	65	310	110	580	10	60	180	770
Elderly	350	365	424	1,284	110	380	205	1,015
Other	425	330	465	1,355	75	29	65	609
Total need by income	1,705	1,980	2,305	10,100	345	860	1,445	12,680
City of Ceres								
Small Related	560	565	260	1,455	80	160	210	1,695
Large Related	125	160	125	470	15	105	270	1,190
Elderly	115	85	60	270	105	100	105	555
Other	150	105	90	374	35	105	120	620
Total need by income	1,170	990	960	4,730	320	710	1,160	8,510
City of Hughson								
Small Related	0	130	50	180	0	45	60	375
Large Related	15	0	15	65	0	0	30	130
Elderly	30	0	50	180	15	15	0	50
Other	15	0	25	40	0	0	10	20

	Renter				Owner			
	0–30% AMI	>30–50% AMI	>50–80% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Total need by income	60	190	140	685	60	75	150	1,340
City of Newman								
Small Related	40	85	170	330	20	50	25	445
Large Related	35	10	95	175	0	25	14	169
Elderly	30	15	0	45	15	45	20	100
Other	40	30	30	100	15	10	0	90
Total need by income	190	210	345	1,055	65	175	135	1,970
City of Oakdale								
Small Related	265	85	99	559	10	50	125	825
Large Related	0	40	4	44	0	0	15	215
Elderly	115	20	60	310	70	90	125	405
Other	55	125	30	255	25	25	30	289
Total need by income	575	295	355	2,620	145	255	520	4,365
City of Patterson								
Small Related	115	110	150	435	90	35	135	1,045
Large Related	25	105	0	130	0	30	70	405
Elderly	10	20	35	65	60	55	10	200
Other	4	40	0	69	0	30	10	325
Total need by income	170	300	395	1,785	160	205	350	3,690
City of Waterford								
Small Related	65	50	4	129	0	0	50	365
Large Related	30	40	14	84	0	30	60	209
Elderly	30	10	50	94	35	50	25	124
Other	40	0	0	40	0	0	15	45
Total need by income	230	105	130	675	45	80	230	1,655

Data Source: *2007–2011 CHAS*

Note: Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

4. Cost Burden >50%

Table NA-6 shows households with a severe cost burden (paying more than 50 percent of their income on housing) for the Stanislaus Planning Area and cities within the Planning Area. Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

Table NA-6– Cost Burden >50%

	Renter				Owner			
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Stanislaus Planning Area								
Small Related	2,512	1,920	638	**5,070**	413	653	1,102	**2,168**
Large Related	520	515	184	**1,219**	184	354	475	**1,013**
Elderly	648	443	225	**1,316**	457	813	383	**1,653**
Other	1,303	594	184	**2,081**	258	227	293	**778**
Total need by income	4,983	3,472	1,231	**9,686**	1,312	2,047	2,253	**5,612**
City of Turlock								
Small Related	620	535	160	**1,315**	45	140	245	**780**
Large Related	65	100	10	**175**	10	60	90	**220**
Elderly	240	215	144	**644**	30	225	80	**455**
Other	400	255	95	**765**	75	4	55	**194**
Total need by income	**1,705**	**1,980**	**2,305**	**10,100**	**345**	**860**	**1,445**	**12,680**
City of Ceres								
Small Related	515	300	35	**850**	60	120	110	**575**
Large Related	125	150	70	**345**	15	105	130	**465**
Elderly	105	30	10	**145**	85	45	40	**215**
Other	115	95	20	**255**	35	105	85	**310**
Total need by income	**1,170**	**990**	**960**	**4,730**	**320**	**710**	**1,160**	**8,510**
City of Hughson								
Small Related	0	75	50	**125**	0	45	30	**115**
Large Related	15	0	0	**15**	0	0	0	**20**
Elderly	30	0	15	**105**	0	15	0	**25**
Other	15	0	0	**15**	0	0	10	**10**

	Renter				Owner			
	0–30% AMI	>30–50% AMI	>50–80% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Total need by income	**60**	**190**	**140**	**685**	**60**	**75**	**150**	**1,340**
City of Newman								
Small Related	40	60	75	**175**	20	50	25	**165**
Large Related	35	0	30	**65**	0	10	10	**55**
Elderly	30	15	0	**45**	15	30	20	**65**
Other	40	15	15	**70**	0	10	0	**10**
Total need by income	**190**	**210**	**345**	**1,055**	**65**	**175**	**135**	**1,970**
City of Oakdale								
Small Related	250	75	4	**329**	10	50	70	**310**
Large Related	0	30	0	**30**	0	0-	15	**95**
Elderly	115	20	0	**135**	70	50	95	**235**
Other	55	65	15	**135**	25	25	0	**54**
Total need by income	**575**	**295**	**355**	**2,620**	**145**	**255**	**520**	**4,365**
City of Patterson								
Small Related	115	60	80	**255**	90	20	70	**465**
Large Related	25	45	0	**70**	0	15	50	**75**
Elderly	10	20	15	**45**	60	45	10	**165**
Other	4	40	0	**44**	0	30	10	**170**
Total need by income	**170**	**300**	**395**	**1,785**	**160**	**205**	**350**	**3,690**
City of Waterford								
Small Related	65	10	4	**79**	0	0	40	**90**
Large Related	30	0	4	**34**	0	0	10	**29**
Elderly	30	0	0	**30**	25	50	0	**75**
Other	40	0	0	**40**	0	0	0	**0**
Total need by income	**230**	**105**	**130**	**675**	**45**	**80**	**230**	**1,655**

Data Source: *2007–2011 CHAS*

Note: Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

5. Crowding (more than one person per room)

Table NA-7 shows the number of households with more than one person per room broken down by income category for the Stanislaus Planning Area and the cities in the Planning Area. Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

Table NA-7 – Crowding Information

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Stanislaus Planning Area										
Single-family households	733	722	784	199	2,438	100	153	318	268	839
Multiple, unrelated family households	100	189	103	170	562	25	85	149	99	358
Other, non-family households	30	45	65	0	140	0	0	0	0	0
Total need by income	863	956	952	369	3,140	125	238	467	367	1,197
City of Turlock										
Single-family households	65	240	135	75	515	20	10	90	15	135
Multiple, unrelated family households	25	40	0	20	85	0	0	4	0	4
Other, non-family households	30	0	40	0	70	0	0	0	0	0
Total need by income	120	280	175	95	670	20	10	94	15	139
City of Ceres										
Single-family households	155	115	125	30	**555**	20	4	90	80	**299**
Multiple, unrelated family households	0	4	40	35	**104**	0	0	20	30	**90**
Other, non-family households	0	0	25	0	**25**	0	0	0	0	**0**
Total need by income	1,170	**990**	**960**	**395**	**4,730**	320	**710**	**1,160**	**835**	**8,510**
City of Hughson										
Single-family households	0	20	15	0	**35**	0	0	0	0	**0**
Multiple, unrelated family households	0	0	0	40	**40**	0	0	15	0	**35**
Other, non-family households	0	0	0	0	**0**	0	0	0	0	**0**
Total need by income	60	**190**	**140**	**80**	**685**	60	**75**	**150**	**265**	**1,340**

	Renter					Owner				
	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
City of Newman										
Single-family households	45	0	55	0	**100**	0	0	0	0	**50**
Multiple, unrelated family households	0	0	10	0	**10**	0	0	0	0	**15**
Other, non-family households	0	0	0	0	**0**	0	0	0	0	**0**
Total need by income	190	**210**	**345**	**85**	**1,055**	65	**175**	**135**	**310**	**1,970**
City of Oakdale										
Single-family households	0	10	30	0	**120**	0	0	14	15	**39**
Multiple, unrelated family households	0	30	0	0	**40**	0	0	25	0	**40**
Other, non-family households	0	0	0	0	**0**	0	0	0	0	**0**
Total need by income	575	**295**	**355**	**155**	**2,620**	145	**255**	**520**	**265**	**4,365**
City of Patterson										
Single-family households	30	0	100	35	**235**	0	10	0	20	**70**
Multiple, unrelated family households	0	30	10	0	**80**	0	0	10	0	**65**
Other, non-family households	0	0	0	0	**0**	0	0	0	0	**0**
Total need by income	170	**300**	**395**	**125**	**1,785**	160	**205**	**350**	**410**	**3,690**
City of Waterford										
Single-family households	10	55	15	0	**105**	0	30	15	20	**65**
Multiple, unrelated family households	0	0	0	0	**0**	0	0	10	10	**30**
Other, non-family households	0	0	0	0	**0**	0	0	0	0	**0**
Total need by income	230	**105**	**130**	**40**	**675**	45	**80**	**230**	**170**	**1,655**

Data Source: 2007–2011 CHAS

Note: Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

6. Households with Children Present

Table NA-8 shows households with children broken down by income category for the Stanislaus Planning Area and the cities in the Planning Area.

Table NA-8 – Crowding Information

	Renter				Owner			
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**Total**
Households with children present								
Stanislaus Planning Area								
City of Turlock	350	560	565	**2,375**	10	90	160	**2,580**
City of Ceres	580	270	400	**1,745**	70	84	300	**1,879**
City of Hughson	15	130	50	**285**	0	0	30	**375**
City of Newman	75	40	175	**355**	10	45	30	**450**
City of Oakdale	140	10	170	**565**	0	0	50	**795**
City of Patterson	100	120	185	**805**	45	60	130	**965**
City of Waterford	105	90	45	**285**	0	30	60	**475**

Data Source: *2007–2011 CHAS*

Note: Due to large margins of error in the ACS data in smaller jurisdictions, data in income categories may not equal to total data.

Describe the number and type of single person households in need of housing assistance.

According to the 2007–2011 ACS 5-Year Estimates, there were 90,472 households in the Stanislaus Planning Area, of which approximately 20.2 percent were single-person households. Of the approximately 73,441 housing units in the Stanislaus Planning Area, 7.3 percent were studios and one bedroom, with almost 92.8 percent of housing units containing two or three bedrooms. Furthermore, data by household type showed that the majority of Stanislaus County's homeless population (78.3 percent) comprised people in households without children (2014 Homeless Count). These sources indicate that the anticipated housing needs for single-person households in Stanislaus County are affordable housing studio and one-bedroom units.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

As of 2014, the Housing Authority of the County of Stanislaus (Housing Authority) has 3,930 Housing Choice Vouchers in use.

According to data provided by HUD, approximately 28 percent of voucher households have disabilities. The percentage of current voucher households with disabilities makes evident the need for affordable housing for individuals with disabilities.

The following 2014 Homeless Count data further illustrates the need for affordable housing for persons with disabilities or victims of violent attacks, domestic violence, or abuse:

- An estimated 310 homeless individuals (27 percent) of the homeless population in 2014 (sheltered and unsheltered) in Stanislaus County have experienced severe mental illness, including chronic depression, post-traumatic stress disorder (PTSD), or another mental illness such as bipolar disorder or schizophrenia.

- Substance abuse is another important issue for the homeless population, with 16 percent reporting experiencing chronic substance abuse.

- Domestic violence is a primary cause of homelessness for women and families. Financial stress can make it more difficult for victims to leave violent situations. Stanislaus County's shortage of affordable housing and the increase in the cost of basic needs create a problematic barrier for women who are trying to leave a violent home. An estimated 222 homeless individuals (19 percent) of the homeless population in 2014 (sheltered and unsheltered) in Stanislaus County have experienced domestic violence.

What are the most common housing problems?

Based on the data in Tables NA-3 through NA-6 and similar data provided by HCD, the most prevalent housing problem is housing cost burden. Approximately 24,101 of the Stanislaus Planning Area's lower-income households overpaid for housing. Of those lower-income households paying more than 30 percent or more on housing, 54.9 percent were from the City of Ceres. The City of Turlock had approximately 22,780 lower-income households that were paying over 30 percent of their income on housing.

Are any populations/household types more affected than others by these problems?

The data in Tables NA-5 and NA-6 indicates that small related households experience cost burden greater than 30 percent of their total income to a significantly greater degree than other family types, followed closely by other households among renters and the elderly among owners. Single-family renter households experience overcrowding at a significantly greater degree than other household types (see Table NA-7). Single-family households are those with only one family with related members residing in them.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households, both individuals and families with children, in the extremely low-income group are at high risk of becoming homeless due to limited or lack of income, or high housing cost burden. Job loss, coupled with a shortage of affordable housing, further increases the risk of homelessness for individuals

and families with children in the extremely low-income group. A total of 1,156 homeless individuals were counted as part of Stanislaus County's 2014 Point-In-Time (PIT) Homeless Count, the results of which are summarized in NA-40, 38 percent of whom were unsheltered. Because of the severe shortage of emergency shelter for households with children and for unaccompanied adults that are already homeless, the Continuum of Care Housing and Supportive Services Collaborative Committee of Stanislaus County (hereafter referred to as the Stanislaus CoC) includes providers of shelter and services who have focused non-housing services on assisting homeless persons and families. Homeless intervention is focused on households that are at the most imminent risk of homelessness from entering the homeless services system. Intervention providers aim to stabilize such households and improve their housing stability to avoid future housing crises. These services are funded by various sources.

The Stanislaus CoC standards define those most at risk of homelessness as those meeting the federal definition of homelessness:

1) People at imminent risk of homelessness (with less than 14 days to vacate housing or an institutional setting) who lack resources to resolve their housing crisis;

2) People who would be considered homeless under definitions used by the U.S. Department of Education such as unaccompanied youth or families with children who have not had a legal tenancy in permanent housing and experienced persistent instability (e.g., two or more moves) in the 60 days prior to the homeless assistance application, and who lack resources to resolve their housing crisis; or

3) People who are fleeing (or attempting to flee) domestic violence, who lack resources to resolve their housing crisis.

Homeless prevention funds in the Stanislaus Urban County come from the Emergency Solutions Grant (ESG), not from the Stanislaus CoC programs.

Rapid re-housing is a critical strategy for ending homelessness for households with children due to the extreme shortage of affordable housing. Rapid re-housing is considered to be a higher priority to the Stanislaus Urban County and the Stanislaus CoC than homeless prevention. It is also a good tool for chronically homeless individuals who have been through a transitional shelter period. It is also a high priority for single adults who assess as self-sufficient and can address affordability through a combination of shared housing and increasing income. Rapid re-housing also works well in housing families with children who generally have been homeless for shorter periods of time.

With funding from the ESG program, support can be provided for individuals and families in need of housing. Assistance may include short- or medium-term rental assistance and stabilization services, including mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management. Recipients must be Stanislaus County residents and have sustainable income to qualify. Funding is limited by ESG—first come, first served.

The impact of ESG, for homeless prevention assistance, is hampered by the extremely low-income targeting requirement. Such deep targeting limits the program's ability to respond to families and individuals in crisis to prevent homelessness. The lack of affordable units limits the ability of families and individuals to find appropriate housing under this program. Another challenge is finding landlords who are willing to rent to clients who do not have ideal credit ratings. A greater number of units might be available with increased landlord/property owner outreach. Regardless, rapid re-housing and homeless prevention assistance continue to be utilized as a successful tool for both preventing and ending homelessness in Stanislaus County.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Data on Stanislaus County's homeless population is tracked through the Homeless Management Information System (HMIS), a federally mandated online data system for all dedicated homeless, prevention, and housing programs that receive Stanislaus CoC funding. The HMIS collects data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

The HRCS utilizes HUD's official definition of homelessness, including the at-risk definition, as required by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), the definition of which was updated on December 5, 2012. The criteria for defining at risk of homelessness are as follows:

Category 1 – Individuals and Families

An individual or family who:

(i) Has an annual income below 30% of median family income for the area; AND

(ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless definition"; AND

(iii) Meets one of the following conditions:

(A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; OR

(B) Is living in the home of another because of economic hardship; OR

(C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR

(D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals; OR

(E) Lives in an SRO or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR

(F) Is exiting a publicly funded institution or system of care; OR

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Consolidated Plan.

Category 2 – Unaccompanied Children and Youth

A child or youth who does not qualify as homeless under the homeless definition but qualifies as homeless under another federal statute.

Category 3 – Families with Children and Youth

An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under Section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

Although Stanislaus County has no exact count as to the number of persons who lose their housing and become homeless each year, the risk factors that contribute to causing homelessness are known. Persons who are "at risk of homelessness" include individuals or families that are experiencing one or more of the risk factors described below. When evaluating these risk factors within the context of Stanislaus County, a rise in persons at risk of homelessness is anticipated. These factors will be taken into consideration when evaluating a client's risk of entering homelessness.

a) Sudden and significant increase in utility costs

b) Mental health and substance abuse issues

c) Physical disabilities and other chronic health issues, including HIV/AIDS

d) Severe housing cost burden (greater than 50 percent of income for housing costs)

e) Homeless in last 12 months

f) Young head of household (under 25 with children or pregnant)

g) Current or past involvement with child welfare, including foster care

h) Pending foreclosure of housing (rental or homeownership)

i) Extremely low income (less than 30 percent of AMI)

j) Past institutional care (prison, treatment facility, hospital)

k) Recent traumatic life event, such as death of a spouse or primary care provider, abandonment of spouse or primary care provider, or recent health crisis that prevented the household from meeting its financial responsibilities

l) Credit problems that preclude obtaining of housing

m) Significant amount of medical debt

n) Eviction within two weeks from a private dwelling (including housing provided by family or friends)

o) Discharge within two weeks from an institution in which the person has been a resident for more than 180 days (including prisons, mental health institutions, hospitals)

p) Residency in housing that has been condemned by housing officials and is no longer meant for human habitation

q) Sudden and significant loss of income

The Stanislaus CoC has developed a unified intake form and documentation checklist that all homeless service providers, who enter data into HMIS, utilize for client eligibility assessments and record keeping. Quarterly monitoring visits and remote HMIS data quality audits ensure that the criteria for qualifying a household for homeless prevention assistance are both regionally uniform and in conformance with HUD regulations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing; see Tables NA-5 and NA-6), a tight rental market, and a shortage of affordable housing. These are further compounded by job loss and high unemployment rate and personal circumstances such as health conditions, mental illness, substance abuse, and trauma.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. As shown in the tables below, data is analyzed based on income categories based on the AMI.

The four housing problems are (1) lacking a complete kitchen; (2) lacking complete plumbing facilities; (3) more than one person per room; and (4) cost burden greater than 30 percent. In the tables below, the column title "number of households whose income is zero or negative" is due to self-employment, dividends, and net rental income. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and therefore are counted separately.

In this section, Housing Problems, four racial groups experience a disproportionate housing need throughout the income spectrum in the Stanislaus Planning Area, which includes the Stanislaus Urban County and the City of Turlock:

- 0–30% of AMI range: No disproportionate housing need
- 30–50% of AMI range: Disproportionate housing need exists for Pacific Islander, Asian, and American Indian/Alaska Native populations
- 50–80% of AMI range: Disproportionate housing need exists for Black/African American and American Indian/Alaska Native populations
- 80–100% of AMI range: Disproportionate housing need exists for Black/African American, Asian, and Pacific Islander populations

Four racial groups experience a disproportionate housing need throughout the income spectrum in the City of Turlock when analyzed as a separate and distinct area:

- 0–30% of AMI range: Disproportionate housing need exists for Asian, American Indian/Alaska Native, Black/African American, and Pacific Islander populations
- 30–50% of AMI range: Disproportionate housing need exists for Asian and American Indian/ Alaska Native populations
- 50–80% of AMI range: Disproportionate housing need exists for American Indian/Alaska Native populations

- 80–100% of AMI range: Disproportionate housing need exists for Asian and American Indian/Alaska Native populations

Notes Regarding Tables Below:

1) Data on disproportionately greater need is only produced by IDIS for grantee geographies.

2) These are HUD-generated tables. Columns may not add up because not all races are included in the table per HUD, and race and ethnicity (Hispanic) are enumerated separately by the U.S. Census Bureau. The universe of households is presented in these tables first by race, then by the total households (all races) who indicated Hispanic ethnicity. For example, the White category may include those of Hispanic origin. Data is not available that identifies Hispanic as a race rather than an ethnicity that includes some people of mixed race.

0–30% of Area Median Income

Table NA-9 shows the number of households with one or more housing problems for households earning 0–30% of AMI.

Table NA-9 – Disproportionally Greater Need 0–30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	16,235	1,870	1,080
White (race)	7,835	1,235	615
Black/African American (race)	1,010	135	30
Asian (race)	885	10	45
American Indian/Alaska Native (race)	60	20	0
Pacific Islander (race)	55	10	0
Hispanic (ethnicity)	6,110	450	380
City of Turlock			
Jurisdiction as a whole	1,745	70	235
White (race)	915	65	175
Black/African American (race)	185	0	0
Asian (race)	60	0	0
American Indian/Alaska Native (race)	10	0	0
Pacific Islander (race)	30	0	0
Hispanic (ethnicity)	495	4	50

Data Source: 2007–2011 CHAS

Table NA-9.1 shows the percentage of households with one or more housing problems for households earning 0–30% of AMI.

Table NA-9.1 – Disproportionally Greater Need 0–30% AMI

Housing Problems by Percent	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	84.6%	9.7%	5.6%
White (race)	80.9%	12.8%	6.4%
Black/African American (race)	86.0%	11.5%	2.6%
Asian (race)	94.1%	1.1%	4.8%
American Indian/Alaska Native (race)	75.0%	25.0%	0.0%
Pacific Islander (race)	84.6%	15.4%	0.0%
Hispanic (ethnicity)	88.0%	6.5%	5.5%
City of Turlock			
Jurisdiction as a whole	85.1%	3.4%	11.5%
White (race)	79.2%	5.6%	15.2%
Black/African American (race)	100.0%	0.0%	0.0%
Asian (race)	100.0%	0.0%	0.0%
American Indian/Alaska Native (race)	100.0%	0.0%	0.0%
Pacific Islander (race)	100.0%	0.0%	0.0%
Hispanic (ethnicity)	90.2%	0.7%	9.1%

Data Source: 2007–2011 CHAS

30–50% of Area Median Income

Table NA-10 shows the number of households with one or more housing problems for households earning 30–50% of AMI.

Table NA-10 – Disproportionally Greater Need 30–50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	18,605	4,360	0
White (race)	9,600	3,005	0
Black/African American (race)	390	45	0
Asian (race)	820	55	0
American Indian/Alaska Native (race)	130	10	0
Pacific Islander (race)	15	0	0
Hispanic (ethnicity)	7,410	1,185	0
City of Turlock			
Jurisdiction as a whole	2,380	460	0
White (race)	1,265	335	0
Black/African American (race)	60	10	0
Asian (race)	140	0	0
American Indian/Alaska Native (race)	85	0	0
Pacific Islander (race)	0	0	0
Hispanic (ethnicity)	805	110	0

Data Source: 2007–2011 CHAS

Table NA-10.1 shows the percentage of households with one or more housing problems for households earning 30–50% of AMI.

Table 10.1 – Disproportionately Greater Need 30–50% AMI

Housing Problems by Percent	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	81.0%	19.0%	0.0%
White (race)	76.2%	23.8%	0.0%
Black/African American (race)	89.7%	10.3%	0.0%
Asian (race)	93.7%	6.3%	0.0%
American Indian/Alaska Native (race)	92.9%	7.1%	0.0%
Pacific Islander (race)	100.0%	0.0%	0.0%
Hispanic (ethnicity)	86.2%	13.8%	0.0%
City of Turlock			
Jurisdiction as a whole	83.8%	16.2%	0.0%
White (race)	79.1%	20.9%	0.0%
Black/African American (race)	85.7%	14.3%	0.0%
Asian (race)	100.0%	0.0%	0.0%
American Indian/Alaska Native (race)	100.0%	0.0%	0.0%
Pacific Islander (race)	0.0%	0.0%	0.0%
Hispanic (ethnicity)	88.0%	12.0%	0.0%

Data Source: 2007–2011 CHAS

50–80% of Area Median Income

Table NA-11 shows the number of households with one or more housing problems for households earning 50–80% of AMI.

Table NA-11 – Disproportionally Greater Need 50–80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	20,565	10,555	0
White (race)	10,085	6,575	0
Black/African American (race)	440	110	0
Asian (race)	970	455	0
American Indian/Alaska Native (race)	340	75	0
Pacific Islander (race)	105	40	0
Hispanic (ethnicity)	8,405	3,125	0
City of Turlock			
Jurisdiction as a whole	2,760	990	0
White (race)	1,635	630	0
Black/African American (race)	0	0	0
Asian (race)	35	0	0
American Indian/Alaska Native (race)	40	0	0
Pacific Islander (race)	0	345	0
Hispanic (ethnicity)	1,000	0	0

Data Source: 2007–2011 CHAS

Table NA-11.1 shows the percentage of households with one or more housing problems for households earning 50–80% of AMI.

Table NA-11.1 – Disproportionately Greater Need 50–80% AMI

Housing Problems by Percent	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	66.1%	33.9%	0.0%
White (race)	60.5%	39.5%	0.0%
Black/African American (race)	80.0%	20.0%	0.0%
Asian (race)	68.1%	31.9%	0.0%
American Indian/Alaska Native (race)	81.9%	18.1%	0.0%
Pacific Islander (race)	72.4%	27.6%	0.0%
Hispanic (ethnicity)	72.9%	27.1%	0.0%
City of Turlock			
Jurisdiction as a whole	73.6%	26.4%	0.0%
White (race)	72.2%	27.8%	0.0%
Black/African American (race)	0.0%	0.0%	0.0%
Asian (race)	77.8%	22.2%	0.0%
American Indian/Alaska Native (race)	100.0%	0.0%	0.0%
Pacific Islander (race)	0.0%	0.0%	0.0%
Hispanic (ethnicity)	74.3%		

Data Source: *2007–2011 CHAS*

80–100% of Area Median Income

Table NA-12 shows the number of households with one or more housing problems for households earning 80–100% of AMI.

Table NA- 12 – Disproportionately Greater Need 80–100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	9,205	8,685	0
White (race)	4,520	5,595	0
Black/African American (race)	440	85	0
Asian (race)	315	180	0
American Indian/Alaska Native (race)	30	140	0
Pacific Islander (race)	4	0	0
Hispanic (ethnicity)	3,685	2,505	0
City of Turlock			
Jurisdiction as a whole	835	830	0
White (race)	445	480	0
Black/African American (race)	0	10	0
Asian (race)	90	50	0
American Indian/Alaska Native (race)	10	0	0
Pacific Islander (race)	0	0	0
Hispanic (ethnicity)	275	260	0

Data Source: *2007–2011 CHAS*

Table NA-12.1 shows the percentage of households with one or more housing problems for households earning 80–100% of AMI.

Table NA-12.1 – Disproportionately Greater Need 80–100% AMI

Housing Problems by Percent	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	51.5%	48.5%	0.0%
White (race)	44.7%	55.3%	0.0%
Black/African American (race)	83.8%	16.2%	0.0%
Asian (race)	63.6%	36.4%	0.0%
American Indian/Alaska Native (race)	17.6%	82.4%	0.0%
Pacific Islander (race)	100.0%	0.0%	0.0%
Hispanic (ethnicity)	59.5%	40.5%	0.0%
City of Turlock			
Jurisdiction as a whole	50.2%	49.8%	0.0%
White (race)	48.1%	51.9%	0.0%
Black/African American (race)	0.0%	100.0%	0.0%
Asian (race)	64.3%	35.7%	0.0%
American Indian/Alaska Native (race)	100.0%	0.0%	0.0%
Pacific Islander (race)	0.0%	0.0%	0.0%
Hispanic (ethnicity)	51.4%	48.6%	0.0%

Data Source: 2007–2011 CHAS

Discussion

0–30% of AMI Range

- Stanislaus Planning Area: All households in this range experience a housing problem above that of the Planning Area as a whole at 84.6 percent, with 94.1 percent of Asian households experiencing a housing problem, followed by Hispanics with 88.0 percent of households experiencing a housing problem. The need is the greatest for the 0–30% of AMI income group as a whole at 84.6 percent compared to the other income ranges: 30–50 percent of AMI (81.0 percent), 50–80 percent of AMI (66.1 percent), and 80–100 percent of AMI (51.5 percent), which strongly indicates that the extremely low income group (0–30% of AMI) needs better access to safe, decent, and affordable housing.

- City of Turlock: All households in this range experience a housing problem above that of the jurisdiction as a whole at 85.1 percent, with 100 percent of Asian, Black/African American, American Indian/Alaska Native, and Pacific Islander households experiencing a housing problem, followed by Hispanics with 90.2 percent of households experiencing a housing problem. The need is the greatest for the 0–30% of AMI income group as a whole at 85.1 percent compared to the other income ranges: 30–50 percent of AMI (83.8 percent), 50–80 percent of AMI (73.6 percent), and 80–100 percent of AMI (50.2 percent), which strongly indicates that the extremely low income group (0–30% of AMI) needs better access to safe, decent, and affordable housing.

30–50% of AMI Range

- Stanislaus Planning Area: Pacific Islander and Asian households have the greatest need, with 100 percent and 93.7 percent of households, respectively, experiencing a housing problem. American Indian/Alaska Native follows with 92.9 percent of households experiencing a housing problem.

- City of Turlock: Asians and American Indian/Alaska Natives have the greatest need with 100 percent of households experiencing a housing problem. Hispanic households follow with 88.0 percent of households experiencing a housing problem.

50–80% of AMI Range

- Stanislaus Planning Area: American Indian/Alaska Natives and Black/African Americans have the greatest need at 81.9 percent and 80.0 percent, respectively, of households experiencing a housing problem.

- City of Turlock: American Indian/Alaska Natives and Hispanics have the greatest need at 100 percent and 74.3 percent, respectively, of households experiencing a housing problem.

80–100% of AMI Range

- Stanislaus Planning Area: Pacific Islander and Black/African American households have the greatest need at 100 percent and 83.8 percent, respectively, of households experiencing a housing problem.

- City of Turlock: American Indian/Alaska Native and Asian households have the greatest need at 100 percent and 64.3 percent, respectively, of households experiencing a housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Unlike the housing problems in section NA-15, severe housing problems include severe overcrowding and severe cost burdens. The four severe housing problems are (1) lacks complete kitchen facilities; (2) lacks complete plumbing facilities; (3) more than 1.5 persons per room; and (4) cost burden over 50 percent.

In this section, Severe Housing Problems, three groups experience severe housing problems throughout the income spectrum in the Stanislaus Planning Area:

- 0–30% of AMI range: Pacific Islanders and Black/African Americans experience a disproportionate housing need
- 30–50% of AMI range: Asians, Pacific Islanders, and Black/African Americans experience a disproportionate housing need
- 50–80% of AMI range: Black/African Americans experience a disproportionate housing need
- 80–100% of AMI range: Pacific Islanders and Black/African Americans experience a disproportionate housing need

In the City of Turlock, four groups experience severe housing problems throughout the income spectrum:

- 0–30% of AMI range: Pacific Islanders, Black/African Americans, American Indian/Alaska Natives experience a disproportionate housing need
- 30–50% of AMI range: Asians experience a disproportionate housing need
- 50–80% of AMI range: American Indian/Alaska Natives and Asians experience a disproportionate housing need
- 80–100% of AMI range: Asians experience a disproportionate housing need

In the tables below, the column title “number of households whose income is zero or negative” is due to self-employment, dividends, and net rental income. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and therefore are counted separately.

Notes Regarding Tables Below:

1) Data on disproportionately greater need is only produced by IDIS for grantee geographies.
2) These are HUD-generated tables. Columns may not add up because not all races are included in the table per HUD, and race and ethnicity (Hispanic) are enumerated separately by the U.S. Census Bureau. The universe of households is presented in these tables first by race, then by the total households (all races) who indicated Hispanic ethnicity.

0–30% of Area Median Income

Table NA-13 shows the number of households with one or more severe housing problems for households earning 0–30% of AMI.

Table NA-13 – Severe Housing Problems 0–30% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	14,065	4,045	1,080
White (race)	6,660	2,415	615
Black/African American (race)	1,000	145	30
Asian (race)	680	210	45
American Indian/Alaska Native (race)	60	20	0
Pacific Islander (race)	55	10	0
Hispanic (ethnicity)	5,345	1,215	380
City of Turlock			
Jurisdiction as a whole	1,540	275	235
White (race)	800	180	175
Black/African American (race)	185	0	0
Asian (race)	40	20	0
American Indian/Alaska Native (race)	10	0	0
Pacific Islander (race)	30	0	0
Hispanic (ethnicity)	430	75	50

Data Source: 2007–2011 CHAS

Table NA-13.1 shows the percentage of households with one or more severe housing problems for households earning 0–30% of AMI.

Table NA-13.1 – Disproportionately Greater Need 0–30% AMI

Severe Housing Problems by Percent	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	73.3%	21.1%	5.6%
White (race)	68.7%	24.9%	6.3%
Black/African American (race)	85.1%	12.3%	2.6%
Asian (race)	72.7%	22.5%	4.8%
American Indian/Alaska Native (race)	75.0%	25.0%	0.0%
Pacific Islander (race)	84.6%	15.4%	0.0%
Hispanic (ethnicity)	77.0%	17.5%	5.5%
City of Turlock			
Jurisdiction as a whole	75.1%	13.4%	11.5%
White (race)	69.3%	15.6%	15.2%
Black/African American (race)	100.0%	0.0%	0.0%
Asian (race)	66.7%	33.3%	0.0%
American Indian/Alaska Native (race)	100.0%	0.0%	0.0%
Pacific Islander (race)	100.0%	0.0%	0.0%
Hispanic (ethnicity)	77.5%	13.5%	9.0%

Data Source: 2007–2011 CHAS

30–50% of Area Median Income

Table NA-14 shows the number of households with one or more severe housing problems for households earning 30–50% of AMI.

Table NA-14 – Severe Housing Problems 30–50% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	12,290	10,680	0
White (race)	6,030	6,580	0
Black/African American (race)	305	130	0
Asian (race)	650	220	0
American Indian, Alaska Native (race)	70	65	0
Pacific Islander (race)	15	0	0
Hispanic (ethnicity)	5,040	3,550	0
City of Turlock			
Jurisdiction as a whole	1,785	1,050	0
White (race)	945	655	0
Black/African American (race)	50	20	0
Asian (race)	140	0	0
American Indian, Alaska Native (race)	20	65	0
Pacific Islander (race)	0	0	0
Hispanic (ethnicity)	605	310	0

Data Source: 2007–2011 CHAS

Table NA-14.1 shows the percentage of households with one or more severe housing problems for households earning 30–50% of AMI.

Table NA-14.1 – Disproportionately Greater Need 30–50% AMI

Severe Housing Problems by Percent	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	53.5%	46.5%	0.0%
White (race)	47.8%	52.2%	0.0%
Black/African American (race)	70.1%	29.9%	0.0%
Asian (race)	74.7%	25.3%	0.0%
American Indian/Alaska Native (race)	51.9%	48.1%	0.0%
Pacific Islander (race)	100.0%	0.0%	0.0%
Hispanic (ethnicity)	58.7%	41.3%	0.0%
City of Turlock			
Jurisdiction as a whole	63.0%	37.0%	0.0%
White (race)	59.1%	40.9%	0.0%
Black/African American (race)	71.4%	28.6%	0.0%
Asian (race)	100.0%	0.0%	0.0%
American Indian/Alaska Native (race)	23.5%	76.5%	0.0%
Pacific Islander (race)	0.0%	0.0%	0.0%
Hispanic (ethnicity)	66.1%	33.9%	0.0%

Data Source: 2007–2011 CHAS

50–80% of Area Median Income

Table NA-15 shows the number of households with one or more severe housing problems for households earning 50–80% of AMI.

Table NA-15 – Severe Housing Problems 50–80% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	10,580	20,540	0
White (race)	4,795	11,870	0
Black/African American (race)	305	240	0
Asian (race)	505	915	0
American Indian, Alaska Native (race)	170	250	0
Pacific Islander (race)	39	105	0
Hispanic (ethnicity)	4,615	6,920	0
City of Turlock			
Jurisdiction as a whole	1,225	2,520	0
White (race)	705	1,565	0
Black/African American (race)	0	0	0
Asian (race)	25	25	0
American Indian, Alaska Native (race)	30	10	0
Pacific Islander (race)	0	0	0
Hispanic (ethnicity)	445	900	0

Data Source: 2007–2011 CHAS

Table NA-15.1 shows the percentage of households with one or more severe housing problems for households earning 50–80% of AMI.

Table NA-15.1 – Disproportionately Greater Need 50–80% AMI

Severe Housing Problems by Percent	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	34.0%	66.0%	0.0%
White (race)	28.8%	71.2%	0.0%
Black/African American (race)	56.0%	44.0%	0.0%
Asian (race)	35.6%	64.4%	0.0%
American Indian/Alaska Native (race)	40.5%	59.5%	0.0%
Pacific Islander (race)	27.1%	72.9%	0.0%
Hispanic (ethnicity)	40.0%	60.0%	0.0%
City of Turlock			
Jurisdiction as a whole	32.7%	67.3%	0.0%
White (race)	31.1%	68.9%	0.0%
Black/African American (race)	0.0%	0.0%	0.0%
Asian (race)	50.0%	50.0%	0.0%
American Indian/Alaska Native (race)	75.0%	25.0%	0.0%
Pacific Islander (race)	0.0%	0.0%	0.0%
Hispanic (ethnicity)	33.1%	66.9%	0.0%

Data Source: 2007–2011 CHAS

80–100% of Area Median Income

Table NA-16 shows the number of households with one or more severe housing problems for households earning 80–100% of AMI.

Table NA-16 – Severe Housing Problems 80–100% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	3,840	14,050	0
White (race)	1,615	8,500	0
Black/African American (race)	215	305	0
Asian (race)	145	355	0
American Indian, Alaska Native (race)	0	165	0
Pacific Islander (race)	4	0	0
Hispanic (ethnicity)	1,830	4,365	0
City of Turlock			
Jurisdiction as a whole	415	1,245	0
White (race)	225	705	0
Black/African American (race)	0	10	0
Asian (race)	50	85	0
American Indian, Alaska Native (race)	0	10	0
Pacific Islander (race)	0	0	0
Hispanic (ethnicity)	140	395	0

Data Source: 2007–2011 CHAS

Table NA-16.1 shows the percentage of households with one or more severe housing problems for households earning 80–100% of AMI.

Table NA-16.1 – Disproportionately Greater Need 80–100% AMI

Severe Housing Problems by Percent	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Stanislaus Planning Area			
Jurisdiction as a whole	21.5%	78.5%	0.0%
White (race)	16.0%	84.0%	0.0%
Black/African American (race)	41.3%	58.7%	0.0%
Asian (race)	29.0%	71.0%	0.0%
American Indian/Alaska Native (race)	0.0%	100.0%	0.0%
Pacific Islander (race)	100.0%	0.0%	0.0%
Hispanic (ethnicity)	29.5%	70.5%	0.0%
City of Turlock			
Jurisdiction as a whole	25.0%	75.0%	0.0%
White (race)	24.2%	75.8%	0.0%
Black/African American (race)	0.0%	100.0%	0.0%
Asian (race)	37.0%	63.0%	0.0%
American Indian/Alaska Native (race)	0.0%	100.0%	0.0%
Pacific Islander (race)	0.0%	0.0%	0.0%
Hispanic (ethnicity)	26.2%	73.8%	0.0%

Data Source: 2007–2011 CHAS

Discussion

0–30% of AMI Range

- Stanislaus Planning Area: Black/African Americans (85.1 percent), Pacific Islanders (84.6 percent), Hispanics (77.0 percent), and American Indian/Alaska Natives (75.0 percent) in this range experienced a severe housing need above that of the Planning Area as a whole at 73.3 percent. The need is the greatest for the 0–30% of AMI income group as a whole at 73.3 percent compared to the other income ranges: 30–50% of AMI (53.5 percent), 50–80% of AMI (34.0 percent), and 80–100% of AMI (21.5 percent), which strongly indicates that this income group needs better access to safe, decent, and affordable housing.

- City of Turlock: Black/African Americans (100 percent), Pacific Islanders (100 percent), Hispanics (77.5 percent), and American Indian/Alaska Natives (100 percent) in the 0–30% of AMI range experienced a severe housing need above that of the jurisdiction as a whole at 75.1 percent. The need is the greatest for this income group as a whole at 75.1 percent compared to the other

income ranges: 30–50% of AMI (63.0%), 50–80% of AMI (32.7%), and 80–100% of AMI (25.0%), which strongly indicates that this income group needs better access to safe, decent, and affordable housing.

30–50% of AMI Range

- Stanislaus Planning Area: Pacific Islanders and Asians have the greatest need with 100 percent and 74.7 percent, respectively, of households experiencing a housing problem. Black/African Americans follow with 70.1 percent of households experiencing a housing problem.

- City of Turlock: Asians and Black/African Americans have the greatest need with 100 percent and 71.4 percent, respectively, of households experiencing a housing problem. Hispanic households follow with 66.1 percent of households experiencing a housing problem.

50–80% of AMI Range

- Stanislaus Planning Area: Black/African Americans have the greatest need with 56.0 percent of households experiencing a housing problem. American Indian/Alaska Natives follow with 40.5 percent of households experiencing a housing problem.

- City of Turlock: American Indian/Alaska Natives have the greatest need with 75.0 percent of households experiencing a housing problem. Asian households follow with 50.0 percent of households experiencing a housing problem.

80–100% of AMI Range

- Stanislaus Planning Area: Pacific Islanders and Black/African Americans have the greatest need with 100 percent and 41.3 percent, respectively, of households experiencing a housing problem.

- City of Turlock: Asian households have the greatest need with 37 percent of households experiencing a housing problem.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction

Table NA-17 displays cost burden information for the jurisdiction and each racial and ethnic group, including no cost burden (housing cost to income ratio is less than 30 percent of the gross household income), cost burden (housing cost to income ratio between 30 percent and 50 percent of the gross household income), severe cost burden (housing cost burden more than 50 percent of the gross household income), and no/negative income.

In the Stanislaus Planning Area, 24.5 percent of households were overpaying for housing and 21.0 percent were severely overpaying for housing. Similarly, 31.4 percent of Turlock's households were overpaying for housing and 41.7 percent of households were severely overpaying.

Housing Cost Burden

Table NA-17 below identifies the housing cost burden by race.

Table NA-17 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	≤30% (No cost burden)	30–50% (Cost burden)	>50% (Severe cost burden)	No/negative income (not computed)
Stanislaus Planning Area				
Jurisdiction as a whole	98,645	44,260	38,035	1,135
White (race)	66,270	24,755	19,235	655
Black/African American (race)	1,840	1,140	2,000	30
Asian (race)	4,255	2,055	1,965	55
American Indian, Alaska Native (race)	745	460	205	0
Pacific Islander (race)	320	295	120	0
Hispanic (race)	23,505	14,915	13,960	380
City of Turlock				
Jurisdiction as a whole	2,700	3,160	4,200	235
White (race)	8,695	2,905	2,715	175
Black/African American (race)	110	20	210	0
Asian (race)	560	420	240	0
American Indian, Alaska Native (race)	170	115	35	0
Pacific Islander (race)	45	0	30	0
Hispanic (ethnicity)	2,620	1,965	1,220	50

Data Source: 2007–2011 CHAS

Discussion:

Housing Costs Less Than 30% of Total Gross Household Income Field:

- Stanislaus Planning Area: 60.1 percent of Whites had a cost burden less than 30 percent, followed in order by American Indian/Alaska Natives (52.8 percent), Asians (51.4 percent), Hispanics (44.9 percent), Black/African Americans (36.9 percent), and Pacific Islanders (43.5 percent).

- City of Turlock: 60.7 percent of Whites had a cost burden less than 30 percent, followed in order by Pacific Islanders (60.0 percent), American Indian/Alaska Natives (53.1 percent), Asians (45.9 percent), Hispanics (45.1 percent), and Black/African Americans (32.4 percent).

Housing Costs 30–50% Field of Total Gross Household Income Field:

- Stanislaus Planning Area: 40.1 percent of Pacific Islanders had a cost burden between 30 and 50 percent, followed by American Indian/Alaska Natives (32.6 percent), Hispanics (28.5 percent), Asians (24.8 percent), Black/African Americans (22.9 percent), and Whites (22.5 percent).

- City of Turlock: 34.4 percent of Asians had a cost burden between 30 and 50 percent, followed by American Indian/Alaska Natives (35.9 percent), Hispanics (33.9 percent), Whites (20.3 percent), and Black/African Americans (5.9 percent). Pacific Islanders had no households with a cost burden between 30 and 50 percent.

Housing Costs Greater Than 50% of Total Gross Household Income Field:

- Stanislaus Planning Area: Black/African American (40.2 percent) had the greatest burden, followed by Hispanics (26.7 percent), Asians (23.7 percent), Whites (17.4 percent), Pacific Islanders (16.3 percent), and American Indian/Alaska Natives (14.5 percent).

- City of Turlock: Black/African Americans (61.8 percent) had the greatest burden, followed by Pacific Islanders (40.0 percent), Hispanics (21.0 percent), Asians (19.7 percent), Whites (19.0 percent), and American Indian/Alaska Natives (10.9 percent).

No/Negative Income field:

- Stanislaus Planning Area: Whites (0.6 percent), Hispanics (0.7 percent), Black/African Americans (0.6 percent), and Asians (0.7 percent) that did not report an income were cost burdened. American Indian/Alaska Natives and Pacific Islanders were not cost burdened (all reporting zero households). The population numbers in this field are quite small in comparison to the overall population figures.

- City of Turlock: Whites (1.2 percent) and Hispanics (0.9 percent) that did not report an income were cost burdened. American Indian/Alaska Natives, Black/African Americans, Asians, and Pacific Islanders were not cost burdened (all reporting zero households). The population numbers in this field are quite small in comparison to the overall population figures.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Review of the housing needs of racial and ethnic groups revealed that each group has housing problems, with four groups experiencing a disproportionate housing need throughout the income spectrum in the Stanislaus Planning Area and four groups experiencing a disproportionate need in the City of Turlock.

In terms of housing problems, four groups experience a disproportionate housing need throughout the income spectrum in the Stanislaus Planning Area: none at the 0–30% of AMI range; Pacific Islanders, Asians, and American Indian/Alaska Natives at the 30–50% of AMI range; Black/African Americans and American Indian/Alaska Natives at the 50–80% of AMI range; and Black/African Americans, Asians, and Pacific Islanders at the 80–100% of AMI range.

Four groups experience a disproportionate housing need throughout the income spectrum in the City of Turlock: Asians, American Indian/Alaska Natives, Black/African Americans, and Pacific Islanders at the 0–30% of AMI range; Asians and American Indian/Alaska Natives at the 30–50% of AMI range; American Indian/Alaska Natives at the 50–80% of AMI range; and Asians and American Indian/Alaska Natives at the 80–100% of AMI range.

For severe housing problems, three groups experience severe housing problems throughout the income spectrum in the Stanislaus Planning Area: Pacific Islanders and Black/African Americans experience a disproportionate housing need at the 0–30% of AMI range; Asians, Pacific Islanders, and Black/African Americans at the 30–50% of AMI range; Black/African Americans experience a disproportionate housing need at the 50–80% of AMI range; and Pacific Islanders and Black/African Americans experience a disproportionate housing need at the 80–100% of AMI range.

In the City of Turlock, four groups experience severe housing problems throughout the income spectrum: Pacific Islanders, Black/African Americans, and American Indian/Alaska Natives experience a disproportionate housing need at the 0–30% of AMI range; Asians experience a disproportionate housing need at the 30–50% of AMI range; American Indian/Alaska Natives and Asians experience a disproportionate housing need at the 50–80% of AMI range; and Asians at the 80–100% of AMI range.

If they have needs not identified above, what are those needs?

According to the data supplied by HUD in the development of this Con Plan, the needs have been identified in this section of the Con Plan.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Data on race and ethnicity was examined at the block group level to determine areas of minority and ethnic concentration (2010 U.S. Decennial Census, Summary File 3). Minority population is defined as the total population less those who responded “White alone” to the U.S. Census. Census tract areas where the percentage of total minority population exceeds the group’s countywide total percentage by at least one percentage point are considered to be areas of “minority concentration.” Areas that have a minority population at least 1.5 times the countywide total percentage are considered to be areas of “high minority concentration.”

The areas which show an overall minority concentration include unincorporated areas north of Modesto, including Salida, unincorporated areas east of Ceres, northern portions of Turlock, western portions of Patterson, and unincorporated areas south of Patterson.

Since the U.S. Census enumerates Hispanic as a distinct ethnic category, this characteristic was examined separately. Census tract areas where the percentage of total Hispanic population exceeds the countywide percentage by at least one percentage point are considered to be areas of Hispanic concentration. Areas that have a Hispanic population at least 1.5 times the countywide percentage are considered to be areas of high Hispanic concentration. Areas on high concentration include portions of western unincorporated county and portions of Patterson, Bystrom, and Ceres. Concentration maps are located in **Appendix 1** and **Appendix 2.**

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the County of Stanislaus's (Housing Authority) mission is to address the unmet housing needs of residents and communities in Stanislaus County consistent with Federal, State, and local law. The Housing Authority owns and operates public housing units in addition to operating a housing voucher program. Based on the data supplied by HUD in the table below, the Housing Authority has 3,930 housing choice vouchers in use. As of October 2014, the Housing Authority has a waiting list of 3,514 families in the Stanislaus Urban County and 752 in the City of Turlock.

Source: 2014 Public Housing Authority Plan (PHA Plan)

The data in the tables below, supplied by HUD, is utilized for discussion purposes throughout the Plan. HUD generates housing authority table data based on countywide data and not by Stanislaus Planning Area geographies.

Totals in Use

Table NA-18 shows the number of units vouchers in use in Stanislaus County (HUD generates housing authority table data per county designations).

Table NA-18 – Public Housing by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-Based	Tenant-Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Number of units vouchers in use									
Stanislaus County	0	0	636	3,930	10	3,832	0	88	0

**Note: Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition*

Data Source: Public Information Center (PIC)

Characteristics of Residents

Table NA-19 shows the characteristics of residents by program type for Stanislaus County.

Table NA-19 – Characteristics of Public Housing Residents by Program Type

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-Based	Tenant-Based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Stanislaus County								
Average Annual Income (in dollars)	0	0	17,079	13,338	12,270	13,393	0	11,080
Average Length of Stay (in days)	0	0	6	6	1	7	0	0
Average Household Size	0	0	3	2	1	2	0	3
Number of Homeless at Admission	0	0	0	0	0	0	0	0
Number of Elderly Program Participants (>62)	0	0	113	1,042	6	1,034	0	2
Number of Disabled Families	0	0	142	1,089	4	1,071	0	14
Number of Families Requesting Accessibility Features	0	0	636	3,930	10	3,832	0	88
Number of HIV/AIDS Program Participants	0	0	0	0	0	0	0	0
Number of Domestic Violence Victims	0	0	0	0	0	0	0	0

Data Source: Public Information Center (PIC)

Race of Residents

Table NA-20 shows the race of residents by program type in Stanislaus County.

Table NA-20 – Race of Public Housing Residents by Program Type

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-Based	Tenant-Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Stanislaus County									
White	0	0	560	3,072	8	2,988	0	76	0
Black/African American	0	0	24	595	1	585	0	9	0
Asian	0	0	45	192	1	188	0	3	0
American Indian/Alaska Native	0	0	4	48	0	48	0	0	0
Pacific Islander	0	0	3	23	0	23	0	0	0
Other	0	0	0	0	0	0	0	0	0

Data Source: *Public Information Center (PIC)*

Ethnicity of Residents

Table NA-21 shows the ethnicity of residents by program type in Stanislaus County.

Table NA-21 – Ethnicity of Public Housing Residents by Program Type

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-Based	Tenant-Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Stanislaus County									
Hispanic	0	0	392	1,133	6	1,096	0	31	0
Not Hispanic	0	0	244	2,797	4	2,736	0	57	0

Data Source: Public Information Center (PIC)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

In both the public housing units and Housing Choice Voucher (HCV) program, the Housing Authority acts in accordance with federal regulations as they relate to persons with disabilities, up to and including a fair, thorough, and accessible reasonable accommodations request process. Private owners participating in the public housing and voucher programs are expected to understand and comply with all Federal, State, and local laws as they relate to nondiscrimination and accessibility for persons with disabilities.

The HUD data provided indicates that a number of voucher holders are disabled households (see Table NA-19), which may suggest that some of these households require accessible units or modifications.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

To qualify for the HCV program, applicants must be at or below 50 percent of AMI. A majority of new admissions to the HCV program are families at or below 30 percent of AMI. Families at this income level have difficulty meeting their basic needs even with the assistance of the voucher program. The voucher program staff is well versed in available resources and frequently refers voucher holders to other community organizations. In addition, the Housing Authority of the County of Stanislaus offers the Family Self-Sufficiency (FSS) program to help voucher holders augment their education, find employment, build assets, and achieve economic independence.

How do these needs compare to the housing needs of the population at large

According to the 2009–2013 ACS 5-Year Estimates, 9.3 percent of the population under age 65 who lived in Stanislaus County reported a disability. The percentage of disabled voucher holders, out of the total voucher holders, is 28 percent.

While 37.7 percent of the total households in Stanislaus County are classified as low income, which includes the extremely low-income category, the average annual income of 100 percent of voucher holders is less than 30 percent of AMI. In general, the race and ethnicity of voucher holders is comparable to the jurisdiction, with some variations between data sources. The rate of voucher households that identified as Black or African American was higher than the jurisdiction (15.1 percent versus 2.9 percent), while a smaller percentage of voucher holders identified as Hispanic or Latino (28.8 percent versus 41.9 percent). For the jurisdiction as a whole, 45.8 percent of households experience housing cost burden greater than 30 percent of their household income and are in need of affordable housing.

Whereas there are differences in the demographics among voucher holders and the population at large, the need for affordable housing exists among both groups, especially for those extremely low-income cost-burdened households without vouchers.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

This section is still in the process of being edited. Final version will be provided with the May 5, 2015, Board of Supervisors staff report for the Consolidated Plan.

At the local level, the most comprehensive analysis of the homeless population and service availability in Stanislaus County is conducted by the Stanislaus CoC.

The Stanislaus CoC was created to address these issues and comprises over 88 members and more than 50 agencies and organizations representing all cities in Stanislaus County. Representation includes nonprofit organizations, homeless persons, formerly homeless persons, local government, disability service organizations, the public housing authority, police and fire service departments, faith-based and other community-based organizations, service agencies, community members, government agencies, and housing developers.

The Stanislaus CoC system consists of three components:

- An emergency shelter/assessment effort that provides immediate shelter and can identify an individual's needs.
- Transitional housing and necessary social services. Such services include substance abuse treatment, short-term mental health services, independent living skills, job training, etc.
- 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 in a community, none will be successful. A strong homeless prevention strategy is also key to the success of the Continuum of Care system. The Stanislaus CoC also focuses on community collaboration, coordinating discharge with health and law enforcement agencies and with mental health and addiction recovery service providers to try to ensure a coordinated community effort in terms of implementation of homeless programs.

In July 2001, the Stanislaus County Board of Supervisors and the City of Modesto officially recognized the Stanislaus CoC as the coordinating body for homeless programs and services in Stanislaus County.

In 2012, the Stanislaus Stanislaus CoC adopted the Stanislaus County Homeless Management Information System (HMIS), which is a collaborative project that will enable homeless service providers to collect uniform client information over time.

Homeless Needs Assessment

Table NA-22.1 through Table NA-22.6 include Stanislaus County's 2014 Point-In-Time (PIT) Homeless Count and all the information that was collected as part of that survey.

Table NA-22.1 – HUD's 2014 Continuum of Care Homeless Assistance Programs

HUD's 2014 Continuum of Care Homeless Assistance Programs Point-In-Time Homeless Count 1/30/2014 Stanislaus County, City of Turlock, and City of Modesto+			
Population	**Number of persons experiencing homelessness on a given night Sheltered++**	**Number of persons experiencing homelessness each year Unsheltered**	**Total**
Persons in households with children*	226	106	332
Persons in households without children**	481	337	818
Persons in households with only children***	6	0	6
Totals	**713**	**443**	**1,156**

Data Source: HUD, Point-In-Time Homeless Count 1/30/2014

+ 2014 survey data is not available for Stanislaus Urban County. The unpublished 2015 survey has measurements by city; however, those survey results will not be ready by time of publication.

++ This category includes households in transitional housing (includes Safe Haven programs).

***** *This category includes households with one adult and at least one child under age 18.*

****This category includes single adults, adult couples with no children, and groups of adults.*

*** *This category includes configurations of households composed only of children under age of 18.*

Table NA-22.2 – HUD's 2014 Continuum of Care Homeless Assistance Programs

HUD's Continuum of Care Homeless Assistance Programs Stanislaus County, City of Turlock, and City of Modesto Total Persons Experiencing Homelessness Multi-Year Comparison (2009–2014)				
Population	**2009 Total Persons Experiencing Homelessness Sheltered and Unsheltered**	**2011 Total Persons Experiencing Homelessness Sheltered and Unsheltered**	**2013 Total Persons Experiencing Homelessness Sheltered and Unsheltered**	**2014 Total Persons Experiencing Homelessness Sheltered and Unsheltered**
Household with children*	682	453	260	332
Household without children**	1,118	981	983	818
Household with only children***	Unavailable	Unavailable	9	6
Total (Change in total from previous year)	1,800 (N/A)	1,434 (-366)	1,201 (-233)	1,156 (-45)
Percentage of homeless population to countywide population	0.35%	0.27%	0.22%	Unavailable

Data Source: Stanislaus County Comparison Chart 2009–2013; HUD, Point-In-Time Homeless Count 1/30/2014

***** *This category includes households with one adult and at least one child under age 18.*

****This category includes single adults, adult couples with no children, and groups of adults.*

***** *This category includes configurations of households composed only of children under age of 18.*

Table NA-22.3 – HUD's 2014 Continuum of Care Homeless Assistance Programs

HUD's Continuum of Care Homeless Assistance Programs **Stanislaus County, City of Turlock, and City of Modesto** Total Persons Experiencing Chronic Homelessness Multi-Year Comparison (2009–2014)						
Population	**2009** **Number of persons that are chronically+ homeless each year**	**2011** **Number of persons that are chronically homeless each year**	**2013** **Number of persons that are chronically homeless each year**	**2014** **Number of persons that are chronically homeless each year**	**Number of persons exiting homelessness each year (2014 estimate) ++**	**Number of days persons experience homelessness**
Sheltered	68	96	61	69	652	NA
Unsheltered	181	122	66	54	389	NA
Total **(Difference from previous year)**	181 (N/A)	218 (+37)	127 (-91)	146 (+19)	1,029	NA
Percentage of chronic homeless persons to total homeless persons, each year	16%	15%	11%	13%	N/A	NA

Source: Stanislaus County Comparison Chart 2009–2013; HUD, Point-In-Time Homeless Count 1/30/2014

+People surveyed are asked whether this is their first time being homeless. If they respond "no," then they are counted as chronic.

++Calculated by subtracting the number of chronically homeless from the total homeless.

Table NA-22.4 – HUD's 2014 Continuum of Care Homeless Assistance Programs

HUD's 2014 Continuum of Care Homeless Assistance Programs Stanislaus County, City of Turlock, and City of Modesto Homeless Subpopulations			
Subpopulation	**Number of homeless persons, sheltered**	**Number of homeless persons, unsheltered**	**Total**
Severely Mentally Ill	139	171	310
Chronic Substance Abuse	57	122	179
Veterans	41	28	69
HIV/AIDS	9	4	13
Victims of Domestic Violence	111	111	222

Source: HUD, Point-In-Time Homeless Count 1/30/2014

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Table NA-22.3 provides data on numbers of persons becoming and exiting homelessness each year (see table above). As for the average number of days that a person experiences homelessness, that data is not available. The 2015 Point-In-Time Homeless Count may have this data available later this year.

Nature and Extent of Homelessness: (Optional) See below.

Table NA-22.5 – Nature and Extent of Homelessness

	Race:	**Sheltered:**	**Unsheltered (optional)**
Stanislaus County, City of Turlock, and City of Modesto	White Black or African American Asian American Indian or Alaska Native Native Hawaiian or Other Pacific Islander Multiple Races	White – 569 Black or African American – 46 Asian – 9 American Indian or Alaska Native – 43 Native Hawaiian or Other Pacific Islander – 20 Multiple Races – 23	White – 350 Black or African American – 39 Asian – 2 American Indian or Alaska Native – 40 Native Hawaiian or Other Pacific Islander – 5 Multiple Races – 7
	Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Stanislaus County, City of Turlock, and City of Modesto	Non-Hispanic/Non-Latino Hispanic/Latino	Non-Hispanic/Non-Latino – 499 Hispanic/Latino – 214	Non-Hispanic/Non-Latino – 270 Hispanic/Latino – 173

Nature and Extent of Homelessness:

Homelessness in Stanislaus County has experienced a steady decline over the last five years (2009–2014), both in the number and as a percentage of the overall total.[1] Reasons for this decline will need to be analyzed using additional community data. Additionally, across 2009 to 2014, the number of persons in households with children/only children has seen a steady decline, with the exception of a spike in 2014. To illustrate, in 2013, 22 percent of the total homeless population is part of households with children/only children and in 2014 this increased to 29 percent.

Using the Point-In-Time Homeless Count of 2014, one can estimate that approximately 1,156 people experienced homelessness during 2014. Of those, more than 70 percent are individuals in households without children, and approximately 30 percent were individuals in households with children or households of only children.

2014 experienced a marked increase in the percentage of sheltered versus unsheltered homeless persons. Said another way, 2014 saw the lowest number of homeless unsheltered since the point-in-time survey started in 2009. Additionally, the percentage of sheltered homeless, compared to unsheltered, steadily increased from 2009 to 2013. This recent increase will need to be analyzed, taking into consideration community information.

Chronic homelessness declined overall from 2009 to 2014 but was higher in 2014 compared to 2013 and 2011. 2014's Point-In-Time Count reported that 13 percent of homeless were chronically homeless, which is a decline from 16 percent in 2009. Reasons for this decline will need to be analyzed using additional community information.

Stanislaus County's 2014 Point-In-Time (PIT) Homeless Count reports an overall increase in the occurrence of special homeless subpopulation categories (severely mentally ill, chronic substance abuse, persons with HIV/AIDS, and victims of domestic violence) with the exception of veterans. This appears to be a result of increased reporting by participants (individuals can select to fit in more than one category), but additional research will be needed to analyze this further. Additionally, homeless people that experience severe mental illness make up the largest percentage of special homeless populations in Stanislaus County. They represent 29 percent of the total population, compared to (in order) victims of domestic violence (20 percent), chronic substance abuse (15 percent), veterans (6 percent), and persons with HIV/AIDS (1 percent).

Supplemental race/ethnic data

Whites (including Hispanic/Latino) make up the largest race category that experience homeless at 80 percent, followed by Black/African Americans (7 percent) tied with American Indian/Alaska Natives (7 percent), multiple races (3 percent), Native Hawaiian or Other Pacific Islanders (2 percent), and Asians (0.9 percent). Homeless that are Hispanic/Latino represent 33 percent of the total homeless population, which is less than the percentage of Hispanic/Latinos in Stanislaus County (43 percent). See Table NA-22.6.

[1] "Percentage of overall total" excludes 2014 due to County population data for 2014 being unavailable.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the findings of the 2014 homeless count:

- There were 114 households with at least one adult and one child, for a total of 332 persons. Of these, 67 percent were living in emergency or transitional housing and 33 percent were unsheltered.
- 23 families were chronically homeless, with 39 percent unsheltered.
- 69 veterans were homeless; 41 percent of those were unsheltered.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Surveys collected as part of the 2014 homeless count show the following:

Table NA-22.6 – Nature and Extent of Homelessness by Race and Ethnic Group

Race/Ethnicity	Homeless Population – Percentage (Actual Number)	Overall Population Percentage (Actual Number)
Stanislaus County, City of Turlock, and City of Modesto		
White (includes Hispanic/Latino)	80% (919)	76% (396,550)
Black/African American	7% (85)	3% (14,635)
American Indian/Alaska Native	7% (83)	1% (4,243)
Asian	0.9% (11)	5% (27,351)
Native Hawaiian or Other Pacific Islander	2% (28)	0.7% (3,810)
Multiple Races	3% (30)	4% (22,568)
Hispanic/Latino*	33% (387)	43% (220,267)

Data Source: U.S. Census, 2009–2013, ACS 5-year estimates for Stanislaus County.

**If numbers were totaled, they would not add up to the actual total homeless population because the Hispanic/Latino category is a separate measurement than measurements by race.*

Age Differences between Households with Children and Households without Children

Table NA-22.7 – Age Differences between Households with Children and without Children

Age Range	Households with Children Sheltered and Unsheltered	Households without Children Sheltered and Unsheltered
Stanislaus County, City of Turlock, and City of Modesto		
Number of Children (under age 18	173	NA
Number of Persons (18 to 24)	33	92
Number of Persons (over 24)	126	723

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 1,156 homeless individuals counted as part of the 2014 homeless count, 38 percent were unsheltered. Data by household type showed that the majority of the homeless population was composed of people in households without children. Comparing homelessness by race, 46 percent of Black/African Americans were unsheltered as compared to 38 percent of Whites who were unsheltered. Additionally, 16 percent of the unsheltered homeless were female and 22 percent were male. Lastly, veterans represent 6 percent of the homeless, both sheltered and unsheltered.

NA-45 Non-Homeless Special Needs Assessment – 91.205 (b, d)

Introduction:

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. Within Stanislaus County, subpopulations include the elderly, mentally ill, physically disabled, persons with HIV/AIDS, persons with substance dependence or abuse, youth, victims of domestic violence, and farmworkers. The following is a brief analysis of the needs of these subpopulations. The facilities and services available to these subpopulations are discussed in greater detail in the Market Analysis (MA-35) section of this Plan.

Describe the characteristics of special needs populations in your community:

Elderly: According to the 2008–2012 American Community Survey 5-Year Estimates, there were 32,651 households over the age of 65 in Stanislaus County, 19.7 percent of total households. The majority of elderly have a fixed income and deal with physical constraints, which makes them a group with special housing needs. Estimates also indicate that approximately 17.4 percent of elderly households fall under the extremely low-income category, approximately 15.3 percent are in the very low-income category, and about 19.0 percent fall in the low-income category. Since the elderly often live alone and have limited mobility, housing units best suited to their needs are smaller units located near public transportation, medical facilities, shopping, and other services. Security is also a concern for the elderly, primarily because they often are more vulnerable to crime. The elderly often require special design considerations such as ramps and handrails to assist with mobility. Retirement complexes and convalescent homes offer alternative housing choices, but most of the elderly live in independent residences, often in substandard conditions.

Persons with Disabilities: Disabilities vary in type and severity and can have a significant impact on a household's housing needs and ability to pay for appropriate housing. Based on the 2000 U.S. Census, there are 37,333 persons over age 5 with disabilities (9.09 percent of the population) in Stanislaus County. According to the 2008–2012 ACS 5-Year Estimates for 2012, approximately 23.8 percent and 16.1 percent, respectively, of persons with a disability fall under the extremely low- and very low-income categories.

Youth: In 2013, there were approximately 402,378 youth in the national foster care system (U.S. Department of Health and Human Services, Administration for Children and Families), including 58,699 children and youth in California and 736 in Stanislaus County (kidsdata.org). Typically, the foster care system expects youth to exit the system and live independently at age 18, which can create challenges for young adults who "age out" of the system. California has opted to extend care up to age 21. While many of these young people go on to lead successful lives, others fare poorly. A high percentage experience inadequate housing, low educational and career attainment, early parenthood, substance abuse, physical and mental health problems, and involvement with the legal system (kidsdata.org).

Farmworkers. Since agriculture is one of the top industries in Stanislaus County, farm labor is integral to Stanislaus County's economy. According to the 2012 Agricultural Census conducted by the U.S. Department of Agriculture, there were 14,657 farmworkers in Stanislaus County. State and Federal housing programs for farmworkers in Stanislaus County are administered by the Housing Authority of the County of Stanislaus (Housing Authority), which is an independent public agency entirely separate from County government. Other efforts to provide farmworker housing come mainly from individual farms and farmers. The Stanislaus County Department of Environmental Resources is the local agency responsible for enforcing state regulations on farmworker housing. Farmworkers are housed predominantly in labor camps owned and operated by a Housing Authority, privately owned camps, and individual units in the unincorporated area. Housing shortages exist during peak seasonal labor periods, in the months of July through September, when a large influx of migrant workers enters the workforce.

Because farmworkers are usually low income and their employment status is often tenuous, they are unable to compete for housing on the open market. Housing that is available to farmworkers is often of substandard condition and located in areas of the community lacking adequate services. However, Stanislaus County is fortunate in that the Housing Authority maintains 580 farm labor and migrant housing units throughout the agricultural areas of Stanislaus County that offer a decent living environment for farmworkers. The Housing Authority maintains 94 migrant housing units in Empire, 42 units in Patterson, and 88 units in Westley. These units are occupied six months out of the year, from May through October. The labor housing program provides 356 units, including 104 units in Ceres, 76 units in Patterson, 91 units in Modesto, and 85 units in Westley. Stanislaus County is continually supportive of the Housing Authority's efforts to maintain and increase the supply of farmworker housing throughout Stanislaus County.

What are the housing and supportive service needs of these populations and how are these needs determined?

The needs of the populations discussed above, combined with the difficulties in estimating the extent of such needs, can be challenging. High housing costs and low vacancy rates (as described in the Market Analysis section of this Plan) are especially problematic for those with special needs (2015–2023 Draft Housing Element Update). There is a broad-based array of objectives throughout this and related plans. Some of the housing and supportive housing needs are addressed strategically through funding categories used to meet multiple needs, including the creation of affordable housing, which will benefit the special needs populations discussed in this section.

The majority of the elderly have physical constraints which limit mobility, are on a fixed income, and often live alone. Housing best suited for the elderly is typically located near public transportation, medical facilities, shopping, and other services. Special design considerations to alleviate physical constraints can include ramps and handrails. Local agencies that provide supportive services for the elderly include

the Area Agency on Aging, the Howard Training Center, Healthy Aging Association, ,the Catholic Charities/Stanislaus Elder Abuse Prevention Alliance (SEAPA), the Senior Opportunity Service Program, and the Catholic Charities Homemaker Ombudsman Program. Housing assistance, in the form of Section 8 and housing rehabilitation and repair programs, is available through the Housing Authority of the County of Stanislaus and the Stanislaus County Department of Social Services (2015–2023 Draft Housing Element Update).

Persons with disabilities also often have physical and mental constraints which limit mobility within and outside of the home. Typically, housing best suited for persons with disabilities will also be located near transit, medical facilities, shopping, and other services. Supportive services provided in Stanislaus County include centralized information and emergency housing rehabilitation to address handicap accommodation retrofits. Local agencies that provide assistance to persons with disabilities include the Disability Resource Agency for Independent Living (DRAIL), the Howard Training Center, United Cerebral Palsy of Stanislaus and Tuolumne Counties, National Alliance for the Mentally Ill, Society for Disabilities, and Modesto Independent Living Center, (2015–2023 Housing Element Update).

Typically, shortages for farmworker housing exist during peak seasonal labor periods of July through September. Farm work is usually low paying and employment can be tenuous, making it hard for farmworkers to compete for housing. Where they do find housing, it is often substandard, and isolated from community services such as shopping, transit, medical, and other supportive services (2015–2023 Draft Housing Element Update).

For the elderly and those aging out of foster care, smaller and more affordable housing units designed for people living alone such as studios and one–bedroom units are in short supply. Housing that can affordably and comfortably accommodate larger families is also needed. For many of these special needs populations, employment services and financial stabilization services such as credit counseling, help with utility and other housing-related payments, relocation assistance, and case management are also needed within convenient access to residents.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

In California and the rest of the United States, HIV infections and AIDS diagnoses are reported through a combination of passive and active surveillance. Passive surveillance is conducted through State-required reporting of HIV and AIDS cases by health care providers and reporting of HIV-positive test results from laboratories to local health departments (LHD). Active surveillance is accomplished through routine visits by LHD staff to hospitals, physician offices, laboratories, counseling and testing clinics, and outpatient clinics to ensure completeness, timeliness, and accuracy of reported data. To improve timeliness and completeness of reporting and ensure prompt identification and response to emerging problems in the field, the California Department of Public Health, Center for Infectious Diseases, Office of AIDS supports a decentralized reporting system where HIV and AIDS case reports are identified through passive and active surveillance efforts coordinated by California's 61 LHDs.

According to the California Department of Public Health, Office of AIDS, HIV/AIDS Surveillance Section, data as of June 30, 2014, which is reported by county and not metropolitan statistical area, shows the following for Stanislaus County:

HIV Total Cases: 179

HIV Living Cases: 172

HIV Deceased: 7

AIDS Total Cases: 826

AIDS Living Cases: 392

AIDS Deceased: 434

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Stanislaus Planning Area has extensive needs for public facilities. These include, but are not limited to, the following:

Parks/Community Facilities: There is a need for facilities serving youth/after-school programs and facilities serving seniors.

Accessibility Improvements to Public Facilities: Most existing public facilities in the Stanislaus Planning Area do not meet ADA (Americans with Disabilities Act) accessibility standards.

Energy Efficiency Improvements to Public Facilities: Many community facilities require upgrading to improve energy efficiency.

How were these needs determined?

A survey was conducted as part of the consolidated plan process. When asked about what parks and community center services were most important to fund, respondents identified the top three priorities as facilities serving youth/after-school programs, facilities serving seniors, and improvements to accessibility for seniors and disabled persons. The information contained in this Market Analysis also identified these needs. See Community Outreach Summary for individual responses.

Describe the jurisdiction's need for Public Improvements:

In many neighborhoods and communities of the Stanislaus Planning Area, public infrastructure is minimal or nonexistent. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods. Projects have been identified in the Stanislaus County and City of Turlock Annual Action Plans that will address this. In addition the following needs have been identified.

Water and Sewer Infrastructure and Services: Extension/improvement of water and sewer lines is needed to serve low- and moderate-income households and to facilitate economic development activities.

Street and Sidewalk Improvements: Improvements are needed to address safety and traffic issues. In addition, ramps and curb cuts are needed to meet ADA accessibility requirements.

Streetlights: Many streets and public facilities (such as parks and recreation areas) lack adequate street lighting.

How were these needs determined?

A survey was conducted as part of the consolidated plan process. Results of the survey identified street improvements, improving water supply, and installing or improving street lighting to be the highest priority among infrastructure improvements surveyed. See Community Outreach Summary for individual responses.

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

The ranking criteria focus on the following factors:

a) Health and safety needs of the program/project and how those needs compare with the needs of other programs/projects (i.e., high per capita septic system failures).

b) The willingness and ability of the local community to assess itself for purposes of contributing toward project costs and costs of ongoing maintenance and operation of improvements inclusive of support of the program/project by the area's municipal advisory council or an organized community group (if no council exists to represent the area).

c) Identified and available funding sources for the specific program/project (the ability to leverage local agency dollars with outside funding sources are critical to ensuring a successful program/project).

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

Describe the jurisdiction's need for Public Services:

Given the geographic spread of the Planning Area, many communities do not have adequate access to public and supportive services. Service needs in the Planning Area include, but are not limited to, the following:

- Youth services, especially services for at-risk youth
- Senior services, including case management and advocacy
- Physically/mentally disabled persons services
- Homeless and homeless prevention services
- Employment services

How were these needs determined?

A survey was conducted as part of the consolidated plan process. Survey participants were asked to rank the importance of providing grant funds to programs that provide public services to low-income persons in their community. Respondents felt that the highest priority should be given to services for at-risk children/youth, seniors, and physically/mentally disabled persons. Lowest priority was to persons recently incarcerated or on parole, to persons with substance abuse problems, and for financial literacy. The information contained in this Needs Assessment and the Market Analysis also identified these needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of this section of the Con Plan is to provide a clear picture of the environment in which the Stanislaus Urban County and City of Turlock will administer its CDBG program over the term of the Con Plan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default data developed by the Census Bureau for HUD based on 2007–2011 American Community Survey (ACS). Other sources are noted throughout the Con Plan.

Data in this section has been provided by HUD's Integrated Disbursement and Information System (IDIS) for the entire planning area including Stanislaus Urban County and the City of Turlock. Data for the individual jurisdictions has been provided from IDIS and Community Planning and Development (CPD) Maps where available. The following maps are attached in **Appendix 4:**

- Map 14: Extremely low-income households with any of the four severe housing problems (North)
- Map 15: Extremely low-income households with any of the four severe housing problems (South)
- Map 16: Low-income households with any of the four severe housing problems (North)
- Map 17: Low-income households with any of the four severe housing problems (South)
- Map 18: Moderate-income households with any of the four severe housing problems (North)
- Map 19: Moderate-income households with any of the four severe housing problems (South)

MA-10 Number of Housing Units – 91.210(a) & (b)(2)

Introduction

Based on the data below, there are 98,036 housing units in the Stanislaus Planning Area (includes the Stanislaus Urban County and City of Turlock); approximately 57.9 percent of these units are owner-occupied and 42.1 percent are renter-occupied. The majority (77 percent) of all units in the Planning Area are single-family detached. Another 4 percent of the housing units in the Stanislaus Planning Area are single-family attached, 5 percent have 2-4 units per structure, and 8 percent have 5 or more units. The majority of the housing units in the Planning Area are three or more bedrooms.

The City of Turlock has 24,595 housing units with approximately 51.6 percent owner-occupied and 48.4 percent renter-occupied units. The majority (67.7 percent) of all units are single-family detached. Another 6.6 percent of the housing units are single-family attached, 7.1 percent have 2-4 units per structure, and 15.9 percent have 5 or more units. The majority of the housing units in the City of Turlock are three or more bedrooms.

The tables below show the number and type of housing units for Stanislaus Planning Area, which includes Stanislaus Urban County (which includes the six cities listed plus the unincorporated area of the County) and the City of Turlock.

All residential properties by number of units

Table MA-1 shows residential properties by number of units for the Stanislaus Planning Area as well as individual jurisdictions.

Table MA-1 – Residential Properties by Unit Number

Property Type	Number	%
Stanislaus Planning Area		
1-unit detached structure	75,758	77%
1-unit, attached structure	4,360	4%
2–4 units	4,721	5%
5–19 units	3,527	4%
20 or more units	3,476	4%
Mobile home, boat, RV, van, etc	6,194	6%
Total	**98,036**	**100%**
City of Turlock		
1-unit detached structure	16,654	67.71%
1-unit, attached structure	1,613	6.56%
2–4 units	1,742	7.08%
5–19 units	1,816	7.38%
20 or more units	2,084	8.47%
Mobile home, boat, RV, van, etc	686	2.79%
Total	**24,595**	**100%**

Property Type	Number	%
City of Ceres		
1-unit detached structure	10,501	75.70%
1-unit, attached structure	726	5.23%
2–4 units	675	4.87%
5–19 units	768	5.54%
20 or more units	434	3.13%
Mobile home, boat, RV, van, etc	767	5.53%
Total	**13,871**	
City of Hughson		
1-unit detached structure	1,656	84.27%
1-unit, attached structure	13	0.66%
2-4 units	37	1.88%
5-19 units	111	5.65%
20 or more units	94	4.78%
Mobile Home, boat, RV, van, etc	54	2.75%
Total	**1,965**	
City of Newman		
1-unit detached structure	2,695	83.23%
1-unit, attached structure	137	4.23%
2-4 units	157	4.85%
5-19 units	91	2.81%
20 or more units	158	4.88%
Mobile Home, boat, RV, van, etc	-	0.00%
Total	**3,238**	
City of Oakdale		
1-unit detached structure	5,733	77.05%
1-unit, attached structure	401	5.39%
2-4 units	424	5.70%
5-19 units	289	3.88%
20 or more units	290	3.90%
Mobile Home, boat, RV, van, etc.	304	4.09%
Total	**7,441**	
City of Patterson		
1-unit detached structure	5,690	88.37%
1-unit, attached structure	181	2.81%

Property Type	Number	%
2-4 units	159	2.47%
5-19 units	153	2.38%
20 or more units	121	1.88%
Mobile Home, boat, RV, van, etc.	135	2.10%
Total	**6,439**	
City of Waterford		
1-unit detached structure	1,874	79.51%
1-unit, attached structure	54	2.29%
2-4 units	98	4.16%
5-19 units	321	13.62%
20 or more units	0	0.00%
Mobile Home, boat, RV, van, etc.	10	0.42%
Total	**2,357**	

Data Source: 2007-2011 ACS

Unit Size by Tenure

Table MA-2 shows housing units by tenure for the Planning Area and individual jurisdictions.

Table MA-2 – Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
Stanislaus Planning Area				
No bedroom	261	0%	767	2%
1 bedroom	953	2%	4,468	13%
2 bedrooms	8,175	14%	13,816	41%
3 or more bedrooms	47,075	83%	14,957	44%
Total	**56,464**	**99%**	**34,008**	**100%**
City of Turlock				
No bedroom	46	0.36%	290	2.87%
1 bedroom	127	1.00%	1,845	18.27%
2 bedrooms	1,542	12.16%	4,768	47.20%
3 or more bedrooms	10,964	86.47%	3,198	31.66%
Total	**12,679**	**99%**	**10,101**	**100%**
City of Ceres				
No bedroom	47	0.54%	12	0.28%
1 bedroom	102	1.18%	557	13.02%

	Owners		Renters	
	Number	**%**	**Number**	**%**
2 bedrooms	696	8.05%	1,834	42.87%
3 or more bedrooms	7,799	90.22%	1,875	43.83%
Total	**8,644**		**4,278**	
City of Hughson				
No bedroom	0	0.00%	32	4.49%
1 bedroom	0	0.00%	159	22.33%
2 bedrooms	32	2.71%	291	40.87%
3 or more bedrooms	1,147	97.29%	230	32.30%
Total	**1,179**		**712**	
City of Newman				
No bedroom	0	0.00%	12	1.28%
1 bedroom	0	0.00%	130	13.82%
2 bedrooms	124	6.29%	290	30.82%
3 or more bedrooms	1,847	93.71%	509	54.09%
Total	**1,971**		**941**	
City of Oakdale				
No bedroom	0	0.00%	0	0.00%
1 bedroom	98	2.22%	327	13.68%
2 bedrooms	620	14.06%	896	37.47%
3 or more bedrooms	3,693	83.72%	1,168	48.85%
Total	**4,411**		**2,391**	
City of Patterson				
No bedroom	41	1.10%	109	6.19%
1 bedroom	52	1.39%	230	13.07%
2 bedrooms	164	4.39%	426	24.20%
3 or more bedrooms	3,479	93.12%	995	56.53%
Total	**3,736**		**1,760**	
City of Waterford				
No bedroom	0	0.00%	0	0.00%
1 bedroom	0	0.00%	81	10.90%
2 bedrooms	251	16.36%	453	60.97%
3 or more bedrooms	1,283	83.64%	209	28.13%
Total	**1,534**		**743**	

Data Source: *2007-2011 ACS*

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

With the dissolution of the redevelopment agencies, the Stanislaus Urban County's and City of Turlock's ability to provide affordable housing has been seriously compromised. The Stanislaus Urban County's and City of Turlock's CDBG allocations are limited, and HOME funds are not guaranteed. With limited resources, the Stanislaus Urban County and City of Turlock anticipate the following housing activities:

- CDBG Funds: The Stanislaus Urban County does not use CDBG funds for housing activities. The main use of CDBG funds is infrastructure activities. The infrastructure funded serves low-income areas. The City of Turlock uses CDBG funds for down payment assistance and housing rehabilitation.

- HOME Funds: City of Turlock/ Stanislaus Urban County are entitlement communities for HOME Funds. These funds are used for low-income households.

- Other Funding Sources: The Stanislaus Urban County will pursue additional funding to address housing needs in the unincorporated areas and may collaborate with the City of Turlock in funding applications. Potential funding sources include bonds and the State Energy Upgrade California Program and existing PG&E Rebate Program. Additional funding sources include the NSP and ESG programs. All of these programs serve low-income households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Housing Authority of the County of Stanislaus (Housing Authority) is the largest landlord of multi-family and senior housing for the lower-income population. The Housing Authority owns and manages over 1,300 rental units (including public housing, farm labor housing, and seasonal migrant farm worker housing). Based upon data collected, Stanislaus County does not foresee a loss of available public housing units in Stanislaus County.

Does the availability of housing units meet the needs of the population?

The Housing Authority currently has waiting lists for publicly assisted housing and Housing Choice Vouchers have a wait period of many years. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With more than half (66 percent) of the housing units older than 30 years of age, a large portion of Stanislaus County's housing stock may need substantial rehabilitation. The extent of housing needs far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

There are a range of housing needs, including farm worker housing, transitional housing, housing for seniors and housing suitable for families, persons with disabilities, and single-bedroom affordable units for homeless individuals without children. Each of these groups has a need for more affordable housing.

MA-15 Housing Market Analysis: Cost of Housing – 91.210(a)

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

The cost of homeownership varies quite dramatically within Stanislaus County depending on the community. For example, the median sales price in 2013 for a home in Hughson was $250,000. In other areas of Stanislaus County, such as Waterford, the median sales price was $143,500, according to real estate data compiled by DataQuick (www.dqnews.com). Overall, the median home price in Stanislaus County was $175,000 in 2013, a 39 percent increase compared to 2000 Census data.

Rental rates in Stanislaus County also vary dramatically by community. Rents were highest in Patterson and Hughson, while Waterford, Newman and Ceres had the lowest average rents.

Cost of Housing

Table MA-3 shows housing costs for Stanislaus County and jurisdictions, and the City of Turlock, including median home value (sales price) and median contract rent.

Table MA-3 – Cost of Housing

	Base Year: 2000[1]	Most Recent Year: 2013[2]	% Change
Stanislaus County[3]			
Median Home Value	$125,300	$175,000	39%
Median Contract Rent	$521	$825[4]	58%
City of Turlock			
Median Home Value	$128,300	$195,000	52%
Median Contract Rent	$509	$823	62%
City of Ceres			
Median Home Value	$119,900	$160,000	33%
Median Contract Rent	$528	$794	50%
City of Hughson			
Median Home Value	$117,900	$250,000	112%
Median Contract Rent	$415	$1,014	144%
City of Newman			
Median Home Value	$108,500	$145,000	34%
Median Contract Rent	$428	$793	85%
City of Oakdale			
Median Home Value	$125,300	$210,000	68%
Median Contract Rent	$497	$886	78%

	Base Year: 2000[1]	Most Recent Year: 2013[2]	% Change
City of Patterson			
Median Home Value	$130,900	$210,000	60%
Median Contract Rent	$423	$1,073	154%
City of Waterford			
Median Home Value	$100,800	$143,500	42%
Median Contract Rent	$478	$710	49%

Data Source:

1) *2000 US Census*
2) *DataQuick, 2013 Median Homes Sales Prices*
3) *Data is only available for Stanislaus County as a whole*
4) *2009-2013 ACS. Due the sample size of the ACS, smaller jurisdictions may have large margins of error.*

Rent Paid

Table MA-4 shows the number of households by the amount each household pays in rent.

Table MA-4 – Rent Paid

Rent Paid	Number	%
Stanislaus Planning Area		
Less than $500	6,363	18.7%
$500–$999	19,173	56.4%
$1,000–$1,499	6,793	20.0%
$1,500–$1,999	1,263	3.7%
$2,000 or more	416	1.2%
Total	**34,008**	**100.0%**
City of Turlock		
Less than $500	1,343	13.3%
$500-999	6,122	60.6%
$1,000-1,499	2,244	22.2%
$1,500-1,999	308	3.1%
$2,000 or more	84	0.8%
Total	**10,101**	**100.0%**
City of Ceres		
Less than $500	712	16.7%
$500-999	2,580	60.3%
$1,000-1,499	753	17.6%
$1,500-1,999	190	4.4%
$2,000 or more	43	1.0%
Total	**4,278**	**100%**

Rent Paid	Number	%
City of Hughson		
Less than $500	150	21%
$500-999	242	34%
$1,000-1,499	203	29%
$1,500-1,999	0	0%
$2,000 or more	117	16%
Total	**712**	**100%**
City of Newman		
Less than $500	202	21%
$500-999	570	61%
$1,000-1,499	169	18%
$1,500-1,999	0	0%
$2,000 or more	0	0%
Total	**941**	**100%**
City of Oakdale		
Less than $500	307	12.84%
$500-999	1,294	54.12%
$1,000-1,499	695	29.06%
$1,500-1,999	69	2.89%
$2,000 or more	26	1.09%
Total	**2,391**	**100%**
City of Patterson		
Less than $500	242	13.75%
$500-999	766	43.52%
$1,000-1,499	615	34.95%
$1,500-1,999	101	5.74%
$2,000 or more	36	2.05%
Total	**1,760**	**100%**
City of Waterford		
Less than $500	213	29%
$500-999	438	59%
$1,000-1,499	79	11%
$1,500-1,999	13	2%
$2,000 or more	0	0%
Total	**743**	**100%**

Data Source: *2007-2011 ACS*

Housing Affordability

The HUD-Adjusted Area Median Family Income (HAMFI) is used to define housing affordability. It is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents and income limits for HUD programs. Therefore, the HAMFI may differ from median income in the US Census or other data sources. Table MA-5 shows the number of number of affordable rental and owner units for each income range. A rental unit is considered affordable if gross rent, including utilities, is no more than 30 percent of the household income. An owner unit is considered affordable if monthly housing costs, including principal and interest, taxes, and insurance, are no more than 30 percent of the household income.

Table MA-5 – Housing Affordability

Units Affordable to Households Earning	Number of Renter Units	Number of Owner Units
Stanislaus Planning Area		
30% HAMFI	966	No Data
50% HAMFI	3,312	2,175
80% HAMFI	15,157	6,542
100% HAMFI	No Data	10,030
Total	**19,435**	**18,747**
City of Turlock		
30% HAMFI	215	No Data
50% HAMFI	785	310
80% HAMFI	4,420	1,044
100% HAMFI	No Data	1,634
Total	**5,420**	**2,988**
City of Ceres		
30% HAMFI	No Data	230
50% HAMFI	390	445
80% HAMFI	1,135	2,150
100% HAMFI	1,829	No Data
Total	**3,354**	**2,825**
City of Hughson		
30% HAMFI	No Data	-
50% HAMFI	-	75
80% HAMFI	10	260
100% HAMFI	210	No Data
Total	**220**	**335**
City of Newman		
30% HAMFI	No Data	30
50% HAMFI	35	150

Units Affordable to Households Earning	Number of Renter Units	Number of Owner Units
80% HAMFI	199	540
100% HAMFI	474	No Data
Total	**708**	**720**
City of Oakdale		
30% HAMFI	130	No Data
50% HAMFI	240	100
80% HAMFI	1,040	365
100% HAMFI	No Data	505
Total	**1,410**	**970**
City of Patterson		
30% HAMFI	-	No Data
50% HAMFI	90	89
80% HAMFI	540	439
100% HAMFI	No Data	723
Total	**1,251**	**630**
City of Waterford		
30% HAMFI	45	No Data
50% HAMFI	80	20
80% HAMFI	470	250
100% HAMFI	No Data	388
Total	**595**	**658**

Data Source: 2007-2011 CHAS

Note: HAMFI is defined as HUD-Adjusted Area Median Family Income.

Monthly Rent

Table MA-6 shows the Fair Market Rent, High HOME Rent and Low HOME Rent for the Modesto Metropolitan Statistical Area (MSA).

Table MA-6 – Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Modesto MSA					
Fair Market Rent	$575	$710	$910	$1,341	$1,556
High HOME Rent	$575	$710	$886	$1,014	$1,556
Low HOME Rent	$542	$581	$697	$806	$900

Data Source: *HUD 2014 Fair Market Rents, Modesto MSA*

Is there sufficient housing for households at all income levels?

While approximately 38 percent of the Stanislaus Planning Area households, both renter and owner, are low income (at or below 80 percent of AMI; see Needs Assessment), only 29 percent of housing units (based on a total of 98,036 units) are affordable to these households. A majority of these units are affordable to households earning 80 percent of AMI, followed by households at 50 percent (very low income) and 30 percent (extremely low income) of AMI. This indicates that there is a lack of affordable housing stock in the Stanislaus Planning Area to meet the existing needs of low- and very low-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the way the market is trending, it is likely that affordability will continue to be a challenge for both renters and owners. The market has become increasingly difficult for low-income buyers due to a variety of factors, including a shrinking inventory of affordably priced homes, fierce competition from cash investors bidding on the same homes, and the more restrictive credit market that has made it difficult for many homebuyers to obtain financing. As a result of these challenges, Stanislaus County prioritizes its limited resources for affordable rental housing.

Forced sales, which are actions taken in civil court forcing the owners of a piece of real property to sell their property and divide the profits, and foreclosures have forced many homeowners into the rental market, further stressing an already tight market. This increase in renter households has contributed to low rental vacancy rates and increased rental prices throughout Stanislaus County.

How do HOME rents/Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on the data tables in this section, the area's median rent ($825 in 2013) is affordable for a one-bedroom unit, but would not be affordable for a two- or more bedroom unit. This data supports the Stanislaus County's strategy to produce or preserve affordable housing, per HUD's Office of CPD guidance.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Based on data from the 2007-2011 ACS, 48.2 percent (43,675 households) of both owner-occupied and renter-occupied households in the Stanislaus Planning Area, which includes the City of Turlock, have one or more of the following housing conditions: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30 percent. Renter-occupied households have the highest rate of housing conditions at 58 percent while 43 percent of owner-occupied households have none of the housing conditions. With regard to the age and condition of the housing stock, the majority of Planning Area's housing units were built between 1950 and 1979 (34 percent) followed by between 1980 and 1999 (32 percent), 2000 or later (20 percent), and before 1950 (14 percent). Older units are generally in greater need of repair, including possible lead-based paint remediation: 48 percent of both owner-occupied and renter-occupied units were built before 1980. Approximately 30 percent of units built before 1980 have children present. These units pose the greatest risk of lead poisoning.

In the City of Turlock, 44.8 percent (10,747 households) of both owner-occupied and renter-occupied households have one or more of the following housing conditions: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30 percent. Renter-occupied households have the highest rate of housing conditions at 58 percent, while

43 percent of owner-occupied households have none of the housing conditions. With regard to the age and condition of the housing stock, the majority of housing units were built between 1980 and 1999 (36 percent), followed by between 1950 and 1979 (33 percent), 2000 or later (23 percent), and before 1950 (9 percent). Older units are generally in greater need of repair, including possible lead-based paint remediation: 44 percent of both owner-occupied and renter-occupied units were built before 1980. Approximately 33 percent of units built before 1980 have children present. These units pose the greatest risk of lead poisoning.

Definitions

According to HUD, substandard housing conditions in the Stanislaus Planning Area include the following:

- Violation of State building and housing codes;
- Lack of adequate plumbing, kitchen, or heating facilities; and
- Overcrowding conditions (defined as being occupied by more than one person per room, including living and dining rooms but excluding bathrooms and kitchen).

Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

According to Stanislaus County's 2012 ESG/PSG Guide, housing unit is considered to be in "Standard Condition" if the unit:

i. Is structurally sound and provides adequate shelter from the weather elements and a securable interior environment.

ii. Has operable indoor plumbing (a minimum of one of each: wash basin, water closet, bathing facilities, kitchen sink).

iii. Has an adequate, safe electrical system.

iv. Has sanitary food preparation facilities.

v. Has no presence of environmental health concerns such as mold and lead.

vi. Meets and or exceeds HUD Housing Quality Standards (HQS).

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

i. Does not meet one or more of the conditions required for a dwelling to be in "standard condition" and the cost to bring the dwelling into compliance does not exceed 75 percent of the value of the house and property.

ii. Has been declared unfit or unsafe for occupancy by a government agency and the cost to bring the dwelling into compliance does not exceed 75 percent of the value of the house and property.

Condition of Units

Table MA-7 shows the housing conditions in the Stanislaus Planning Area by tenure. A majority (57 percent) of owner-occupied housing units have no selected housing conditions and 42 percent of renter-occupied housing units have no selected conditions.

Table MA-7 – Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Stanislaus Planning Area				
With one selected Condition	22,631	40%	17,241	51%
With two selected Conditions	1,303	2%	2,075	6%
With three selected Conditions	108	0%	266	1%
With four selected Conditions	0	0%	51	0%
No selected Conditions	32,422	57%	14,375	42%
Total	**56,464**	**99%**	**34,008**	**100%**
City of Turlock				
With one selected Condition	4,768	38%	5,303	53%
With two selected Conditions	116	1%	532	5%
With three selected Conditions	0	0%	28	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,795	61%	4,238	42%
Total	**12,679**	**100%**	**10,101**	**100%**
City of Ceres				
With one selected Condition	3,970	45.93%	2,222	51.94%
With two selected Conditions	313	3.62%	312	7.29%
With three selected Conditions	87	1.01%	62	1.45%
With four selected Conditions	**0**	0.00%	**0**	0.00%
No selected Conditions	4,274	49.44%	1,682	39.32%
Total	**8,644**	**66.89%**	**4,278**	**33.11%**
City of Hughson				
With one selected Condition	586	49.70%	523	73.46%
With two selected Conditions	13	1.10%	14	1.97%
With three selected Conditions	0	0.00%	0	0.00%
With four selected Conditions	**0**	0.00%	**0**	0.00%
No selected Conditions	580	49.19%	175	24.58%
Total	**1,179**	**62.35%**	**712**	**37.65%**
City of Newman				
With one selected Condition	1,026	52.05%	272	28.91%
With two selected Conditions	945	47.95%	515	54.73%
With three selected Conditions	0	0.00%	154	16.37%
With four selected Conditions	0	0.00%	0	0.00%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
No selected Conditions	**0**	0.00%	**0**	0.00%
Total	**1,971**	**67.69%**	**941**	**32.31%**
City of Oakdale				
With one selected Condition	1,729	39.20%	1,178	49.27%
With two selected Conditions	62	1.41%	16	0.67%
With three selected Conditions	0	0.00%	0	0.00%
With four selected Conditions	**0**	0.00%	**0**	0.00%
No selected Conditions	2,620	59.40%	1,197	50.06%
Total	**4,411**	**64.85%**	**2,391**	**35.15%**
City of Patterson				
With one selected Condition	2,149	57.52%	911	51.76%
With two selected Conditions	104	2.78%	79	4.49%
With three selected Conditions	0	0.00%	0	0.00%
With four selected Conditions	**0**	0.00%	**0**	0.00%
No selected Conditions	1,483	39.69%	770	43.75%
Total	**3,736**	**67.98%**	**1,760**	**32.02%**
City of Waterford				
With one selected Condition	667	43.48%	299	40.24%
With two selected Conditions	78	5.08%	118	15.88%
With three selected Conditions	0	0.00%	0	0.00%
With four selected Conditions	**0**	0.00%	**0**	0.00%
No selected Conditions	789	51.43%	326	43.88%
Total	**1,534**	**67.37%**	**743**	**32.63%**

Data Source: *2007-2011 ACS*

Year Unit Built

Table MA-8 shows the number of units by the year built in the Stanislaus Planning Area.

Table MA-8 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Stanislaus Planning Area				
2000 or later	13,169	23%	5,056	15%
1980–1999	18,797	33%	10,540	31%
1950–1979	17,130	30%	13,510	40%
Before 1950	7,368	13%	4,902	14%
Total	**56,464**	**99%**	**34,008**	**100%**
City of Turlock				
2000 or later	3,610	28%	1,580	16%
1980-1999	4,342	34%	3,827	38%
1950-1979	3,724	29%	3,699	37%
Before 1950	1,003	8%	995	10%
Total	**12,679**	**99%**	**10,101**	**101%**
City of Ceres				
2000 or later	2,083	24.10%	600	14.03%
1980-1999	3,413	39.48%	1,547	36.16%
1950-1979	2,780	32.16%	1,802	42.12%
Before 1950	368	4.26%	329	7.69%
Total	**8,644**	**66.89%**	**4,278**	**33.11%**
City of Hughson				
2000 or later	572	48.52%	250	35.11%
1980-1999	301	25.53%	127	17.84%
1950-1979	148	12.55%	144	20.22%
Before 1950	158	13.40%	191	26.83%
Total	**1,179**	**62.35%**	**712**	**37.65%**
City of Newman				
2000 or later	691	35.06%	270	28.69%
1980-1999	592	30.04%	276	29.33%
1950-1979	372	18.87%	177	18.81%
Before 1950	316	16.03%	218	23.17%
Total	**1,971**	**67.69%**	**941**	**32.31%**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
City of Oakdale				
2000 or later	1,205	27.32%	161	6.73%
1980-1999	1,557	35.30%	980	40.99%
1950-1979	1,123	25.46%	1,110	46.42%
Before 1950	526	11.92%	140	5.86%
Total	**4,411**	**64.85%**	**2,391**	**35.15%**
City of Patterson				
2000 or later	1,782	47.70%	531	30.17%
1980-1999	1,291	34.56%	544	30.91%
1950-1979	343	9.18%	506	28.75%
Before 1950	320	8.57%	179	10.17%
Total	**3,736**	**67.98%**	**1,760**	**32.02%**
City of Waterford				
2000 or later	360	23.47%	219	29.48%
1980-1999	621	40.48%	240	32.30%
1950-1979	331	21.58%	175	23.55%
Before 1950	222	14.47%	109	14.67%
Total	**1,534**	**67.37%**	**743**	**32.63%**

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Table MA-9 shows the risk of lead-based paint hazard by tenure.

Table MA-9 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Stanislaus Planning Area				
Total number of units built before 1980	24,498	43%	18,412	54%
Housing Units built before 1980 with children present	7,754	14%	5,065	15%
City of Turlock				
Total Number of Units Built Before 1980	4,727	37%	4,694	46%
Housing Units build before 1980 with children present	1,885	15%	1,245	12%
City of Ceres				
Total Number of Units Built Before 1980	3,148	36%	2,131	50%
Housing Units build before 1980 with children present				

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
City of Hughson				
Total Number of Units Built Before 1980	306	26%	335	47%
Housing Units build before 1980 with children present				
City of Newman				
Total Number of Units Built Before 1980	688	35%	395	42%
Housing Units build before 1980 with children present				
City of Oakdale				
Total Number of Units Built Before 1980	1,649	37%	1,250	52%
Housing Units build before 1980 with children present				
City of Patterson				
Total Number of Units Built Before 1980	663	18%	685	39%
Housing Units build before 1980 with children present				
City of Waterford				
Total Number of Units Built Before 1980	553	36%	284	38%
Housing Units build before 1980 with children present				

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

Table MA-10 includes a listing of the total number of vacant units in Stanislaus County.

Table MA-10 – Vacant Units*

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Stanislaus County			
Vacant Units	N/A	N/A	14,323
Abandoned Vacant Units	N/A	N/A	N/A
Real Estate Owned (REO) Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Data Source: *2007-2011 ACS*

** Note: Table MA-10 is required by HUD, but that the data is not available for Stanislaus County.*

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. A Housing Conditions Survey was conducted from July 2002 to March 2003 in unincorporated portions of Stanislaus County. A subsequent 2009 windshield survey was conducted to verify that the earlier inventory was still a valid representation of the unincorporated housing stock. An assessment was completed for each residential structure found in the designated communities and neighborhoods but omitted housing units scattered beyond the concentrated neighborhoods. Housing units on large agricultural parcels and in distant rural areas beyond the concentrated housing tracts were deemed impractical to assess. A total of 11,000 housing units (68.4 percent) were in sound condition, with no repairs needed, while 3,593 units (22.3 percent) needed minor repairs. An additional 1,222 units (7.6 percent) needed moderate repairs, and only 185 units (1.2 percent) required substantial repair. A total of 74 housing units (0.5 percent) were found to be dilapidated. As a result, a total of 5,000 (31.1 percent) of the residential units were classified as qualifying for rehabilitation due to their state of disrepair. According to the Planning and Community Development Department, the percentage of units in need of rehabilitation from 2002 to 2003 to present remains similar.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the Federal government prohibited the use of LBP on residential properties. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940 is highly likely to contain LBP (estimated at 90 percent of housing units), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain LBP.

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

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

Table MA-11 shows the total number of public and assisted housing units in Stanislaus County.

Table MA-11 – Total Number of Units by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Stanislaus County									
# of units vouchers available	0	0	647	4,096	6	4,090	0	1,207	0
# of accessible units	NA	NA	42	NA	NA	NA	NA	NA	16

**includes hearing and visually impaired.*

Data Source: Public Information Center and Housing Authority

Describe the supply of public housing developments:

The Housing Authority maintains 5 percent of its public housing units as accessible for disabled persons/families throughout its inventory. The Housing Authority's remaining public housing units are designated as general occupancy and can be occupied by the elderly without requesting further designation.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The public housing units are inspected periodically by HUD's Real Estate Assessment Center to score the physical condition of the property based on HUD's Uniform Physical Condition Standards. These inspections are conducted by Asset Management Properties (AMP) and consist of full site and common area inspections and a random sampling of units based on the number of units in the AMP.

The Housing Authority operates conventional public housing in five Asset Management Properties (AMP) units that are located throughout Stanislaus County. Only AMP 1 and AMP 2 contain units within Stanislaus Urban County.

AMP 1 was last inspected in 2013 and received a score of 93 out of 100. Based on this score the property will next be inspected in 2016. AMP 2 was last inspected in 2014 and received a score of 86 out of 100. Based on this score the property will next be inspected in 2016.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Restoration and revitalization needs are typically identified through physical needs assessments completed for the public housing properties. These activities are then incorporated in the Housing Authority's Five-Year Action Plan. Projects currently planned in these areas over the next five years range from interior and exterior modernization of buildings and units to replacement of mechanical systems. Table MA-11.1 below summarizes the Housing Authority's restoration and revitalization project needs.

Table MA-11.1 – Conventional Public Housing

Conventional Public Housing – Stanislaus Urban County		
AMP 1		
Property Name	**Repairs Needed**	**Expense**
Patterson Units	Replace HVAC Systems	$195,000
Westley Units	Interior Modernization, Kitchens, Baths, Electrical, Finishes	$500,000
AMP 2		
Property Name	**Repairs Needed**	**Expense**
Ceres Units	Replace HVAC Systems	$117,000
Oakdale Units	Replace HVAC Systems	$364,000
Turlock Units	Interior Modernization, Kitchens, Baths, Electrical, Finishes	$900,000
Hughson Units	Exterior & Interior Modernization	$920,000

Source Data: *Housing Authority of Stanislaus County, 2015*

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

The following are activities that the Housing Authority conducts to improve the living environment of low- and moderate-income families residing in public housing:

The Housing Authority:

- Pursues collaborative projects with other local agencies to provide non-housing services to our residents to further economic opportunity.

- Establishes a zero tolerance policy for illegal drug use/activity to provide a drug-free environment for residents.

- Works with local law enforcement to establish neighborhood watch programs and to obtain "Crime-Free" certification of our developments.

- Conducts periodic inspection of properties to ensure buildings, units and grounds are maintained in good repair and free of health and safety hazards.

- Conducts long-term planning of capital improvements to properties including physical and energy efficiency improvements which reduce the utility costs of residents.

In addition to ensuring safety and habitability through HUD's HQS compliance and other efforts, such as requirements for carbon monoxide detectors, the Housing Choice Voucher (HCV) program provides notices to landlords and tenants warning them of the hazards of LBP.

Discussion:

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

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

The current need for public housing is identified by the number of persons on the program waitlists. Specific to public housing, the Housing Authority maintains nine site-based waiting lists countywide. Seven of these waiting lists are for units located in AMPs 1 and 2. On these seven lists there are currently a total of 3,994 families. Table MA-11.2 includes a detailed breakdown by area and bedroom size for AMPs 1 and 2.

Table MA-11.2 – Housing Authority of the County of Stanislaus

Housing Authority of the County of Stanislaus						
Number on Waiting List for Conventional Public Housing – Stanislaus Urban County						
Area	**1 Bdrm**	**2 Bdrm**	**3 Bdrm**	**4 Bdrm**	**5 Bdrm**	**Total**
AMP 1						
Ceres	638	733	144	19	0	1534
Hughson	192	210	24	6	0	432
Oakdale	270	247	34	0	0	551
Turlock	422	453	75	8	0	958
AMP 2						
Newman	134	86	19	0	0	239
Patterson	0	196	42	2	0	240
Westley	4	14	18	4	0	40
Totals	**1660**	**1939**	**356**	**39**	**0**	**3994**

Data Source: *Housing Authority of Stanislaus County, 2015*

The Housing Authority operates 647 conventional public housing units throughout Stanislaus County in five AMPs. AMP 1 contains a total of 149 units located in Oakdale, Hughson, Ceres, and City of Turlock. AMP 2 contains a total of 66 units located in Newman, Patterson and Westley. The remaining 432 units are located in AMPs 3, 4, and 5 in the City of Modesto. Table MA-11.3 below includes a detailed breakdown by area and bedroom size for AMPs 1 and 2.

Table MA-11.3 – Housing Authority of the County of Stanislaus

Housing Authority of the County of Stanislaus						
Number of Conventional Public Housing – Stanislaus Urban County						
Area	**1 Bdrm**	**2 Bdrm**	**3 Bdrm**	**4 Bdrm**	**5 Bdrm**	**Total**
AMP 1						
Ceres	8	10	22	6	2	48
Hughson	12	6	18	9	0	45
Oakdale	4	16	6	0	0	26
Turlock	4	17	8	1	0	30
AMP 2						
Newman	2	10	4	0	0	16
Patterson	0	8	12	8	2	30
Westley	0	0	12	6	2	20
Totals	**30**	**67**	**82**	**30**	**6**	**215**

Data Source: *Housing Authority of Stanislaus County, 2015*

The Housing Authority currently administers 1,781 properties of which 647 are "conventional" public housing units (90 of these are owned by the Riverbank Housing Authority but managed by the Housing Authority), 450 are "private stock," 20 are mobile home spaces, and 356 are housing units for year-round farm workers, and 218 are for migrant farm laborers.

Although the Housing Authority did not specify their locations, it seems reasonable to assume that most if not all of the farm labor units are in Stanislaus County's unincorporated area. Of the 647 units categorized as conventional public housing, the Housing Authority indicated that 48 are located in Ceres, 30 in Patterson, 26 in Oakdale, and 16 in Newman. There are no conventional units in Waterford. Twenty conventional units are located in the unincorporated town of Westley. Thus, with respect to the 647 units that the Housing Authority defines as conventional, 120 are located within the Stanislaus Urban County area (18.5 percent). The Housing Authority did not identify the location of either the 450 units in its private stock or its 20 mobile homes.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The most comprehensive analysis of the homeless population and service availability in Stanislaus County is conducted by the Stanislaus CoC. To obtain demographic data on the homeless and those at risk of becoming homeless, a point-in-time survey is conducted annually.

According to the HCD data for the Stanislaus County Housing Element, there are 322 family beds, 555 adult-only beds, and 61 children-only beds for a total 938 year-round beds in Stanislaus County. No seasonal beds were identified.

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Facilities and Housing Targeted to Homeless Households

Table MA-13 shows the number of shelter beds in Stanislaus County by type.

Table MA-13 – Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher/Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Stanislaus County					
Households with Adult(s) and Child(ren)	314	0	118	262	N/A
Households with Only Adults	16	233	154	116	N/A
Chronically Homeless Households	0	0	0	141	N/A
Veterans	0	0	0	47	N/A
Unaccompanied Youth	62	0	0	0	N/A

Data Source: *Stanislaus County's 2014 Point-In-Time (PIT) Homeless Count Inventory List*

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

- Intake, Referral, Coordinated Assessment
- Health
- Mental Health
- Employment Services

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

Alliance Worknet

Alliance Worknet offers a variety of resources including job search assistance, resume development, career counseling, occupational skills training, and job placement assistance in order to assist job seekers in obtaining employment in Stanislaus County. This includes three Career Resource Centers in Stanislaus County which provide these services free of charge to the general public.

AspiraNet

AspiraNet's Stanislaus Academy in the City of Turlock prepares students in fifth through twelfth grade in need of special education to once again be enrolled in a traditional public school setting. Among the many services provided, AspiraNet provides vocational education and job training through its California Department of Education Workability program.

BHRS (Inpatient, PSH Supportive Service, Street Outreach, Telecare, ACCESS Team)

Behavioral Health and Recovery Services (BHRS) administers Stanislaus County's behavioral health and recovery services. This includes providing integrated mental health services to adults with a serious mental illness and to children and youth with a serious emotional disturbance. BHRS provides outpatient and residential alcohol and drug treatment and prevention services. The Housing and Employment Services division of BHRS works to provide supportive housing to those in need. BHRS provides training courses to the general public to engage the community in assisting those who need treatment for a mental health illness in obtaining services.

California Conservation Corps

The California Conservation Corps provides young men and women between the ages of 18 and 25 the opportunity to work for a year outdoors to improve California's natural resources and to assist with emergency response.

Central Valley Opportunity Center (CVOC)

Central Valley Opportunity Center (CVOC) is a nonprofit employment training and service provider serving the counties of Stanislaus, Merced, and Madera. CVOC services include vocational education, remedial education, English language instruction, housing assistance, energy payment assistance, emergency supportive services, transportation, emergency food, youth employment, health care acquisition, child care services, and community education services. CVOC has effectively provided a comprehensive package of services to over 100,000 customers.

STANWORKS - Community Services Agency (CSA)

The Stanislaus County Community Services Agency (CSA) oversees the County's Welfare-To-Work program which helps CalWORKS customers find and keep a job. CalWORKS is a State welfare program that gives cash aid and services to eligible needy California families. The Welfare-To-Work program also includes assisting with job training to upgrade persons to higher paying jobs. This agency's mission is to protect children and adults who are at risk, preserve families, provide temporary economic assistance, promote personal responsibility in the areas of job readiness and self-sufficiency, and practice program and system integrity through innovative and effective business strategies.

Disability Resource Agency for Independent Living (DRAIL)

The Disability Resource Agency for Independent Living (DRAIL) is a nonprofit corporation that provides persons with disabilities assistance obtaining Social Security benefits, acquiring adaptive medical aids, and gaining necessary accommodations to participate in vocational training. DRAIL has offices located in Modesto, Stockton, and Sonora.

Employment Development Department (EDD)

The Employment Development Department (EDD) is a State agency that provides services to Californians under Unemployment Insurance, State Disability Insurance, workforce investment, and Labor Market Information programs. Particularly relevant services include helping job seekers obtain employment, administering workforce investment programs, and assisting disadvantaged recipients in becoming self-sufficient.

Golden Valley Health Center (Corner of Hope Homeless Outreach Program)

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

Health Services Agency (HSA)

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

Interfaith Ministries

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

Job Corps

The U.S. Department of Labor administers Job Corps which is a no-cost education and vocational training program for persons between the ages of 16 and 24 who qualify as low income. Job Corps helps young people learn a career, earn a high school diploma or GED, and find and keep a job.

NAMI

The National Alliance for Mental Illness (NAMI) is the nation's largest grassroots mental health organization. With regard to employment assistance, NAMI provides informational resources detailing vocational programs available to persons with a mental illness, legal protections, and health coverage options.

The Salvation Army of Stanislaus County

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

Stanislaus County Department of Aging & Veterans Services

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

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

TeleCare Corporation

Telecare Corporation is one of the nation's largest providers of adult mental health services to county and State governments and offers programs for individuals with co-occurring issues such as homelessness, substance abuse, developmental disabilities, or involvement in the forensic system. TeleCare manages one of Stanislaus County's Regional Service Teams, providing outpatient and intensive community support and mental health services to adults living in Stanislaus County. Services provided range from short-term interventions to long-term community treatment.

Turning Point (Empowerment Center)

Turning Point offers programs in seven California counties to assist persons with a mental illness. The Turning Point Empowerment Center in Modesto offers a variety of services to persons with a mental illness including housing and employment opportunities, links to treatment services for mental illness and co-occurring substance abuse problems, peer support, and reduced isolation.

United Samaritans Foundation

The United Samaritans Foundation, as referenced within its mission statement, is an advocate for the poor in the spirit of the Christian tradition. The foundation searches for areas of need and explores creative and holistic ways to meet those needs. The United Samaritans Foundation currently operates the Daily Bread Ministries, which include four mobile food service trucks from facilities in the communities of Turlock, Hughson, and Modesto that deliver nutritious lunches to nine Stanislaus County communities every day of the year. Volunteers help staff the food pantry, clothes closet, and various other services. In the City of Turlock, the foundation offers a place for homeless to receive mail, use the phone, shower, do laundry, and receive food and clothing. In Hughson, the Community Center complex includes a Stanislaus County Library, Stanislaus County medical office, pharmacy and cafe. This organization provides street outreach and free lunches to over 800 persons a day.

Valley Mountain Regional Center

The Valley Mountain Regional Center provides a variety of resources to children and adults with developmental disabilities in Stanislaus, San Joaquin, Amador, Calaveras, and Tuolumne counties. The Valley Mountain Regional Center provides some employment services for those with developmental disabilities including competitive employment, supported employment, sheltered employment, and pre-vocational training programs.

Veterans Administration

The U.S. Department of Veterans Affairs provides numerous benefits and services to veterans and their families including health care, vocational rehabilitation, education, and home loans. Some of the vocational training services provided include job training, employment accommodations, resume development, and job-seeking skills coaching. Additional services include assisting veterans in starting their own businesses or independent living services for those who are severely disabled.

Pacific Gas and Electric Company

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

- California Alternate Rates for Energy (CARE) provides a monthly discount on energy bills for income-qualified households and housing facilities.

- Relief for Energy Assistance Through Community Help (REACH) provides emergency energy assistance to low-income families who are in jeopardy of losing their electric services. REACH is a one-time assistance program and is administered through the Salvation Army. Households who have experienced an uncontrollable or unforeseen hardship may receive an energy credit one time within an 18-month period.

- Energy Crisis Intervention Program uses State funds to provide assistance to low-income persons facing an energy-related crisis.

- Home Energy Assistance Program provides a direct energy assistance payment to a low-income customer's utility bill to help offset the high cost of heating and cooling.

Modesto Irrigation District

MID Cares Program: The Modesto Irrigation District offers a 23 percent discount to eligible low-income customers on their monthly bill.

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

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

Turlock Irrigation District

TID Cares Program: The Turlock Irrigation District offers a discount to eligible low-income customers on their monthly bills.

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

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

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

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

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

Center for Human Services (CHS)

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

Hutton House

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

Pathways

Pathways is a transitional living and support services program that focuses on youth who have "aged out" of the foster care placement system and have limited financial and emotional support. Pathways addresses several individual and community challenges such as homelessness, substance abuse, unemployment, lack of basic living skills, mental and health issues, limited education, and preparation for adulthood. Services include residential component with a 16-bed capacity in an apartment setting with support services. Supportive services that are available through the program are case management, mentoring basic/life skills, counseling and resource development. The program also serves teen moms and their infant toddler children. This program is offered through the CHS and is for young adults aged 18-21.

Children's Crisis Center (CCC) of Stanislaus County

The CCC is a nonprofit organization that provides child care and shelter services to abused, neglected, and at-risk children in the community. It also provides overnight emergency shelter on an as-needed basis. Clients generally come as referrals from the police department and the Stanislaus County's Child Protective Services. A 24-hour crisis intervention lines is also available for families in need. The following are facilities and services operated by CCC:

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

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

Homeless Prevention and Rapid Re-Housing Program (HPRP)

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

Community Housing and Shelter Services (CHSS)

CHSS is a nonprofit housing organization. This agency continues to be awarded funds to provide short-term rent, utility or mortgage assistance, tenant-based rental assistance, housing information, ESFP and TANF motel vouchers, housing for persons in recovery, and resource and referral services. This agency works with all city police departments, hospitals, mental health agencies, and all homeless providers throughout Stanislaus County including the Oakdale Soroptimists to provide opportunities to households with and without children to obtain and maintain permanent housing. The CHSS is also involved with the Homeless Prevention and Rapid Re-Housing Program discussed above.

Community Impact of Central Valley (CICV)

Community Impact of Central Valley (CICV) provides services to individuals with HIV/AIDS through the Housing Opportunities for Persons with AIDS Program. Under HOPWA, CICV is able to assist persons that qualify with security deposit, first-month rent, mortgage assistance, rental assistance, utilities, and food depending on their need. CICV can assist these individuals for up to six months and participants must show proof of hardship.

CICV also serves veterans. Additionally, CICV serves families through its tenant-based rental program, permanent housing placement services, and supportive services. Under the tenant-based program, individuals and their families will be provided rental assistance for up to one year. The program is renewed on a yearly basis, and if qualifying, the family can receive assistance past a year. People may also receive assistance, such as security deposit, first-month rent, credit check and utility hook-up, through CICV's permanent housing placement services. Lastly, CICV provides supportive services including transportation, food, and nutrition classes.

Family Promise

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

Haven Women's Center of Stanislaus County

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

Helping Others Sleep Tonight (HOST)

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

Housing Authority of the County of Stanislaus (Housing Authority)

The Housing Authority administers 222 SPC Certificates (SOC 1 4 6,7) within Stanislaus County; of those 98 are utilized for individuals without children and 124 for families with children. Participants pay 30 percent of their income toward rent and receive supportive services through the Stanislaus County Assistance Project, the Stanislaus County Department of Mental Health, or Stanislaus County Integrated Services Agency. The Housing Authority also administers HUD-VASH vouchers which help provide permanent supportive housing to homeless veterans.

Miller Pointe

The Miller Pointe project is a collaborative effort involving the Housing Authority and BHRS. The Housing Authority and BHRS are working together in order to develop affordable housing for individuals who are receiving services through BHRS. Miller Pointe is a 15-unit permanent rental housing project serving very low-income households.

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

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

Mission Emergency Shelter

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

New Life Program

Residential on-site program for up to 41 unaccompanied adult men and women who need specialized help to return to societal living including physical, spiritual, emotional, social, educational, vocational, employment, and financial programs designed to help them break the cycle of homelessness, despair and addiction.

Exodus

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

The Salvation Army of Stanislaus County

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

Berberian Emergency Shelter

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

Berberian Transitional Living Facility

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

STANCO

STANCO's mission is to promote the construction and development of affordable housing opportunities for residents of Stanislaus County. It currently operates eight properties for permanent affordable housing. STANCO conducts outreach to place people in supportive housing. It also provides transitional housing to assist the homeless, housing advocacy for renters, and the development of affordable housing. The agency's objective is to transition program participants from the streets to temporary housing, with the eventual goal of independent and permanent living arrangements. STANCO operates 33 transitional beds for homeless families with children and 37 beds for unaccompanied adult homeless males and females.

Turlock Gospel Mission (TGM)

Working with a variety of different churches throughout the City of Turlock, TGM provides a hot meal to homeless and food insecure guests 365 days a year. From mid-November until early April, TGM provides overnight shelter for up to 30 women and children each night. Staff works with guests to build relationships, support and encourage, in every way possible and to maintain security. Overnight guests

eat dinner with other TGM guests, but instead of returning to the TGM building after dinner, they stay overnight at the host church for that week. A light breakfast is provided in the morning.

Turning Point

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

Garden Gate Respite

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

Affordable and Supportive Housing Projects

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

We Care Program

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

Rapid Re-Housing Program

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

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including those persons returning from mental health and physical health institutions. As previously discussed in the Needs Assessment section of this Con Plan, these subpopulations include but, are not limited to, the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farm workers, and substance abusers. This section provides a brief summary of the facilities and services available to these subpopulations, as noted in the previous section (MA-30 Homeless Facilities and Services). This is not meant to be a comprehensive list of all the services, facilities, programs, or agencies that serve these subpopulations in Stanislaus County.

Additionally, many of the agencies noted below serve homeless persons as discussed in the previous section (MA-30 Homeless Facilities and Services).

Housing Opportunities for Persons with AIDS (HOPWA) Program

CICV provides services to individuals with HIV/AIDS through the Housing Opportunities for Persons with AIDS Program. Under HOPWA, CICV is able to assist persons that quality with security deposit, first-month rent, mortgage assistance, rental assistance, utilities, and food depending on their need. CICV can assist these individuals for up to six months and participants must show proof of hardship.

Additionally, CICV serves these families through its tenant-based rental program, permanent housing placement services, and supportive services. Under the tenant-based program, individuals and their families will be provided rental assistance for up to one year. The program is renewed on a yearly basis, and if qualifying, the family can receive assistance past a year. People may also receive assistance, such as security deposit, first-month rent, credit check and utility hook-up, through CICV's permanent housing placement services. Lastly, CICV provides supportive services, including transportation, food, and nutrition classes, to people and their families that are experiencing AIDS..

HOPWA Assistance Baseline Table

Table MA-14.1 shows the type of HOPWA assistance in Stanislaus County; however, the Housing Authority and CICV do not collect this data.

Table MA-14.1 – HOPWA Assistance Baseline

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
Stanislaus County	
TBRA	Data not available
PH in Facilities	Data not available
STRMU	Data not available
ST or TH Facilities	Data not available
PH Placement	Data not available

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail Elderly

The majority of elderly persons have a fixed income and deal with physical constraints, which makes them a group with special housing needs. Since the elderly often live alone and have limited mobility, housing units best suited to their needs are smaller units located near public transportation, medical facilities, shopping, and other services. Security is also a concern for the elderly, primarily because they often are more vulnerable to crime. The elderly often require special design considerations such as ramps and handrails to assist with mobility. Retirement complexes and convalescent homes offer alternative housing choices, but most of the elderly live in independent residences, often in substandard conditions.

It is estimated that 7,801 of the total 40,704 households in unincorporated Stanislaus County were headed by persons over the age of 65 in 2012, representing approximately 19.2 percent of the total unincorporated household population, which is slightly lower than the 19.7 percent countywide.

Agencies that provide services and resources to the elderly include: Area Agency on Aging, Howard Training Center, Healthy Aging, Catholic Charities, CRLA Senior Law Project, Valley Mountain Regional Center (foster grandparent and senior companion program), Adult Protective Services, AARP, ATEX Care, In-home Support Services, Lifeline Response Services (Golden Valley Senior Life Line), Program to Encourage Active and Rewarding Lives for Seniors (PEARL), Stanislaus Elder Abuse Prevention Alliance (SEAPA), and Society for the Blind (Senior Impact Project).

Persons with Disabilities

There are a variety of disabilities, including sensory, physical, mental, and developmental. Disabilities can result in mobility, self-care, and employment limitations. According to the Stanislaus County Housing Element there are approximately 37,333 persons in unincorporated Stanislaus County with a disability.

Agencies that provide assistance to persons with disabilities include Disability Resource Agency for Independent Living (DRAIL), Modesto Independent Living Center, National Alliance for the Mentally Ill (NAMI), Howard Training Center, Stanislaus County Office of Education John F. Kennedy Center for Special Education, Valley Mountain Regional Center, Ear of the Lion, Society for Handicapped Children and Adults, Vision Impaired Person Support, United Cerebral Palsy, California State Rehabilitation Department, BHRS (Inpatient, Permanent Supportive Housing Service, Street Outreach, and ACCESS Team), TeleCare Corporation, Turning Point (Empowerment Center) that provides countywide information or referrals on services and resources for persons with disabilities, and Stanislaus County with its HOME fund activity of emergency and major housing rehabilitation to address handicap accommodation retrofits.

Developmentally Disabled

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

In addition to many of the services listed above, the California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based point of entry to services for people with developmental disabilities. The Valley Mountain Regional Center in Stockton serves all of Stanislaus County. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to the 2015–2023 Stanislaus County Housing Element, there are approximately 3,070 persons living within zip codes of unincorporated Stanislaus County with a developmental disability. Refer to services above for services providers that support persons with developmental disabilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in the Stanislaus Urban County include:

- Group Homes: Facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group homes provide social, psychological, and behavioral programs for troubled youths.

- Adult Residential Facilities: Facilities of any capacity that provide 24-hour nonmedical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

- Residential Care Facilities for the Elderly: Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. These facilities are regulated by the State Department of Social Services (DSS).

Refer to programs listed above for service providers.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Given the limited CDBG funding, the Stanislaus Urban County proposes to focus ESG public service funds for Fiscal Year 2015-2016 on emergency cold-weather shelter for homeless persons, emergency food assistance for seniors and low-income households, and services for strengthening families and at-risk youth. In addition, CDBG funds will be used to fund fair housing and tenant/landlord counseling, economic development in the form of technical assistance for qualified business owners, and infrastructure projects in low-income neighborhoods throughout the Stanislaus Urban County and City of Turlock. Some limited CDBG funds may be utilized for down payment assistance in the City of Turlock.

Jurisdictions in Stanislaus County are required to update the Housing Element of the General Plan by December 2015. As part of that update, the jurisdictions must address the provision of transitional and supportive housing for the homeless and persons with disabilities. Jurisdictions will be reviewing their zoning codes for constraints to housing for persons with disabilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In Fiscal Year 2015, the Stanislaus Urban County and City of Turlock may fund the following housing and supportive services projects and programs:

1. Improve Infrastructure in Low-income Neighborhoods

2. Acquisition and Single-Multifamily Rehabilitation

3. Affordable Housing for Seniors

4. Rehabilitate Existing Housing

5. First-time Homebuyer Assistance

6. Technical Assistance for Small Businesses

7. Improve Accessibility

8. Fair Housing and Tenant/Landlord Services
9. Access to Public Services for Low-Income Households and Special Populations
10. Shelter for Homeless Persons
11. Rapid Re-Housing for Homeless Persons
12. Homeless Prevention for Extremely Low-Income Households and Individuals
13. Homeless Services Data Collection

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Potential constraints to housing development in Stanislaus County vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. An analysis of some of these potential constraints is detailed in the 2015–2023 Stanislaus County Housing Element Update and the City of Turlock 2007–2014 Housing Element. Following is a summary of some potential constraints.

Fee Structure

Part of the cost associated with developing residential units is related to the fees or other exactions required of developers to obtain project approval consistent with State law. Lengthy review periods can increase financial and carrying costs, which in turn can increase project-related expenses that are passed along to project occupants in the form of higher purchase prices or rents.

Stanislaus County requires an application fee of $4,056 or higher depending on processing time for a General Plan amendment and $4,156 for a zone change. Stanislaus County's application fees are based on a full recovery of costs associated with the processing of land use applications. It is Stanislaus County's policy that all development "pay its own way" and not be subsidized by the General Fund.

According to the City of Turlock 2007–2014 Housing Element, a brief survey shows that the City of Turlock charges somewhat above-average planning application fees when compared to its neighboring jurisdictions. For example, the City of Turlock requires a deposit of $8,275 for a General Plan amendment, while Stanislaus County ($4,156), Ceres ($2,000), and Patterson ($2,760) fees are all less. In the City of Turlock, the average cost for a 20-lot subdivision would be between $5,070 and $7,230, while in Patterson ($3,390), Ceres ($1,020), and Stanislaus County ($4,170), the total cost is several thousand dollars less. The City of Turlock's fees are similar to Stanislaus County and designed to recover costs for all City departments, not just the Planning Division's costs of reviewing the application.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of necessary infrastructure (streets, sewers, and storm drains) to support the new development as well as public parkland. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer.

There are numerous fire and school districts within Stanislaus County, and all charge impact fees. School fees range from $2.60 to $5.16 per square foot with an average of $3.88 per square foot and can add significantly to the cost of development, but are consistent with the amounts and parameters

established by California Government Code Sections 65995 and 66000 et seq. Fire fees range from $0.24 to $0.60 per square foot with an average of $0.42 per square foot.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements relating to site coverage, parking, and open space in developments can indirectly increase costs by limiting the number of dwelling units that can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy a large share of the site. Connecting to public water and sewer systems, street improvements, storm drain, and fire suppressions requirements can also add significant costs to residential projects.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the California Building Code requiring developers to address such issues as noise transmission and energy conservation can also result in higher construction costs. While some features (interior and exterior design treatments) are included by the developer as amenities to help sell the product in the competitive market, other features (i.e., those required to achieve compliance with energy conservation regulations) may actually reduce monthly living expenses. However, all these features may add to the initial sales price, resulting in an increasingly difficult hurdle for many new homebuyers to overcome.

Land Costs, Construction, and Financing

Land Costs: The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. Residential land prices in Stanislaus County average around $35,000 per acre of raw single-family residential land and $200,000 per acre of raw multi-family residential land based on information from LoopNet.com.

Construction: Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Stanislaus County estimates the construction cost of a single-family home to be approximately $98 per square foot or $245,000 for a 2,500-square-foot home; however, the cost can be much higher depending on the quality of construction. An internet source for construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in Stanislaus County to be approximately $141 per square foot; actual cost will vary by area of Stanislaus County. This cost estimate is based on a 2,500-square-foot house of good quality construction including a two-car garage and central heating and air conditioning. The total construction costs excluding land costs are estimated at approximately $353,076. A typical multi-family 500-square-foot unit, based on recent examples in Stanislaus County, is $98 per square foot, resulting in a construction cost of $49,000.

If labor or material costs increased substantially, the cost of construction in Stanislaus County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing, but are not a constraint at this time.

Financing: The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing throughout Stanislaus County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live

on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Non-Governmental Constraints

Although recent economic conditions have seen housing prices increase and interest rates have remained low, it can be significantly more difficult to obtain a home loan. In particular, people with short credit history, lower incomes, self-employment incomes, or other unusual circumstances have had trouble qualifying for loans or are charged higher rates.

Fair Housing

Fiscal Year 2015–2020 Regional Analysis of Impediments to Fair Housing Choice (AI) identified a lack of multi-family affordable housing in the Stanislaus Urban County. Further the document provided the following recommendations:

- Action 1.1: Continue to provide assistance to preserve existing affordable housing and to create new affordable housing.

- Action 1.2: Continue to offer regulatory relief and incentives for the development of affordable housing.

- Action 1.3: Continue to ensure the availability of adequate sites for the development of affordable housing.

- Action 2.1: Continue to pursue available and appropriate State and Federal funding sources to support efforts to construct housing meeting the needs of lower-income households.

- Action 2.2: Continue to support the Stanislaus Housing Authority Section 8 Housing Choice Voucher (HCV) Rental Assistance Program, including distribution of program information at the public counters for the Stanislaus County Department of Planning and Community Development, City of Turlock Housing Services, and all Stanislaus Urban County member jurisdictions. Stanislaus County and the City of Turlock will hold periodic meetings with representatives of the Housing Authority of the County of Stanislaus to discuss actions Stanislaus County, the City of Turlock, and Stanislaus Urban County member jurisdictions can take to coordinate housing program implementation.

- Action 2.3: Follow through on the Housing Element policies and programs.

- Action 3.1: When selecting lending institutions for contracts and participation in local programs, Stanislaus County, the City of Turlock, and Stanislaus Urban County member jurisdictions may prefer those with a Community Reinvestment Act (CRA) rating of “Outstanding” and may exclude those with a rating of “Needs to Improve” or “Substantial Noncompliance” according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC). In addition, the Stanislaus Urban County and the City of Turlock may review an individual institution’s most recent HMDA reporting as most recently published by the FFIEC.

- Action 3.2: Strengthen partnerships with lenders to discuss lenders’ community reinvestment goals, including home mortgages, home improvement loans, and community development

investments to be made in low- and moderate-income neighborhoods in the Stanislaus Urban County and in the City of Turlock.

- Action 4.1: Work cooperatively with the real estate industry to develop ways for local agents to become more familiar with Stanislaus Urban County and City of Turlock housing and rental programs.

- Action 4.2 Encourage Realtors to seek fair housing training.

- Action 5.1: Conduct more outreach to educate tenants, and owners and agents of rental properties, regarding their fair housing rights and responsibilities.

- Action 5.2: Provide educational literature in English, Spanish, and other appropriate languages.

- Action 6.1: Support efforts to enforce fair housing rights and provide redress to persons who have been discriminated against.

- Action 6.2: Support efforts to increase the awareness of discrimination against all Federal and State protected classes.

- Action 7.1: Review zoning and related regulations to determine degree of adequate opportunity in the community for affordable housing to exist and to develop new affordable housing options.

- Action 8.1: Examine possible gaps in public infrastructure and services, especially for the needs of persons with disabilities, seniors, and low-income residents via a Disadvantaged Unincorporated Communities assessment. If significant gaps are found, explore methods to address the gaps and incorporate public improvements and services into local infrastructure and service plans.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section of the Con Plan describes the Stanislaus Planning Area's economic development asset needs, whereas the Needs Assessment section of this Con Plan, specifically NA-50 (Non-Housing Community Development Needs), described the Stanislaus Planning Area's needs for public facilities, improvements, and services.

Economic Development Market Analysis

Business Activity

Table MA-15 shows the major business activities in the Stanislaus Planning Area and individual jurisdictions within the Planning Area. In the Stanislaus Planning Area, the major business activities include manufacturing (34 percent share of all jobs), education and health services (28 percent), and retail trade (26 percent). In the City of Turlock, the major business activities are education and health care services (19 percent) manufacturing, and retail trade (16 percent). Note that for some individual cities, data is not collected by the Census Bureau.

Table MA-15 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Stanislaus Planning Area					
Agriculture, Mining, Oil & Gas Extraction	7,726	10,165	17	21	4
Arts, Entertainment, Accommodations	8,960	6,141	21	19	-1
Construction	4,674	3,956	10	10	-1
Education and Health Care Services	11,990	8,569	29	28	-1
Finance, Insurance, and Real Estate	3,508	2,307	8	7	-1
Information	1,101	329	2	1	-1
Manufacturing	12,631	12,684	29	34	4
Other Services	5,412	4,592	14	15	1
Professional, Scientific, Management Services	5,339	2,449	12	7	-5
Public Administration	0	0	0	0	0
Retail Trade	11,582	8,525	26	26	0
Transportation and Warehousing	3,711	4,648	8	10	2
Wholesale Trade	4,781	4,520	11	11	0
Total	**81,415**	**68,885**			
City of Turlock					
Agriculture, Mining, Oil & Gas Extraction	1,515	541	7	3	-5
Arts, Entertainment, Accommodations	2,123	2,505	10	13	2
Construction	1,009	745	5	4	-1
Education and Health Care Services	3,234	3,799	16	19	3
Finance, Insurance, and Real Estate	855	845	4	4	0
Information	240	129	1	1	-1
Manufacturing	3,005	3,125	15	16	1
Other Services	1,722	1,974	8	10	2
Professional, Scientific, Management Services	1,240	781	6	4	-2
Public Administration	0	0	0	0	0
Retail Trade	2,475	3,175	12	16	4
Transportation and Warehousing	840	499	4	3	-2
Wholesale Trade	1,017	724	5	4	-1
Total	**19,275**	**18,842**			

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table MA-16 shows the number of person in the labor forces by age.

Table MA-16 - Labor Force

Stanislaus Planning Area	
Total Population in the Civilian Labor Force	135,478
Civilian Employed Population 16 years and over	116,008
Unemployment Rate	14.37%
Unemployment Rate for Ages 16–24	4.87%
Unemployment Rate for Ages 25–65	9.22%
City of Turlock	
Total Population in the Civilian Labor Force	33,789
Civilian Employed Population 16 years and over	29,215
Unemployment Rate	13.54%
Unemployment Rate for Ages 16-24	41.58%
Unemployment Rate for Ages 25-65	7.73%
City of Ceres	
Total Population in the Civilian Labor Force	21,337
Civilian Employed Population 16 years and over	18,382
Unemployment Rate	13.85%
Unemployment Rate for Ages 16-24	31.04%
Unemployment Rate for Ages 25-65	8.35%
City of Hughson	
Total Population in the Civilian Labor Force	2,723
Civilian Employed Population 16 years and over	2,333
Unemployment Rate	14.32%
Unemployment Rate for Ages 16-24	36.18%
Unemployment Rate for Ages 25-65	7.25%
City of Newman	
Total Population in the Civilian Labor Force	4,275
Civilian Employed Population 16 years and over	3,948
Unemployment Rate	7.65%
Unemployment Rate for Ages 16-24	8.24%
Unemployment Rate for Ages 25-65	5.17%
City of Oakdale	
Total Population in the Civilian Labor Force	9,771

Stanislaus Planning Area	
Civilian Employed Population 16 years and over	8,807
Unemployment Rate	9.87%
Unemployment Rate for Ages 16-24	19.02%
Unemployment Rate for Ages 25-65	6.25%
City of Patterson	
Total Population in the Civilian Labor Force	8,360
Civilian Employed Population 16 years and over	7,357
Unemployment Rate	12%
Unemployment Rate for Ages 16-24	23.50%
Unemployment Rate for Ages 25-65	6.85%
City of Waterford	
Total Population in the Civilian Labor Force	3,849
Civilian Employed Population 16 years and over	3,317
Unemployment Rate	13.82%
Unemployment Rate for Ages 16-24	59.69%
Unemployment Rate for Ages 25-65	7.64%

Data Source: *2007–2011 ACS*

Table MA-17 provides occupations by sector for the Stanislaus Planning Area and individual jurisdictions within the Planning Area.

Table MA-17 – Occupations by Sector

Occupations by Sector	Number of People
Stanislaus Planning Area	
Management, business, and financial	18,644
Farming, fisheries, and forestry occupations	5,744
Service	11,511
Sales and office	27,360
Construction, extraction, maintenance, and repair	18,549
Production, transportation, and material moving	10,201
City of Turlock	
Management, business and financial	5,353
Farming, fisheries and forestry occupations	1,531
Service	3,238
Sales and office	7,543
Construction, extraction, maintenance and repair	2,728
Production, transportation and material moving	2,197

Occupations by Sector	Number of People
City of Ceres	
Management, business and financial	2,153
Farming, fisheries and forestry occupations	891
Service	1,911
Sales and office	2,997
Construction, extraction, maintenance and repair	3,004
Production, transportation and material moving	1,967
City of Hughson	
Management, business and financial	346
Farming, fisheries and forestry occupations	177
Service	272
Sales and office	488
Construction, extraction, maintenance and repair	209
Production, transportation and material moving	163
City of Newman	
Management, business and financial	603
Farming, fisheries and forestry occupations	190
Service	362
Sales and office	597
Construction, extraction, maintenance and repair	869
Production, transportation and material moving	446
City of Oakdale	
Management, business and financial	1,473
Farming, fisheries and forestry occupations	225
Service	874
Sales and office	1,473
Construction, extraction, maintenance and repair	1,147
Production, transportation and material moving	716
City of Patterson	
Management, business and financial	1,131
Farming, fisheries and forestry occupations	401
Service	583
Sales and office	947
Construction, extraction, maintenance and repair	1,633
Production, transportation and material moving	675

Occupations by Sector	Number of People
City of Waterford	
Management, business and financial	462
Farming, fisheries and forestry occupations	189
Service	297
Sales and office	578
Construction, extraction, maintenance and repair	728
Production, transportation and material moving	246

Data Source: *2007-2011 ACS*

Travel Time

Table MA-18 shows the amount of travel time to work for residents in the Planning Area.

Table MA-18 – Travel Time

Travel Time	Number	Percentage
Stanislaus Planning Area		
<30 Minutes	69,501	65%
30–59 Minutes	23,786	22%
60 or More Minutes	12,958	12%
Total	**106,245**	**100%**
City of Turlock		
< 30 Minutes	19,943	74%
30-59 Minutes	5,286	20%
60 or More Minutes	1,837	7%
Total	**27,066**	**100%**
City of Ceres		
< 30 Minutes	12,178	72.57%
30-59 Minutes	2,532	15.09%
60 or More Minutes	2,072	12.35%
Total	**16,782**	**100%**
City of Hughson		
< 30 Minutes	1,524	71.02%
30-59 Minutes	540	25.16%
60 or More Minutes	82	3.82%
Total	**2,146**	**100%**
City of Newman		
< 30 Minutes	1,718	48.20%

Travel Time	Number	Percentage
30-59 Minutes	914	25.65%
60 or More Minutes	932	26.15%
Total	**3,564**	**100%**
City of Oakdale		
< 30 Minutes	4,873	59.85%
30-59 Minutes	2,525	31.01%
60 or More Minutes	744	9.14%
Total	**8,142**	**100%**
City of Patterson		
< 30 Minutes	2,448	36.02%
30-59 Minutes	2,345	34.50%
60 or More Minutes	2,004	29.48%
Total	**6,797**	**100%**
City of Waterford		
< 30 Minutes	1,373	45.27%
30-59 Minutes	1,347	44.41%
60 or More Minutes	313	10.32%
Total	**3,033**	**100%**

Data Source: *2007-2011 ACS*

Education

Educational Attainment by Employment Status (Population 16 and Older)

Table MA-19 shows the level of educational attainment by employment status for person age 16 and older.

Table MA-19 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Stanislaus Planning Area			
Less than high school graduate	19,426	4,117	12,663
High school graduate (includes equivalency)	26,634	4,080	10,373
Some college or associate's degree	31,478	3,414	9,638
Bachelor's degree or higher	18,025	878	3,596
City of Turlock			
Less than high school graduate	3,727	570	2,195

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	5,787	1,053	2,037
Some college or Associate's degree	7,318	716	2,386
Bachelor's degree or higher	6,874	298	1,121
City of Ceres			
Less than high school graduate	3,827	696	2,432
High school graduate (includes equivalency)	4,249	609	1,628
Some college or Associate's degree	5,100	446	1,210
Bachelor's degree or higher	1,781	122	315
City of Hughson			
Less than high school graduate	300	117	331
High school graduate (includes equivalency)	671	56	173
Some college or Associate's degree	770	48	143
Bachelor's degree or higher	364	0	77
City of Newman			
Less than high school graduate	813	76	433
High school graduate (includes equivalency)	1,038	42	356
Some college or Associate's degree	1,280	123	391
Bachelor's degree or higher	304	17	114
City of Oakdale			
Less than high school graduate	682	71	734
High school graduate (includes equivalency)	2,276	259	723
Some college or Associate's degree	2,773	276	729
Bachelor's degree or higher	1,322	30	270
City of Patterson			
Less than high school graduate	1,559	113	825
High school graduate (includes equivalency)	1,597	262	759
Some college or Associate's degree	2,264	170	456
Bachelor's degree or higher	803	79	200
City of Waterford			
Less than high school graduate	732	158	435
High school graduate (includes equivalency)	790	87	303
Some college or Associate's degree	769	56	192
Bachelor's degree or higher	383	0	36

Data Source: *2007-2011 ACS*

Educational Attainment by Age

Table MA-20 shows educational attainment by age in the Stanislaus Planning Area and for individual jurisdictions within the Planning Area.

Table MA-20 – Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Stanislaus Planning Area					
Less than 9th grade	926	3,815	5,831	10,625	6,658
9th to 12th grade, no diploma	4,796	4,566	4,654	6,715	3,993
High school graduate, GED, or alternative	12,343	11,464	11,652	18,006	7,845
Some college, no degree	10,919	9,889	9,009	15,590	5,081
Associate's degree	925	2,435	2,242	5,461	1,604
Bachelor's degree	1,248	5,019	4,010	7,303	2,109
Graduate or professional degree	44	1,222	1,531	3,426	1,215
City of Turlock					
Less than 9th grade	159	440	733	2,154	1,424
9th to 12th grade, no diploma	1,202	863	859	1,443	934
High school graduate, GED, or alternative	2,711	2,313	2,691	3,873	2,109
Some college, no degree	3,747	2,714	1,692	3,514	1,313
Associate's degree	316	587	627	1,316	350
Bachelor's degree	633	2,200	1,509	2,164	752
Graduate or professional degree	24	735	615	1,082	427
City of Ceres					
Less than 9th grade	186	880	1,042	1,778	1,085
9th to 12th grade, no diploma	807	1,032	850	1,373	675
High school graduate, GED, or alternative	1,906	1,931	1,798	2,770	918
Some college, no degree	1,701	1,691	1,570	2,048	597
Associate's degree	187	493	241	713	98
Bachelor's degree	73	669	359	744	144
Graduate or professional degree	0	117	164	165	82
City of Hughson					
Less than 9th grade	0	90	97	269	86
9th to 12th grade, no diploma	35	90	38	164	67

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	350	425	183	292	167
Some college, no degree	133	170	256	313	83
Associate's degree	5	30	105	87	43
Bachelor's degree	33	33	116	168	21
Graduate or professional degree	0	21	47	56	50
City of Newman					
Less than 9th grade	19	91	197	468	239
9th to 12th grade, no diploma	40	339	173	54	109
High school graduate, GED, or alternative	457	452	330	654	209
Some college, no degree	280	625	322	520	127
Associate's degree	37	101	58	168	0
Bachelor's degree	0	83	66	246	16
Graduate or professional degree	0	0	14	26	38
City of Oakdale					
Less than 9th grade	33	64	207	286	277
9th to 12th grade, no diploma	360	255	225	450	358
High school graduate, GED, or alternative	850	818	803	1,637	984
Some college, no degree	486	652	1,027	1,280	482
Associate's degree	44	253	160	431	84
Bachelor's degree	86	366	349	526	278
Graduate or professional degree	0	66	148	167	105
City of Patterson					
Less than 9th grade	46	273	329	962	281
9th to 12th grade, no diploma	307	286	325	322	298
High school graduate, GED, or alternative	867	803	999	844	252
Some college, no degree	603	605	758	703	248
Associate's degree	66	158	205	461	109
Bachelor's degree	32	327	223	342	96
Graduate or professional degree	0	25	30	135	57
City of Waterford					
Less than 9th grade	171	87	195	433	179

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
9th to 12th grade, no diploma	261	237	137	236	124
High school graduate, GED, or alternative	300	445	273	462	96
Some college, no degree	214	304	186	324	115
Associate's degree	21	47	74	82	0
Bachelor's degree	9	57	71	141	30
Graduate or professional degree	0	41	21	88	9

Data Source: *2007-2011 ACS*

Educational Attainment – Median Earnings in the Past 12 Months

Table MA-21 shows educational attainments and median earnings in the past 12 months for residents in the Stanislaus County and jurisdictions within the Planning Area. Data for the Stanislaus Planning Area is not available.

Table MA-21 – Educational Attainment

Educational Attainment	Median Earnings in the Past 12 Months
Stanislaus County	
Less than high school graduate	19,163
High school graduate (includes equivalency)	30,173
Some college or associate's degree	35,753
Bachelor's degree	51,807
Graduate or professional degree	72,068
City of Turlock	
Less than high school graduate	19,436
High school graduate (includes equivalency)	26,690
Some college or Associate's degree	36,272
Bachelor's degree	50,621
Graduate or professional degree	70,741
City of Ceres	
Less than high school graduate	21,574
High school graduate (includes equivalency)	31,773
Some college or Associate's degree	30,665
Bachelor's degree	37,146
Graduate or professional degree	63,050
City of Hughson	
Less than high school graduate	22,191

Educational Attainment	Median Earnings in the Past 12 Months
High school graduate (includes equivalency)	27,204
Some college or Associate's degree	34,659
Bachelor's degree	57,727
Graduate or professional degree	75,375
City of Newman	
Less than high school graduate	17,973
High school graduate (includes equivalency)	32,768
Some college or Associate's degree	36,053
Bachelor's degree	41,806
Graduate or professional degree	81,071
City of Oakdale	
Less than high school graduate	36,250
High school graduate (includes equivalency)	32,148
Some college or Associate's degree	38,938
Bachelor's degree	53,165
Graduate or professional degree	64,875
City of Patterson	
Less than high school graduate	16,918
High school graduate (includes equivalency)	31,111
Some college or Associate's degree	41,357
Bachelor's degree	52,820
Graduate or professional degree	109,886
City of Waterford	
Less than high school graduate	19,522
High school graduate (includes equivalency)	33,681
Some college or Associate's degree	36,598
Bachelor's degree	55,192
Graduate or professional degree	63,148

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

This section provides an overview of employment trends in Stanislaus County and the City of Turlock. In the Stanislaus Planning Area, the major business activities include manufacturing (34 percent share of all jobs), education and health services (28 percent), and retail trade (26 percent). In the City of Turlock, the major business activities are education and health care services (19 percent) manufacturing and retail trade (16 percent). (See Table MA-15.) According to the Stanislaus County Housing Element, in unincorporated parts of Stanislaus County, the major industries are education (15.9 percent), agriculture (12.1 percent), and manufacturing (12.6 percent).

Major Manufacturing Employers – Stanislaus County

The manufacturing industry continues to be an important employer in Stanislaus County. Table MA-21.1 shows the top 12 employers in the manufacturing industry in 2014.

Table MA-21.1 – Major Manufacturing Employers

Employer	Description	Number of Employees
Zabaco Winery	Winery	1,000–4,999
Foster Farms	Poultry Processing Plants	1,000–4,999
Fairbanks Cellars	Winery	1,000–4,999
Ecco Domani Winery	Winery	1,000–4,999
E & J Gallo Winery	Winery	1,000–4,999
Del Monte Foods	Canning	1,000–4,999
Con Agra Foods Inc	Canning	1,000–4,999
Bartles & Jaymes Company	Winery	1,000–4,999
Andre Champagne Cellars	Winery	1,000–4,999
Carlo Rossi Winery	Winery	1,000–4,999
CVS Caremark Distribution Center	Distribution Center	500–999
Modesto Bee	Newspaper	500–999

Data Source: *California EDD 2014*

Major Non-Manufacturing Employers – Stanislaus County

Some of Stanislaus County's largest employers are also in the non-manufacturing field. Table MA-21.2 shows the top 13 non-manufacturing employers for 2014.

Table MA-21.2 – Major Non-Manufacturing Employers

Employer	Description	Number of Employees
Stanislaus County Community Services	Government Office	1,000–4,999
Memorial Medical Center	Hospital	1,000–4,999
Doctors Medical Center	Hospital	1,000–4,999
Emanuel Medical Center	Hospital	1,000–4,999
Hornsby's Pub Draft Cider Ltd.	Beverages	1,000–4,999
Oak Valley Hospital	Hospital	500–999
Frito-Lay Inc.	Potato Chips/Snack Foods	500–999
California State University	Schools – Universities & Colleges Academic	500–999
Alliance Worknet	County Government –Social/Human Resources	500–999
Stanislaus County Community	Government Offices	500–999
Stanislaus County Welfare Dept	County Government	500–999
Women Infants Child Program – WIC	Social Service & Welfare Organization	500–999
Turlock Irrigation District	Electric Company	250–499

Data Source: *California EDD 2014*

Describe the workforce and infrastructure needs of the business community:

Stanislaus County Local Workforce Investment Area (LWIA) Local Plan Program Years 2013-17

The Stanislaus County Local Workforce Investment Board (LWIB) membership includes 25 employers from business and industry. These members represent some of the region's biggest employers, including Foster Farms, Kaiser Permanente, and the Manufacturers Council of the Central Valley. In addition, eight of the largest organized labor unions are represented as is education with representation by the Superintendent of the County Office of Education and the President of Modesto Junior College. Finally, the unique structure of the Stanislaus Economic Development and Workforce Alliance (The Alliance) organization combines economic development and workforce development services under one roof and one Board of Directors. Consequently, economic development experts from each of the nine cities in Stanislaus County are represented on the board, and economic development specialists are employed by the organization.

This combination of key stakeholders is convened at least annually and more often if circumstances require it to identify the workforce challenges facing the local area and to develop solutions to address those challenges.

In the effort to ensure that local workers are being prepared for employment in current high demand and emergent industry sectors, the Stanislaus LWIB annually reviews and approves a list of the top 25 demand occupations authorized for WIA-funded training. The list is compiled based upon three sources of data: the Employment Development Department (EDD) Labor Market Information Division (LMID) 2008-2018 Occupational Employment Projections, Modesto Metropolitan Statistical Area; 2012 Alliance Worknet job orders from local employers; 2012 job postings in Stanislaus County from Wanted Technologies, Inc. The Stanislaus LWIB focuses its training efforts and dollars on the occupations on this list, thus helping to ensure that workers are being trained for jobs that currently exist and/or will exist in the near future.

As a member of the Central California Workforce Collaborative, the Stanislaus Alliance Worknet is able to collaborate with eight other LWIBS in the region to establish regional workforce development priorities. The Alliance is a member of the Central California Economic Development Corporation, from which information on regional education and training needs from an economic development perspective is gathered and used to help guide the education and training efforts for the region.

The Central California Workforce Collaborative (CCWC) has been a member of the California Partnership for the San Joaquin Valley (CPSJV) since designation by Executive Order in 2005. In 2006, the CPSJV conducted a sector study of the Valley and determined the high growth and high demand sectors to be manufacturing, health care, logistics, energy, and agribusiness. The CCWC adopted the five targeted sectors as priority for the region. Each CCWC LWIA targets its investments in high growth, high demand sectors in the region.

While each local area has its unique micro clusters, there is a great deal of commonality in the definition and focus of the targeted high growth cluster at the regional level.

The CPSJV recently commissioned an update to its 2005 cluster study of the Valley. The 2012 study is Regional Industry Cluster Analysis and Action Plan (Plan). For the complete report, go to the site provided below:

http://sjvpartnership.org/wpcontent/uploads/2013/03/SJV_RegionalIndustryClustersInitiave_Plan_Sep2012.pdf

The result was a continued confirmation of the importance of the five industry clusters identified in the 2006 report:

1. Agriculture
2. Energy
3. Health and Wellness
4. Transportation/Logistics
5. Manufacturing

In addition, two important industry clusters were identified and included in the target list:

1. Water Technology
2. Public Sector Infrastructure (Construction)

The report identified the issues and opportunities related to each industry cluster and provided an action plan targeted at resolving the issues and capitalizing on the opportunities.

According to the LWIA Plan, the clusters represent 52 percent of private sector employment in the region, but were responsible for 73 percent of private sector job growth. While the economy in the region experienced some minor growth during the past two years, it was especially hard hit by the Great Recession. Also according to the Plan, the Valley experienced rapid job growth from 2004-2007, but during the economic downturn, between 2008 and 2010, 92,000 jobs were lost. The Plan also highlighted the Valley's inability to capture the economic "value chain" of goods flow movements resulting in a leakage of economic potential, as well as a leakage of skilled workers who commute to jobs located outside of the Valley. To address these issues, a high level implementation blueprint has been included in the Plan with a focus on collaboration at a regional level.

County

Stanislaus County and the Central Valley region has not experienced a significant recovery from the Great Recession, Stanislaus County has 35,000–40,000 individuals unemployed in any given month, consequently a ready labor force exists who possess a variety of skills that cut across industry sectors. Given this dynamic, employers are not currently experiencing the skill gap shortage that perhaps other regions with booming industries and rapidly growing economies are experiencing.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Stanislaus LWIB fosters collaboration between community colleges and Department of Industrial Relations-Division of Apprenticeship Standards (DAS)-approved apprenticeship programs through a three-way partnership consisting of Modesto Junior College (MJC), the local manufacturing industry, and the LWIB. This DAS-approved registered apprenticeship program provides apprentices with training for the maintenance mechanic trade at MJC during the evenings and hands-on training through their employment with a local manufacturer during the day. The LWIB provides on-the-job training wage reimbursement support for the apprentices while they are in the hands-on training component.

In addition, the Stanislaus LWIB has partnered with the local Plumbers & Pipefitters, Electrical, and Sheet Metal Workers labor unions to fund a pre-apprenticeship program designed to prepare individuals for registered apprenticeships with any of the above unions.

The LWIB is constantly looking for opportunities to address skill gap needs that emerge. In many situations, partnerships with community colleges are used to provide programs that fill the gaps. Examples are psychiatric technician training, warehouse/distribution training, and maintenance mechanic training. In other instances, partnerships with local labor unions is the tool used.

An example is pre-apprenticeship training for plumbers/pipefitters, electricians, and sheet metal workers. In other situations the LWIB has turned to technical colleges for partnerships. An example is a medical billing certification program developed in partnership with Community Business College.

In every situation where skill gaps are identified, the input of local businesses is sought to confirm the existence of the skill gaps and for input into curriculum content. For example, the LWIB works closely with the Manufacturers Council of the San Joaquin Valley on any manufacturing and logistics projects.

Regional Clusters of Opportunity Grants (RICO)

The California Workforce Investment Board's (State Board) Sector Strategies approach to bolstering regional economic competitiveness requires the development of regional initiatives that are based upon a data driven analytical framework. In support of this framework, the Regional Industry Clusters of Opportunity Grant program was developed jointly by the State Board, the California Energy Commission (Energy Commission), and the California Economic Strategy Panel (ESP). These grants bolster regional economic competitiveness by building the capacity of regional collaborations to identify growing industries, undertake strategic planning and leverage public/private resources. The funding supports the utilization of the Industry Cluster of Opportunity Methodology to develop the data-driven analysis necessary for the formation of relevant regional sector initiatives. The State Board's intent is that the resulting data-driven analyses will serve as the foundation for developing and implementing regional clusters of opportunity strategies and for involving partners in advancing the competitive position of targeted clusters resulting in economic prosperity.

In February 2010, funding in the amount of $200,000 was awarded to the Fresno County Workforce Investment Board which includes Amador, Calaveras, Fresno, Kern, Kings, Inyo, Madera, Mariposa, Merced, Mono, San Joaquin, Stanislaus, and Tuolumne counties.

The 14-county region focused on the health care cluster and implemented employer workforce surveys across the segments of the health care cluster to identify and target critical workforce shortages in health occupations, focusing first on implementing a skilled nursing internship program and applying for funding to meet specific needs such as psychiatric and radiation technicians, as well as working together on key regulatory issues (e.g., long-term care).

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The 2014-2017 update to the Comprehensive Economic Development Strategy (CEDS) was compiled in joint effort with the Economic Development Action Committee membership which includes Stanislaus County and the nine incorporated cities of Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, City of Turlock, and Waterford with research assistance provided by the Stanislaus Economic Development and Workforce Alliance/Business Resource Center.

The strategy presents a socioeconomic overview of Stanislaus County, along with economic development activities and projects that will be undertaken by public and private entities in a mission to create new jobs and provide critical services to the residents of Stanislaus County. The CEDS update contains a summary of infrastructure projects that require support for future growth within Stanislaus County.

The priority objective of the CEDS strategic effort is to facilitate future investments in infrastructure – both physical and human so as to maintain a competitive place in the economic development future of the San Joaquin Valley. To that end, the CEDS development goals and priorities are consistent with regional objectives and include:

- Encourage and support new business innovation and entrepreneurs;
- Promote the region as a tourism destination;
- Develop specialized education including higher education and workforce development;

- Develop a college going culture in Stanislaus County;
- Continue to implement computer literacy outreach to align with community college curriculum;
- Enhance goods movement transportation projects that build capacity while increasing safety, decreasing congestion, improving air quality and promoting economic development;
- Participate in the development of a comprehensive San Joaquin Valley Regional Water Plan;
- Continue to promote accessibility and utilization of advanced communications services (through targeted technology training efforts, etc.) as fundamental and necessary for all residents and businesses.

Annual projects and programs in the Stanislaus Urban County and City of Turlock reflect the CEDS focus on infrastructure improvements and projects. The CEDS projects and strategies may in the future be coordinated with the Con Plan so that CDBG funding can be considered, based on area and project eligibility, for future infrastructure projects. However, based on needs data and limited funding, CDBG funds are not currently allocated for economic development purposes at this time.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households with any one of four severe housing problems, those experiencing (1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30 percent of household income for housing costs); and (4) severe cost burden (spending over 50 percent of household income for housing costs) are concentrated in several areas of Stanislaus County. A concentration is defined as an area representing the upper quintile of incidence by percentage of the population. Tract level data was compared to county-wide data. The population is examined by income grouping. The following income categories are used throughout the Con Plan:

- Extremely low – households with income less than 30% of area median income (AMI)
- Very low – households with income between 30 and 50% of AMI
- Low – households with income between 51 and 80% of AMI
- Moderate – households with income between 81 and 120% of AMI
- Above moderate – households with income above 120% of AMI

For moderate-income households, a concentration is where more than 78 percent of households are experiencing four or more severe housing problems. Areas of concentration are found in the following areas (please see the maps included in **Appendix 6**):

- unincorporated area southeast of Oakdale;
- incorporated areas east and south of Salida;
- area in central Ceres;
- area in the east of the City of Turlock; and

- an unincorporated area surrounding Newman.

For low-income households, a concentration is where more than 85 percent of households are experiencing four or more severe housing problems. Areas of concentration are found in the following areas (please see the maps included in **Appendix 6**):

- unincorporated area of Valley Home;
- unincorporated area southeast of Oakdale and East Oakdale;
- unincorporated area of Salida and an unincorporated area to the south of Salida;
- areas of Ceres;
- Waterford and unincorporated area of Hickman;
- areas in the northwest and southwest of the City of Turlock;
- unincorporated area surrounding Newman.

For extremely low-income households, a concentration is where more than 89 percent of households are experiencing four or more severe housing problems. Areas of concentration are found in the following areas (please see the maps included in **Appendix 6**):

- unincorporated area of Valley Home;
- an unincorporated area southeast of Oakdale and East Oakdale;
- unincorporated area of Salida;
- unincorporated areas surrounding Modesto;
- unincorporated area of Shackelford;
- areas of Ceres;
- unincorporated areas of Keyes and an area north of Keyes;
- Waterford and unincorporated area of Hickman;
- several areas in the City of Turlock;
- unincorporated areas south of the City of Turlock;
- unincorporated area of Westley;
- areas of Patterson;
- unincorporated area of Crows Landing;
- incorporated area surrounding Newman.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Significant areas of Stanislaus County have over 50 percent low-income households, most notably areas in Oakdale; unincorporated areas surrounding Modesto; areas of Ceres; areas of the City of Turlock; and the northern half of the southwestern portion of Stanislaus County including Westley and portions of Patterson.

The highest incidences of low-income households – over 75 percent -- are found in areas bordering the south of Modesto.

The top quartile of minority household percentage is 13-30 percent. No areas have a percentage higher than 30. The areas of high minority households are mostly in the more urbanized areas surrounding Modesto, Ceres, and the City of Turlock following State Highway 99. Areas of Patterson between State Route 33 and Interstate 5 also show a concentration of minority households.

The top quartile of Hispanic household percentage is 59-88 percent. No areas have a percentage higher than 88. The areas of high Hispanic households are disbursed throughout Stanislaus County. They are found in the unincorporated areas south of Modesto and Shackelford; areas of Ceres, the City of Turlock, Westley, Patterson, and Crows Landing.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market are discussed in detail in earlier sections MA-05 through MA-25. Most of the same characteristics as described in those discussions apply to the market in these areas.

Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others. Community assets are disbursed throughout the Stanislaus Urban County and City of Turlock, although more urban areas provide a larger concentration of community assets than non-urban areas.

Are there other strategic opportunities in any of these areas?

No.

Article II Strategic Plan

SP-05 Overview

Strategic Plan Overview

In conjunction with the Needs Assessment and Market Analysis sections of this Con Plan, the Strategic Plan identifies the Stanislaus Urban County and City of Turlock's priority needs and describes strategies that will be undertaken to serve the priority needs. The Strategic Plan includes the following sections:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Geographic Priority Areas

The Stanislaus Urban County and City of Turlock allocate funds on a geographic basis in eligible Census Block Groups and low income areas.

General Allocation Priorities - Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Stanislaus Urban County and City of Turlock allocate funds to organizations that provide low-income households with housing and supportive services. On an annual basis, the Stanislaus Urban County and City of Turlock prioritize the use of their CDBG and HOME funding for the improvement or provision of community development activities such as infrastructure, economic development, public services, homeless services, and affordable housing (including preservation and conservation) that serve low-income households.

The Stanislaus Urban County and City of Turlock allocate investment of resources on a Stanislaus Urban County and City-wide basis for affordable housing programs such as the First-Time Homebuyer and the Owner-Occupied Housing Rehabilitation programs. Project priorities within City of Turlock boundaries also include but not limited to sidewalks, ADA improvements, parks, and lighting projects, whereas projects in the unincorporated pockets of Stanislaus County focus on health and safety related infrastructure improvements such as water and sewer systems.

Throughout the Stanislaus Urban County, there are neighborhoods and communities with minimal or non-existent public infrastructure. This round of Consolidated Planning process once again reaffirmed the community's desire for public infrastructure improvements especially in the low income communities. To this end, the Stanislaus Urban County has prioritized and will continue to set aside CDBG funds for needed infrastructure projects throughout these areas. Projects will include but are not limited to public sewer and water system installations as well as repairs, curb, gutter and sidewalk installation and repairs, improvements that provide greater accessibility, as well as other, CDBG eligible, non-housing community development infrastructure improvements.

Overall, funding for infrastructure improvements in the City of Turlock will be a medium-priority for the five-year period covered by the Con Plan. Infrastructure improvements have been an important goal in previous years, and the City of Turlock expects to continue its use of CDBG funds for improvements such as installation of curbs and sidewalks in target areas. Specific situations that demonstrate a need for such improvements will be considered on a case-by-case basis, as funding is available. Priority consideration will be given to areas where ADA issues exist and other funds can be leveraged as part of a project.

Infrastructure improvements are undertaken in older, lower-income areas. Activities identified under the public service category and targeted to special needs populations are offered on a Stanislaus Urban County and Turlock citywide basis, and/or where resources can be coordinated with existing facilities or services.

Other funding allocation priorities in Stanislaus Urban County and the City of Turlock include economic development, homeless services, and homeless prevention services.

Lack of sufficient funding continues to be the greatest obstacle in meeting the underserved needs. The Stanislaus Urban County and City of Turlock will continue to apply for funding and/or support applications by service providers to expand affordable housing opportunities as well as homeless assistance and supportive services consistent with the Con Plan.

SP-25 Priority Needs – 91.215(a)(2)

Priority Needs

Priority needs are those that will be addressed by the goals outlined in the Strategic Plan (discussed in greater detail in SP-45), according to the structure presented in the regulations at 24 CFR 91.215:

- Affordable Housing
  - Rental assistance
  - Production of new units
  - Rehabilitation of existing units
  - Acquisition of existing units

- Homelessness
  - Outreach
  - Emergency shelter and transitional housing
  - Rapid re-housing
  - Prevention
- Non-Housing Community Development
  - Public facilities
  - Public improvements and infrastructure
  - Public services
  - Economic development

Priority is assigned based on the level of need that is demonstrated by the data collected during the preparation of the Con Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs. Based on all of these components, non-housing community development needs (including infrastructure, economic development, and public services), affordable housing, and homelessness are considered "high" priorities.

Table SP-1 Priority Needs Summary

1. Priority Need		Non-housing Community Development - Public Infrastructure Improvement
Priority Level		High – Stanislaus Urban County; Medium – City of Turlock
Population	X	Extremely low income
	X	Low income
		Moderate income
		Large families
		Families with children
		Elderly
		Chronic homelessness
		Individuals
		Mentally ill
		Chronic substance abuse
		Veterans
		Persons with HIV/AIDS
		Victims of domestic violence
		Unaccompanied youth
		Elderly
		Frail elderly
		Persons with mental disabilities
		Persons with physical disabilities

		Persons with developmental disabilities
		Persons with alcohol or other addictions
		Persons with HIV/AIDS and their families
Geographic Areas Affected		County: Stanislaus Urban County and Turlock City-wide
		Stanislaus Urban County: CDBG Eligible Block Groups
		City of Turlock: CDBG Eligible Block Groups
Associated Goals		Improve infrastructure in low income neighborhoods
		Secure leverage funding
Description		The Stanislaus Urban County and City of Turlock will continue addressing infrastructure improvement needs in low-income neighborhoods to create improved suitable living environments.
Basis for Relative Priority		Throughout the Stanislaus Urban County and City of Turlock, there are neighborhoods and communities with minimal or non-existent public infrastructure. This round of Consolidated Planning process once again reaffirmed the community's desire for public infrastructure improvements especially in the low income communities. Projects will include but are not limited to public sewer and water system installations (mainly in the unincorporated areas) as well as public sewer and water system repairs, curb, gutter and sidewalk installation and repairs, storm drain improvements, improvements that provide greater accessibility, as well as other, CDBG eligible, non-housing community development infrastructure improvements (mainly within the incorporated boundaries where public sewer and water systems already exist).
2. Priority Need		Affordable Housing
Priority Level		High
Population	X	Extremely low income
	X	Low income
		Moderate income
	X	Large families
		Families with children
	X	Elderly
		Chronic homelessness
	X	Individuals
		Mentally ill
		Chronic substance abuse
	X	Veterans
		Persons with HIV/AIDS
		Victims of domestic violence
		Unaccompanied youth
		Frail elderly
		Persons with mental disabilities

	X	Persons with physical disabilities
		Persons with developmental disabilities
		Persons with alcohol or other addictions
		Persons with HIV/AIDS and their families
Geographic Areas Affected		Stanislaus Urban County and Turlock City-wide
Associated Goals		Acquisition and Single-Multifamily Rehabilitation
		Affordable Senior Housing
		Improved Accessibility
		Temporary Relocation Services
		Rehabilitation of Existing Housing
		First-time Homebuyer Assistance
		Fair Housing and Tenant/Landlord Services
Description		The City of Turlock and/or Stanislaus Urban County intend to use a portion of their CDBG allocation and all of their HOME allocation to fund affordable housing activities. Leverage funding for these activities are described within the Anticipated Resources section of the Strategic Plan.
Basis for Relative Priority		According to data provided in the Needs Assessment and the housing Market Analysis completed as part of this Con Plan, high housing cost burden, overcrowding, and low vacancy rates create a high need for affordable housing, which will benefit both homeless and non-homeless special needs populations. Based on this data and the housing market analysis completed as part of this Con Plan, the Stanislaus Urban County and City of Turlock will pursue the creation of affordable housing (new unit production and conversion or preservation) as resources are available, which will benefit low-income households, homeless persons, households at-risk of homelessness and those with special needs. Home ownership will be increased for low and moderate households through the First-time Homebuyer program. Fair Housing and Tenant/Landlord Services will also be provided to improve the quality of rental housing.
3. Priority Need		Non-housing Community Development - Economic Development
Priority Level		High
Population		Extremely low income
	X	Low income
		Moderate income
		Large families
		Families with children
		Elderly
		Chronic homelessness
		Individuals
		Mentally ill
		Chronic substance abuse
		Veterans

		Persons with HIV/AIDS
		Victims of domestic violence
		Unaccompanied youth
Geographic Areas Affected		Stanislaus Urban County and Turlock City-Wide
Associated Goals		Technical Assistance for Small Businesses
Description		The Stanislaus Urban County and City of Turlock will provide technical assistance on facility accessibility requirements to eligible business and property owners by a California Certified Access Specialist and other qualified professionals, as well as technical assistance to small businesses to assist with capacity building, including strategic planning, operations, marketing, and finance assistance.
Basis for Relative Priority		The Market Analysis indicated that due to the economic downturn, between 2008 and 2010, 92,000 jobs were lost, some of which were the result of skilled workers who chose to commute to jobs located outside of the Valley. As a result, Stanislaus County has a great need for economic development. Small businesses in Stanislaus Urban County and City of Turlock have identified a need locally for assistance and education regarding compliance with accessibility requirements. Small start-up businesses who desire to expand, but lack the capacity to do so will receive assistance with financial reporting systems, developing a business strategy, designing a company website, and/or enhance marketing efforts.
4. Priority Need		Other Special Needs - Public Services
Priority Level		High
Population	X	Extremely low income
	X	Low income
	X	Moderate income
	X	Large families
	X	At-Risk Youth
	X	Elderly
	X	Chronic homelessness
	X	Individuals
	X	Mentally ill
	X	Chronic substance abuse
	X	Veterans
	X	Persons with HIV/AIDS
	X	Victims of domestic violence
	X	Unaccompanied youth
	X	Frail elderly
	X	Persons with mental disabilities
	X	Persons with physical disabilities
	X	Persons with developmental disabilities

	X	Persons with alcohol or other addictions
	X	Persons with HIV/AIDS and their families
Geographic Areas Affected		Stanislaus Urban County and Turlock City-wide
Associated Goals		Public Services
Description		The Stanislaus Urban County will utilize 10% of its annual award and the City of Turlock will utilize 15% of its annual award for the provision of public services. Public services include services targeted to extremely low, low, and moderate income families and individuals, as well as services targeted to special populations such as at-risk youth, persons over 62 years of age, or persons with disabilities.
Basis for Relative Priority		The needs assessment and Market Analysis indicated a great need for public services for extremely low- and low-income households, the elderly, persons with disabilities, and at-risk youth. Public service programs help these vulnerable populations meet their basic needs, such as food and shelter, and provide them with the resources and referrals for any additional needed services.
5. Priority Need		Homeless Services
Priority Level		High
Population	X	Extremely low income
		Low income
		Moderate income
	X	Large families
	X	At-Risk Youth
	X	Elderly
	X	Chronic homelessness
	X	Individuals
	X	Mentally ill
	X	Chronic substance abuse
	X	Veterans
	X	Persons with HIV/AIDS
	X	Victims of domestic violence
	X	Unaccompanied youth
	X	Frail elderly
	X	Persons with mental disabilities
	X	Persons with physical disabilities
	X	Persons with developmental disabilities
	X	Persons with alcohol or other addictions
	X	Persons with HIV/AIDS and their families
Geographic Areas Affected		Stanislaus Urban County and Turlock City-wide
Associated Goals		Shelter for Homeless Persons
		Rapid Re-Housing for Homeless Persons

	Homeless Prevention Assistance for the Extremely Low-income
	Capacity Building for Homeless Service Providers
	Homeless Services Data Collection
	Coordinated Assessment and Targeting of Services
	Outreach
Description	The Stanislaus Urban County and City of Turlock allocate up to 15% of each annual award for public services grants, some of which include programs that provide homeless services. Stanislaus Urban County utilizes 7.5% of its annual ESG award for Admin, 7.5% for HMIS Activities, 42.5% for emergency shelter activities, and 42.5% for Homeless Prevention and Rapid Re-Housing Activities. Admin funds will be utilized to work with the Stanislaus CoC on coordinated assessment, outreach, and data collection. Affordable housing activities, as described in Priority Need 2 – Affordable Housing, will also be a part of the regional approach to solving homelessness.
Basis for Relative Priority	As discussed in greater detail in the Needs Assessment, homeless individuals were counted as part of Stanislaus County's 2014 point-in-time count, including those who were unsheltered. The data indicates a need to support programs that serve the homeless. Homelessness was also identified as a High priority in the community input received. Homelessness is also identified as a high priority by the Stanislaus County Board of Supervisor's Focus on Prevention 2014 effort and by the Federal Department of Housing and Urban Development. The Stanislaus Urban County and City of Turlock will focus CDBG, HOME, and ESG resources on shelter, rental assistance, and affordable housing, which is crucial to ending homelessness. Both entities will also work closely with the Stanislaus CoC to ensure that ESG programs are working in harmony with Stanislaus CoC Transitional and Permanent Supportive Housing programs.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market characteristics that will influence the use of funds available for housing type
Tenant-Based Rental Assistance (TBRA)	While a need exists for tenant-based assistance, the Stanislaus Urban County and City of Turlock do not intend to use HOME funds for TBRA. If the Stanislaus Urban County and City of Turlock were to provide funding for tenant-based assistance, such as a Rapid Re-Housing program, the funds would likely be non-Federal.
TBRA for Non-Homeless Special Needs	While a need exists for tenant-based assistance, the Stanislaus Urban County and City of Turlock do not intend to use HOME funds for TBRA for non-homeless special needs. If the Stanislaus Urban County and City of Turlock were to provide funding for tenant-based assistance, such as a rapid re-housing program, the funds would likely be non-Federal.
New Unit Production	According to data provided in the Needs Assessment, a number of Stanislaus Urban County and City of Turlock households are overpaying for housing. Based on this data and the Market Analysis completed as part of this Con Plan, the Stanislaus Urban County and City of Turlock will prioritize the creation of affordable housing (new unit production and conversion or preservation), which will benefit low-income households, including those with special needs.
Rehabilitation	Based on the data provided for in the Needs Assessment and the housing Market Analysis completed as part of this Con Plan, housing needs are a priority including the preservation and/or conversion of affordable housing which frequently results in the rehabilitation of these units.
Acquisition, including preservation	According to data provided for in the Needs Assessment, a number of Stanislaus Urban County and City of Turlock households are overpaying for housing. Based on this data and the housing Market Analysis completed as part of this Con Plan, the City of Turlock will prioritize the creation of affordable housing (new unit production and conversion or preservation), which will benefit low-income households, including those with special needs.

SP-35 Anticipated Resources – 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the five-year Con Plan period, the Stanislaus Urban County expects to receive approximately $2,197,687 annually in CDBG funding, for a five-year total of $10,988,435. During the five-year Con Plan period, the Stanislaus Urban County expects to receive approximately $190,669 annually in ESG funding, for a five-year total of $953,345. During the five-year Con Plan period, the City of Turlock expects to receive $548,076 annually in CDBG funding, for a five-year total of $2,740,380. The HOME Consortium also anticipates at least $911,823 in annual HOME funds, for a five-year total of $4,559,115. The City of Turlock expects to use $1,700,000 in CalHome funding for housing activities and administrative costs over the five-year Con Plan period. The table below provides a breakdown of these anticipated resources, which are based on the Fiscal Year 2015-2016 allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG Stanislaus Urban County	Public-Federal	Infrastructure, Economic Development, Public Services, Fair Housing, Administration	$2,197,687	County $128,383 Waterford $162,665	$140,000	$2,628,735	$8,790,748	Prior year resources are unknown, other than $140,000 set aside for Economic Development Activities. This figure may be more than listed in this table.
ESG Stanislaus Urban County	Public-Federal	Homeless Programs, Data Management, Administration	$190,669	N/A	N/A	$190,669	$762,676	Funds will be utilized for ESG program administration, emergency and transitional shelters, homeless management information systems data entry, and homeless prevention and rapid re-housing services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME Consortium	Public-Federal	Affordable Housing, Down Payment Assistance, Housing Rehab, Administration	$911,823	$100,000	$800,000	$1,811,823	$3,547,292	Funds will be utilized for affordable housing, rehab, and down-payment assistance for first-time homebuyers.
CalHome Stanislaus Urban County	Public-State	Housing Programs – Down Payment Assistance & Housing Rehab	N/A	N/A	$500,000	$500,000	Unknown	Balance remaining for the rest of the Consolidated Planning period depends on first year spend down.
CDBG City of Turlock	Public-Federal	Infrastructure, Housing Programs, Housing Rehab, Down Payment Assistance, Fair Housing Public Services, Administration	$548,076	$50,000	$800,000	$1,398,076	$2,142,304	Funds will be utilized for affordable housing, temporary relocation assistance, infrastructure, Fair Housing, Public Services, and Administration.
CalHome City of Turlock	Public-State	Affordable Housing, Down Payment Assistance, Housing Rehab, Administration	N/A	N/A	$1,700,000	$1,700,000	$800,000	These funds were awarded competitively through HCD. The grants call for the fund to be used for Down payment assistance in specific low income census tracts and DPA with a rehab component.

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

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

PROGRAM INCOME

CDBG, HOME, NSP, and CDBG-R Program Income (PI) funds will continue to be used by the Stanislaus Urban County to fund gaps in projects/programs.

URBAN COUNTY MEMBER STATE CDBG PROGRAM INCOME

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

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

- Adequate notice to Stanislaus County of the intent to use PI will need to be provided to allow for reporting via the Stanislaus Urban County's AAP.

- A re-use plan detailing a plan for the timely use of the PI, within the same AAP fiscal year, will need to be established by the City of Turlock and accepted by Stanislaus County.

- PI will need to be used towards a CDBG eligible activity reflected in an adopted AAP and approved for funding by HUD.

NSP PROGRAM INCOME

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

NSP GENERAL

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

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

STATE HOME PROGRAM INCOME (PI) (TURLOCK)

City of Turlock will continue to use State HOME PI as an additional funding source for the first time home buyer program.

AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI) PI (CITY OF TURLOCK)

Any ADDI PI received will be utilized as part of the HOME program.

CAL HOME

The City of Turlock and Stanislaus Urban County members will continue the use of State of California funds (as they become available) designed to fund affordable housing projects/programs. Stanislaus County and the City of Turlock are currently recipients of CalHome funds, which provide down payment assistance to first time home buyers and owner occupied housing rehabilitation assistance.

STATE WATER BOARD GRANT

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

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

The Stanislaus Urban County maintains six Neighborhood Stabilization Program (NSP) properties in Grayson, Salida, Empire, and the Parklawn and Airport neighborhoods which will be sold to first-time homebuyers throughout the five-year Con Plan cycle.

The City of Turlock Redevelopment Agency owns a parcel with a small office building. The building is currently leased for $1.00 per year to Haven Women's Center . The intent of the five-year lease has been to bring much needed anti-domestic violence services to City of Turlock and overcome the transportation barrier of clients and families traveling the 15 miles to Modesto to get to much needed services.

The City of Turlock has also recently purchased a four-plex in one of the lowest income census tracts. The City of Turlock will be rehabilitating the four-plex and then selling the property to We Care, a local nonprofit that provides emergency shelter, case management, and transitional housing servicesso that We Care can add four units to its transitional housing program.

SP-40 Institutional Delivery Structure – 91.215(k)

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Turlock	Government, HOME Consortium Lead, CDBG Entitlement	Non-homeless Special Needs, Affordable Housing, Housing Rehab, Infrastructure, Neighborhood Improvements, Public Facilities, Economic Development, Public Services	Ceres, Hughson, Newman, Oakdale, Patterson, Waterford & Turlock city limits (eligible areas), unincorporated Stanislaus County
Stanislaus County	Government, CDBG/ESG Entitlement (Urban County Lead), HOME Consortium Member	Non-homeless Special Needs, Housing Rehab, Infrastructure, Neighborhood Improvements, Economic Development, Public Services, Homeless Services, Homeless Prevention Services	Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, unincorporated Stanislaus County
City of Ceres	Government, CDBG/ESG Entitlement (Urban County Member), HOME Consortium Member	Non-homeless Special Needs, Housing Rehab, Infrastructure, Neighborhood Improvements, Economic Development	Ceres city limits (eligible areas)
City of Hughson	Government, CDBG/ESG Entitlement (Urban County Member), HOME Consortium Member	Non-homeless Special Needs, Housing Rehab, Infrastructure, Neighborhood Improvements, Economic Development	Hughson city limits (eligible areas)
City of Newman	Government, CDBG/ESG Entitlement (Urban County Member), HOME Consortium Member	Non-homeless Special Needs, Housing Rehab, Infrastructure, Neighborhood Improvements, Economic Development	Newman city limits (eligible areas)
City of Oakdale	Government, CDBG/ESG Entitlement (Urban County Member), HOME Consortium Member	Non-homeless Special Needs, Housing Rehab, Infrastructure, Neighborhood Improvements, Economic Development	Oakdale city limits (eligible areas)

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Patterson	Government, CDBG/ESG Entitlement (Urban County Member), HOME Consortium Member	Non-homeless Special Needs, Housing Rehab, Infrastructure, Neighborhood Improvements, Economic Development	Patterson city limits (eligible areas)
City of Waterford	Government, CDBG/ESG Entitlement (Urban County Member), HOME Consortium Member	Non-homeless Special Needs, Housing Rehab, Infrastructure, Neighborhood Improvements, Economic Development	Waterford city limits (eligible areas)
Housing Authority of the County of Stanislaus	Nonprofit Public Corporation	Housing Rehab	County-wide
Nonprofits (Various)	Nonprofit Corporation	Public Services, Homeless Services, Homeless Prevention Services	Ceres, Hughson, Newman, Oakdale, Patterson, Turlock, Waterford, Unincorporated County

Assess of Strengths and Gaps in the Institutional Delivery System

Please refer to the detailed discussion of homeless needs in the Needs Assessment section of the Con Plan (NA-40) and homeless services and facilities in the Market Analysis section (MA-30).

Please note that Stanislaus County has a robust planning and coordination system that involves service providers and program operators at all levels. In general, the collaborative programming between Stanislaus County, cities, and nonprofits is identified as a key strength. Other strengths include capital improvements, HOME Investment Partnership Program (HOME) and Neighborhood Stabilization Program (NSP) units, some programs for the chronically homeless (including comprehensive case management with a transition period before housing placement, supportive housing, and programs emphasizing home visits), and nonprofit capital facilities (i.e., shelters and transitional housing).

In general, the primary weakness is funding that is inadequate to meet the level of need. Funding gaps are most common for extremely low-income households, chronically homeless, homeless youth, and those living in transitional shelters.

Although some programs for the chronically homeless have been successful, there are greater barriers and funding gaps to providing enough services to the chronically homeless. In particular housing homeless youth is challenging because they are often not ready or willing to live in permanent housing. Another homeless subgroup identified as having a great need is homeless families with children.

The lack of permanently affordable housing is a considerable gap in the system. With no place to move persons out of transitional housing or for those in housing crisis to move to, persons and families can become homeless. The demise of the redevelopment agencies, long waiting lists, lack of funding for case management, mental health issues, bad credit or rental history, projects not being able to pencil out for developers, and job development are some of the top barriers to permanently affordable housing.

Housing placement was also identified as a weakness with long waiting lists, drug and GED requirements for applicants, lack of employment, income documentation, timing considerations for the NSP program, and the lack of affordable housing units.

Challenges to the success of homeless prevention services included income targeting requirements that are too low and too difficult to meet, uninhabitable substandard housing stock, cost of utility bills, insufficient mental health services, participants terming out of programs, lack of financial literacy and life skills amongst participants, inability of participants to document homeless status, need for willing landlords and employers, and the need to educate those in substandard housing regarding available resources. Also, sufficient funding from a variety of funding programs for housing as part of homeless prevention programs was identified as a funding gap for homeless prevention.

Although a significant number of homeless persons are sheltered (see 2014 Point in Time Count), there remain those who are not sheltered. Among these are the chronically homeless, most of who are persons in households without children. The trend has been a reduction in the number of unsheltered homeless households with children and little change in the number of unsheltered households without children.

The percentage of the homeless population that is considered to be chronically homeless has remained relatively steady over time (10-15 percent). With the exception of 2014, the majority of the chronically homeless are unsheltered.

Looking at particular sub-populations of the homeless, many are experiencing severe mental illness and are suffering under chronic substance abuse. There is also a significant number who are Victims of Domestic Violence. The severely mentally ill, chronic substance abuse and veterans are all populations with more unsheltered persons than sheltered. Persons with HIV/AIDS are more likely to be sheltered as are Victims of Domestic Violence. Comparing homelessness by race, 46 percent of Black or African Americans were unsheltered as compared to 38 percent of Whites who were unsheltered. Additionally, 16 percent of the unsheltered homeless were female and 22 percent were male.

Although Stanislaus County's efforts to prevent homelessness, shelter homeless persons and families, and transition persons to supportive and permanent housing are well-coordinated "wrap-around" services, there still remains a core of chronically homeless individuals who are largely unsheltered or who become housed but then transition back into homelessness. This population is marked by severe mental illness and chronic substance abuse. Men and black/African American persons are overrepresented among the homeless.

It can be concluded by both the trends in the homeless population, and a review of the types services offered and facilities available that efforts to serve and house households with children and prevention services aimed at that same population have been effective. To some degree, efforts to house the chronically homeless and move them along the continuum to permanent housing have also been successful, with significant resources being brought to bear in a multi-faceted approach to the problem. Who remain unsheltered and/or chronically homeless are the severely mentally ill and those afflicted by chronic substance abuse.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement		X	
Mobile Clinics	X		
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Please see the section above which partly answers this question as well as section NA-40 of the Needs Assessment and section MA-30 of the Market Analysis.

Stanislaus County has a variety of services focused on the needs of the homeless, including not just shelter but also preventative services and services directed at this population's social and health needs. These "wrap-around" services are targeted to the homeless population generally but also targeted to specific populations such as youth and foster youth, and families with children.

As previously mentioned, although Stanislaus County has a well-rounded and comprehensive approach to the problem of homelessness certain populations remain hard to house, namely the chronically homeless who are severely mentally ill and those afflicted by chronic substance abuse.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Please see the sections above which partly answer this question as well section NA-40 of the Needs Assessment and section MA-30 of the Market Analysis.

Many services and facilities provided serve the general population of homeless persons but there are also a number of programs that are targeted to meet the needs of special needs homeless such as persons with HIV/AIDS, veterans, youth, aging-out foster youth, women and children, and the mentally ill.

Although treatment for substance abuse is available in the community, there are limited opportunities for persons who are actively using to be housed other than an overnight emergency shelter. The same holds true for those who are severely mentally ill. Although there are services available and there is supportive housing (transitional and permanent), those with the most severe mental illness do not have housing that is coupled with the level of care required. Such populations are often housed temporarily through short-term confinement or institutionalization as the result of arrest by law enforcement, but struggle to find suitable permanent housing placements.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Stanislaus County will continue to work collaboratively with service and shelter providers to identify and address gaps in the institutional structure and service delivery system. Stanislaus County generally has a well-developed institutional structure and service delivery system.

Although every attempt is made to address the needs of the complete continuum of homelessness from prevention to permanent supportive housing, there is a portion of the chronically homeless population that remains difficult to serve. Although many of these persons could stabilize and recover if placed in stable housing, the intensity of services required and the disruptive nature of mental illness and substance abuse often make housing such persons challenging. Pursuing a “housing first” strategy for chronically homeless persons who suffer from mental illness or substance abuse is one approach Stanislaus County will consider. (See The National Alliance to End Homelessness http://www.endhomelessness.org/pages/housing_first) One of the greatest challenges for this approach is the amount of funding and resources that must be brought to bear to have an impact.

Stanislaus County will continue to work to increase the resources devoted to permanently affordable housing to serve as a stabilizing force preventing homelessness.

Stanislaus County will focus increased resources on homeless prevention/crisis intervention, especially on homeless youth, aging-out foster youth, families with children, and persons being discharged from institutions.

Stanislaus County will continue to devote resources to address the needs of the chronically homeless including comprehensive case management, supportive housing, shelters and transitional housing.

Stanislaus County will target resources to the lowest income groups with the highest needs including the chronically homeless, homeless youth, homeless families with children, and those living in transitional shelters.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Infrastructure in Low-income Neighborhoods	2015	2019	Non-Housing Community Development	Ceres, Hughson, Newman, Oakdale, Patterson, Turlock, Waterford, Unincorporated County	Public Infrastructure Improvements	CDBG (Urban County): $7,331,725 Turlock: $750,000	Stanislaus Urban County: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,136 Persons assisted Turlock: Public facility and infrastructure activities will occur in the LMI census tracts as well as in strategies to connect Low income households to city water and sewer services in the Montana West area

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Acquisition and Single-Multifamily Rehabilitation	2016	2019	Affordable Housing	Ceres, Hughson, Newman, Oakdale, Patterson, Turlock, Waterford, Unincorporated County	Affordable Housing Availability. Develop a strategy to acquire and rehabilitate rental units exhibiting deferred maintenance or poor property management, especially duplexes, triplexes and four-plexes in areas where multiple parcels can be acquired. Where feasible units will be converted to owner occupancy. If the units are to be retained as rental units, the city will turn the units over to a nonprofit or other community-based organization to own and manage as transitional, permanent supportive or affordable rental units.	HOME & CDBG*: To be determined *Turlock Only	Acquisition and rehab of 10-20 single/multifamily units
3	Affordable Housing for Seniors	2015	2019	Affordable Housing	Waterford	Affordable Senior Housing	HOME Consortium (Waterford): $400,000	New Affordable Senior Housing Units
4	Temporary Relocation Services	2015	2019	Housing	Turlock	Temporary Housing Relocation for Housing Rehab Recipients	CDBG (Turlock): $15,000	Provide temporary relocation assistance to 5 target income homeowners

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Rehabilitate Existing Housing	2015	2019	Housing	Ceres, Hughson, Newman, Oakdale, Patterson, Turlock, Waterford, Unincorporated County	Housing Rehabilitation: Emergency and Minor Repairs Preserve Affordable Housing Stock	HOME (Consortium-wide): $750,000 CalHOME(County): $365,000	HOME Consortium: Provide housing rehabilitation services to 40 target income owners
6	First-time Homebuyer Assistance	2015	2019	Affordable Housing	Ceres, Hughson, Newman, Oakdale, Patterson, Turlock, Waterford, Unincorporated County	Affordable Housing Availability	HOME(Consortium-wide): $800,000 CalHOME(Turlock): $600,000 CalHOME(County): $500,000	Turlock: Provide down-payment assistance to 50 First-time Homebuyers HOME Consortium: Provide down-payment assistance to 60 first-time homebuyers
7	Technical Assistance for Small Businesses	2016	2019	Non-Housing Community Development	Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, Unincorporated County	Economic Development	CDBG (Urban County): $140,000 (previous years funds)	Assist 20 small businesses to expand and/or receive education on Federal/State Accessibility requirements

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Improve Accessibility	2015	2019	Non-Housing Community Development	Ceres, Hughson, Newman, Oakdale, Patterson, Turlock, Waterford, Unincorporated County	Housing Improvements for persons with Disabilities and Economic Development for Small Businesses who needs assistance with meeting Fed/State Accessibility Requirements	CDBG (Urban County): $100,000 (previous years funds) Non-CDBG Funds (Turlock): $50,000	Assist 10 small businesses with education on Federal/State Accessibility requirements Turlock: Assist 10 small businesses with education on Federal/State Accessibility requirements
9	Fair Housing and Tenant/Landlord Services	2015	2019	Non-Homeless Community Development	Ceres, Hughson, Newman, Oakdale, Patterson, Turlock, Waterford, Unincorporated County	Fair Housing	CDBG (Urban County): $125,000 CDBG (Turlock): $250,000	1,150 Extremely low, very low, low, and moderate income individuals 300 Extremely low, very low, low and moderate income individuals
10	Access to public services for low income households and special populations	2015	2019	Non-Homeless Special Needs	Ceres, Hughson, Newman, Oakdale, Patterson, Turlock, Waterford, Unincorporated County	Public Services for extremely low, low, and moderate-income households/individuals and special populations	CDBG (Urban County): $1,098,845 CDBG (Turlock): $400,000	14,350 Extremely low, very low, low, and moderate income individuals 2,500 Extremely low, very low, low, and moderate income individuals

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Shelter for Homeless Persons	2015	2019	Homeless	County-wide	Homelessness	ESG (Urban County): $403,425	2,700 sheltered homeless individuals and families
12	Rapid Re-Housing for Homeless Persons	2015	2019	Homeless	County-wide	Homelessness	ESG (Urban County): $201,713	Housing for chronically homeless, homeless families with children, homeless veterans, and homeless persons without children 140 individuals; made up of 40 households
13	Homeless Prevention for Extremely Low Income Households and Individuals	2015	2019	Homeless	County-wide	At-risk of Homelessness	ESG (Urban County): $201,712	Prevention of homelessness for extremely low-income families with children, and at-risk individuals 175 Individuals, made up of 50 households

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Capacity Building for Homeless Service Providers	2015	2019	Homeless Facilities, Permanent Supportive Housing	Turlock	City of Turlock will work with homeless service provider to acquire property for the purpose of capacity building with allowing the use of city owned facilities for the purpose of assisting homeless persons and families with the permanent supportive housing and with operation of a day center.	Turlock: $500,000	Turlock Gospel Mission – Development and operation of a day center for homeless persons We Care of Turlock – Development of city-owned building for the purposes of operating a permanent supportive housing project for homeless persons.
15	Homeless Services Data Collection	2015	2019	Homeless	County-wide	Homeless Data Collection	ESG (HMIS Funds): $74,996	Data collection 1 job maintained or created for Data Entry Assistance

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Turlock has received its Final and Conclusive Letter of Determination from the California Department of Finance to move ahead with the second phase of Avena Bella, the City of Turlock's most recent affordable housing project with its nonprofit development partner, EAH, Inc. The second phase of the project calls for the construction of an additional 60 units that are primarily two-bedroom units. It is intended that during the period of the Con Plan that Low Income Housing Tax Credits (LIHTC) will be sought and awarded so that the construction phase will begin. This 60-unit phase is 20 percent extremely low, 25 percent very low, and 55 percent low income as per the guidelines of the tax credit financing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the County of Stanislaus (Housing Authority) is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

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

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

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

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

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

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

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

N/A.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

State law employs the term “constraints” to describe forces or efforts to restrain actions that would otherwise occur.

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

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

An analysis of these potential barriers is detailed in the Stanislaus and City of Turlock Housing Elements. A summary of potential barriers identified in the Housing Elements is provided in the Market Analysis (MA-40) section of this Con Plan.

Additionally, the following impediments to fair housing choice are identified in the AI:

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Stanislaus Urban County and City of Turlock strive to consistently implement all policies and procedures, to review local development standards and development review procedures in such a way as to ensure that such do not have unintended negative consequences, and to improve policies and procedures so as to increase the opportunities and feasibility of developing affordable housing, especially for special needs and very low- and low-income units).

Public policy can help mitigate barriers to affordable housing in two ways. First, resources can be put toward reducing housing development's carrying costs associated with housing development and construction. Another option is to directly subsidize rents, as with the Stanislaus Housing Authority Housing Choice Voucher Program. Taken together, these two options present the best opportunity to impact barriers to housing affordability for an individual household. Public and private resources need to be available in a manner which allows for the most effective and efficient use of resources at the local level.

With respect to program regulations, Federal and State funding programs are most often created and structured to serve specific populations, i.e., low or very low income families, the elderly, people with disabilities. Other times, the programs focus on a particular type of housing, such as narrowly defined cooperatives, congregate housing, or owner-occupied homes. During the underwriting process, additional layers of requirements apply that limit cost, size, design, return, and subsidies. Such constraints are well intentioned and designed to ensure the proper use of limited public resources. However, they also force developers (and ultimately the residents) to be driven by the requirements of the funding sources rather than the needs of the community or the residents who will live in the housing. These requirements often demand that housing be narrowly defined as "low-income" or "elderly" or "congregate" housing, resulting in concentration of assisted housing.

Residents who receive Social Security and other supplemental income benefits, and the vast majority of individuals who use publicly funded services, face extreme barriers to accessing housing. The past decade has seen a greater number of persons who must expend more than 50% of their income to secure housing. This has resulted in greater pressure on publicly funded social services to direct scant resources to address this critical housing need and from a system perspective this policy has increased pressure on housing subsidy programs. Effective service delivery/treatment is diminished if consumers lack the income to access housing. If this barrier is not addressed, there will continue to be a high incidence of homelessness among individuals who are disabled and poor.

In the context of infrastructure, land cannot be used for housing unless, at a minimum, it is accessible by roads and is able to meet other basic infrastructure needs such as wastewater management. Ideally, sites will have easy access to sewer, water and utility hook-ups, be on or near a transportation corridor, and have easy access to shopping and municipal services. These elements are particularly true for affordable housing developments, where tenants may not have their own modes of transportation. However, in rural communities that lack adequate infrastructure, the cost of bringing in utilities and roads can often render affordable housing impossible to development. In many communities, reconciling environmental concerns with housing needs is a challenge.

The strategy of the Stanislaus Urban County and City of Turlock will be to continue ongoing efforts to review all potential barriers to affordable housing that are within their authority to address; to continue to pursue and utilize available funding for mortgage assistance and housing rehabilitation; and to continue to work with and partner with housing nonprofit agencies, and housing developers from the nonprofit and for-profit sectors to promote the development of affordable and special-needs housing.

Stanislaus Urban County and City of Turlock goals and programs, which are developed to address the need, as well as the barriers, to affordable housing are noted in the previous section SP-45 Goals Summary – 91.215(a)(4)

Additionally, the following action items are identified in the AI to address fair housing impediments:

1.1 **Action:** Continue to provide assistance to preserve existing affordable housing and to create new affordable housing.

1.2 **Action:** Continue to offer regulatory relief and incentives for the development of affordable housing.

1.3 **Action:** Continue to ensure the availability of adequate sites for the development of affordable housing.

2.1. **Action:** Continue to pursue available and appropriate State and Federal funding sources to support efforts to construct housing meeting the needs of lower-income households.

2.2 **Action:** Continue to support the Stanislaus Housing Authority Section 8 Housing Choice Voucher (HCV) Rental Assistance Program, including distribution of program information at the public counters for the Stanislaus County Department of Planning and Community Development, City of Turlock Housing Services, and all Stanislaus Urban County member jurisdictions. Stanislaus County and the City of Turlock will hold periodic meetings with representatives of the Housing Authority of the County of Stanislaus to discuss actions Stanislaus County, the City of Turlock, and Stanislaus Urban County member jurisdictions can take to coordinate housing program implementation.

2.3 **Action:** Follow through on Housing Element policies and programs.

3.1 **Action:** When selecting lending institutions for contracts and participation in local programs, Stanislaus County, the City of Turlock, and Stanislaus Urban County member jurisdictions may prefer those with a Community Reinvestment Act (CRA) rating of “Outstanding” and may exclude those with a rating of “Needs to Improve” or “Substantial Noncompliance” according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC). In addition, the Stanislaus Urban County and the City of Turlock may review an individual institution’s most recent HMDA reporting as most recently published by the FFIEC.

3.2 **Action:** Strengthen partnerships with lenders to discuss lenders’ community reinvestment goals, including home mortgages, home improvement loans, and community development investments to be made in low- and moderate-income neighborhoods in the Stanislaus Urban County and in the City of Turlock.

4.1 **Action:** Work cooperatively with the real estate industry to develop ways for local agents to become more familiar with the Stanislaus Urban County and City of Turlock housing and rental assistance programs.

4.2 **Action:** Encourage Realtors to seek fair housing training.

5.1 **Action**: Conduct more outreach to educate tenants, and owners and agents of rental properties, regarding their fair housing rights and responsibilities.

5.2 **Action:** Provide educational literature in English, Spanish, and other appropriate languages.

6.1 **Action:** Support efforts to enforce fair housing rights and to provide redress to persons who have been discriminated against.

6.2 **Action:** Support efforts to increase the awareness of discrimination against all Federal and State protected classes.

7.1 **Action:** Review zoning and related regulations to determine the degree of adequate opportunity in the community for affordable housing to exist and to develop new affordable housing options.

8.1 **Action:** Examine possible gaps in public infrastructure and services, especially for the needs of persons with disabilities, seniors, and low-income residents via a Disadvantaged Unincorporated Communities assessment. If significant gaps are found, explore methods to address the gaps and incorporate public improvements and services into local infrastructure and service plans.

SP-60 Homelessness Strategy – 91.215(d)

Introduction

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

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

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

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

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

- Individualized Goal-Based Service Planning
- Ongoing Support Services Connected to Mainstream Resources
- Independent Living Skills Training

- Connections to Supportive and Trustworthy Adults and Support Networks
- Employment and Education
- Housing

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

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

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

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

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

In coordination with the Stanislaus CoC, programs that provide street outreach to unsheltered homeless persons and assess their individual needs include the following:

Stanislaus CoC Homeless Fair

The annual homeless fair, organized by Stanislaus CoC members, provides on-site needed health and resource needs assessments, as well as provides outreach regarding available shelter and social services to homeless persons who are both sheltered and unsheltered. Previous homeless fairs have also provided pet food and bike repair services to participants.

Telecare Corporation – Westside SHOP Stanislaus Homeless Outreach Program

Under contract with Stanislaus County Behavioral Health and Recovery Services, the Westside SHOP program uses a multidisciplinary team, which includes a psychiatrist, a nurse, a Master's prepared clinician, and personal service coordinators/case managers with experience in substance abuse recovery, housing, employment, and mental health support to adult residents with serious mental illness and a history of homelessness. The team works in partnership with each other as well as other agencies and service providers in the area to assist members with linkage to community resources.

Based on the well-researched Program of Assertive Community Treatment model, developed in Madison, Wisconsin, the program provides or assists members in obtaining a full range of services, including:

- Comprehensive assessment and treatment
- Crisis intervention and immediate support 24 hours/day, 7 days/week
- Outreach and engagement
- Psychiatric assessment and treatment
- Medication management, support, and education
- Risk focused assessment and intervention
- Physical health screening, care coordination, and referral
- Substance abuse intervention and counseling
- Focus on self-help and wellness
- A primary focus on peer support and family / significant other involvement, promoting community integration
- Vocational and educational services
- Engagement activities
- Case management
- Housing support

- Benefits and entitlements assistance
- Family support
- Education and life skill coaching, including money management
- Dual diagnosis assessment and intervention
- Providing information and learning opportunities as support for individuals in their recovery

Emergency Solutions Grant Program

ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, nonfacility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. Any funding provided for such services through the ESG program would be subject to the competitive grant award process.

Addressing the emergency and transitional housing needs of homeless persons

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

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

Long-term strategies include but are not limited to the following:

- Expanding economic stability programming to help participants achieve long-term stability and reduce recidivism.
- Increasing inventory of permanent supportive housing for homeless households through the development of affordable housing.
- Aligning Stanislaus CoC strategies with the “Opening Doors” Federal Strategic Plan to Prevent and End Homelessness and HEARTH data-driven strategies to shorten lengths of stay, rapidly re-house as many homeless persons as possible, and prevent persons from becoming homeless.

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

Key to stabilizing housing for these homeless populations is the provision of supportive services, tailored to fit the needs of the individual.

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

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

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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

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

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

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

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

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

SP-65 Lead-Based Paint Hazards (LBP) – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

All housing related programs administered by the Stanislaus Urban County and the City of Turlock, including Rapid Re-Housing, NSP and HOME Consortia projects, require that all units constructed before 1978 be screened and inspected for lead-based paint hazards. HOME Consortia projects are generally inspected by the Housing Authority and ESG Rapid Re-Housing units are inspected by Stanislaus County Building Inspectors, unless the Housing Authority has already conducted a LBP inspection. The lead-based paint regulation that became effective April 22, 2010 added a requirement that requires contractors bidding on the rehabilitation of homes built prior to 1978 provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing unit, a lead-based paint clearance test is conducted, after the work has been completed, by a licensed contractor with expertise in this type of work. Final payment is not released until the unit has passed the lead-based paint testing requirements. These requirements will assist Stanislaus County in its goal to eliminate the lead-based hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Although lead was banned from residential paint in 1978, a significant number of pre-1978 housing units still exist within the Stanislaus Urban County jurisdiction. The presence of lead-based paint constitutes an active or latent problem that may now or in the future cause harm. The 2007-2011 ACS (Total Units) and 2007-2011 CHAS (units with children present) estimates that there are 24,498 owner-occupied housing units, of which 7,754 have children present, that were constructed prior to 1980 within the Stanislaus Urban County jurisdictions and 4,727 owner-occupied housing units, of which 1,885 have children present, in the City of Turlock. This same data also shows that there are 18,412 renter-occupied housing units, of which 5,065 have children present, that were constructed prior to 1980 within the Stanislaus Urban County jurisdictions and 1,245 renter-occupied housing units, of which 2,131 have children present, in the City of Turlock. This data shows that there is a much higher percentage of pre-1980 renter-occupied units with children present, than in owner-occupied units.

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

The Stanislaus County HSA in partnership with the Department of Environmental Resources conducts the investigation of residences where children with elevated levels of lead reside.

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

How are the actions listed above integrated into housing policies and procedures?

All housing-related programs administered by the Stanislaus Urban County, including Rapid Re-Housing and HOME Consortia project who collaborate with the Housing Authority, have policies in place which require that all units constructed before 1978 be screened for LBP hazards.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Turlock, Turlock HOME Consortium, and Stanislaus Urban County have a multipronged approach to addressing the issue of reducing poverty through ensuring an adequate, affordable, quality housing supply, improving low-income neighborhoods, strengthening the employment skills of the community and ensuring access to basic needs such as food and shelter. The City of Turlock is particularly focused on ensuring quality housing options to low-income individuals through the production of new low-income units as well, the rehabilitation of existing low-income units and combating rental discrimination against minorities.

The City of Turlock realizes that it cannot combat poverty alone, and it is a top priority of the City of Turlock to coordinate with other entities where needed. The City of Turlock is particularly committed to coordinating with the County of Stanislaus, which is responsible for many housing and social service programs. The City of Turlock also coordinates with other entities such as the Stanislaus CoC and various community-oriented nonprofit groups that have a stake in the community. It is a top goal of the City of Turlock to ensure that it accesses all available grant money to assist the community.

The City of Turlock is committed to removing all impediments to eliminating poverty that are within its control. The City of Turlock regularly reviews its zoning, codes, permit process and fees to ensure that it is as accommodating as possible to those who wish to create jobs by opening or expanding businesses in the City of Turlock. The City of Turlock is committed to ensuring an adequate law enforcement presence so that businesses feel safe operating in the city and providing the quality infrastructure needed to support a vibrant economy. The City of Turlock is also taking the lead in increasing coordination with nonprofits to provide a unified plan.

See **Appendix 3** for map of low- and moderate income households within Stanislaus County.

FOCUS ON PREVENTION 2015

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

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

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

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

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

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

Homeless Services

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

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

Homeless Prevention and Transitional Housing

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

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

Vulnerability Index Survey

HOMELESS RISK FACTORS

Although we have no exact count as to the number of persons who lose their housing and become homeless each year, we do know what risk factors play into causing homelessness.

Persons who are homeless or at-risk of homelessness include individuals or families that are experiencing one or more risk factors. When evaluating these risk factors within the context of Stanislaus County a rise in persons at-risk of homelessness is anticipated. Some risk factors for homelessness include the following:

- Sudden and significant increase in utility costs
- Mental health and substance abuse issues
- Physical disabilities and other chronic health issues, including HIV/AIDS
- Severe housing cost burden (greater than 50 percent of income for housing costs)
- Homeless in last 12 months
- Young head of household (under 25 with children or pregnant)
- Current or past involvement with child welfare, including foster care
- Pending foreclosure of housing (rental or homeownership)
- Extremely low income (less than 30 percent of Area Median Income)
- Past institutional care (prison, treatment facility, hospital)
- Recent traumatic life event, such as death of a spouse or primary care provider, abandonment of spouse or primary care provider, or recent health crisis that prevented the household from meeting its financial responsibilities
- Credit problems that preclude obtaining of housing

- Significant amount of medical debt.
- Eviction within 2 weeks from a private dwelling (including housing provided by family or friends)
- Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (including prisons, mental health institutions, hospitals)
- Residency in housing that has been condemned by housing officials and is no longer meant for human habitation
- Sudden and significant loss of income

MENTAL OR PHYSICAL DISABILITIES, SUBSTANCE ABUSE AND OTHER CHRONIC HEALTH ISSUES

Living with mental illness, physical disabilities, substance abuse or other chronic health issues can increase the risk of homelessness. The HSA's Stanislaus County Community Health Assessment Survey for 2008 found that Stanislaus County residents who needed help for emotional or mental health problems increased from 14.6 percent in 2001 to 20.5 percent in 2005. However, the number of persons who did not see health professionals who needed it for emotional or mental problems was at 43.3 percent. When asked why those not receiving help did not get it, 62.4 percent responded that it was due to a lack of insurance. Disabilities vary in type and severity and can have a significant impact on a household's housing needs and ability to pay for appropriate housing (2015–2023 Housing Element). According to the 2013 ACS 1-Year Estimates, 13.1 percent of the population in Stanislaus County and 11.8 percent in the City of Turlock reported a disability as compared to the State where 10.1 percent of the population reported a disability.

Stanislaus County rates for chronic health issues, such as diabetes, asthma, and obesity, are higher than averages for the State.

STANDARD CONDITION & SUBSTANDARD CONDITION BUT SUITABLE FOR REHABILITATION

Based on data from the 2007-2011 ACS, 48.2 percent (43,675 households) of both owner-occupied and renter-occupied households in the Stanislaus Planning Area have one or more of the following housing conditions: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30 percent. Renter-occupied households have the highest rate of housing conditions at 58 percent, while 43 percent of owner-occupied households have none of the housing conditions. With regard to the age and condition of the housing stock, the majority of the Stanislaus Planning Area's housing units were built between 1950 and 1979 (34 percent), followed by between 1980 and 1999 (32 percent), 2000 or later (20 percent), and before 1950 (14 percent). Older units are generally in greater need of repair, including possible lead-based paint remediation: 48 percent of both owner-occupied and renter-occupied units were built before 1980. Approximately 30 percent of units built before 1980 have children present. These units pose the greatest risk of lead poisoning.

In the City of Turlock, 44.8 percent (10,747 households) of both owner-occupied and renter-occupied households have one or more of the following housing conditions: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30 percent. Renter-occupied households have the highest rate of housing conditions at 58 percent, while 43 percent of owner-occupied households have none of the housing conditions. With regard to the age and condition of the housing stock, the majority of housing units were built between 1980 and 1999 (36 percent), followed by between 1950 and 1979 (33 percent), 2000 or later (23 percent), and before 1950 (9 percent). Older units are generally in greater need of repair, including possible lead-based paint remediation: 44 percent of both owner-occupied and renter-occupied units were built before 1980. Approximately 33 percent of units built before 1980 have children present. These units pose the greatest risk of lead poisoning.

COST BURDEN AND SEVERE COST BURDEN

Cost is the primary reason many individuals are unable to obtain or maintain quality housing. Approximately 24,101 of the Stanislaus Planning Area lower-income households overpaid for housing. Of those lower-income households paying more than 30 percent or more on housing, 54.9 percent were from the City of Ceres. The City of Turlock had approximately 22,780 lower-income households that were paying over 30 percent of their income on housing.

UNEMPLOYMENT AND UNDEREMPLOYMENT

According to the California Employment Development Department, the unemployment rate in Stanislaus County was 11.1 percent in January 2015, up from a revised 10.4 percent in December 2014, and below the year-ago estimate of 13.0 percent. This compares with an unadjusted unemployment rate of 7.3 percent for California and 6.1 percent for the nation during the same period. According to the 2009-2013 ACS, 9.6 percent were unemployed in the City of Turlock.

OVERCROWDING

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size, particularly for large households and especially very large households and the availability of suitably sized housing. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families). The rate of overcrowding for very low-income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding.

According to the 2009-2013 ACS, 7.1 percent of households in Stanislaus County and 6.7 percent of households in the City of Turlock were overcrowded, compared to 8.2 percent in California.

HOMELESS NEEDS

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

- Job training;
- Sustainable paying jobs;
- Stable and affordable housing;
- Supplemental food supplies;
- Life-skills training;
- Basic coping skills, financial planning, food shopping, spending;
- Safe, affordable child care;

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

Other Programs and Services

CONTINUUM OF CARE (STANISLAUS COC)

Stanislaus County and City of Turlock staff consults and collaborates with the Stanislaus CoC's committee in multiple ways. The Stanislaus CoC is made up of representatives from the City of Modesto, the City of Turlock, the Housing Authority, Stanislaus County Behavioral Health and Recovery Services, Stanislaus County Child Support Services, housing service providers, social service providers, fair housing service providers, health service providers and homeless service providers. Announcements for all funding opportunities through the County are routinely advertised at the Stanislaus CoC meetings. A representative from the Stanislaus CoC participates on the panel which scores applications for the competitive CDBG Public Service and ESG grants. Additionally, draft ESG and CDBG Public Services funding recommendations will be presented to the Stanislaus CoC during their April 2015 meeting for comment.

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

The Stanislaus CoC has developed two working committees to evaluate the best method for implementing a coordinated client intake and assessment process. As it is required to participate in HMIS as an ESG sub-recipient, a common data entry form was developed in this sub-committee to assist with uniform data collection to be input into the Stanislaus CoC's HMIS database. The sub-committee will continue to work together to develop a coordinated assessment process. The sub-committee is leaning toward a coordinated, rather than centralized, assessment system due to the limitations on the number of HMIS licenses and computers available to service providers.

INSTITUTIONS THAT MAY DISCHARGE PERSONS INTO HOMELESSNESS

Representatives from Behavioral Health and Recovery Services (BHRS) and the Community Services Agency (CSA) regularly attend the monthly Stanislaus CoC meetings and are active participants in program planning for homeless fund utilization throughout Stanislaus County. The HSA has been contacted in regard to recent and upcoming health care reform legislation, some of which encourages incorporating rental assistance and case management into discharge planning. Because Stanislaus County does not have a public hospital, private hospitals will ultimately need to be consulted in the future as to which health care reform measures they will be implementing. On October 1, 2011 California passed a corrections realignment plan, which shifts responsibility from the state to counties for the custody, treatment, and supervision of individuals convicted of specified nonviolent, non-serious, non-sex crimes.

As a result of this process, the Stanislaus County Sherriff's and Probation Departments refer recently discharged paroles to the Salvation Army shelter facility, where they receive shelter and case management services. Collaboration with public service providers and the Probation Department is ongoing.

SERVICE PROVIDERS

Consultation with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless was addressed via coordination with the local Stanislaus CoC.

How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

By continuing to fund the acquisition, development, and/or rehabilitation of affordable housing units when funding resources are available, the Stanislaus Urban County and City of Turlock will be providing individuals and families in poverty with a decent, affordable place to live, which will allow them to focus their efforts on overcoming poverty.

Providing financial assistance to first-time homebuyers can help them in making the transition to homeowner status and build up equity in their own home. Similarly, assisting a low-income family which already owns in home to rehabilitate or improve that home increases its value, and thus increases the value of that family's home in the long run.

Increased equity in the form of home ownership can, when properly nurtured, provide economic resources that can permit a low-income homeowner to increase their income, which can assist in the financing of higher education for household members (leading to increased income), or wealth which can assist in obtaining investment capital to start a business.

While the ability to access home equity is limited for extended periods of time under most housing assistance programs, a valuable credit history can be created which increases a family's access to borrowed money. In addition, the eventual termination of restrictions permits direct access to accumulated equity at some point in the future.

Funding for homeless-related programs will also provide a support system for individuals and families who are struggling with poverty.

All of these can have the effect of lifting families out of poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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

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

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

- Ensure that sub-recipient implements its program and its individual activities, as described in the application and the sub-recipient Agreement.
- Ensure that sub-recipient conducts its activities in a timely manner, and in accordance with the schedule included in the Agreement.
- Ensure that sub-recipient charges costs to the project, which are eligible under applicable laws and CDBG regulations, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient conducts activities with adequate control over program and financial performance, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
- Identify potential problem areas and assist the sub-recipient with applicable laws and regulations compliance.
- Assist sub-recipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected and not repeated.
- Comply with the Federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.
- Determine if any conflicts of interest exist in the operation of the CDBG program per 24 CFR 570.611.
- Ensure that required records are maintained to demonstrate compliance with applicable regulations.
- Verify that the outputs and outcomes are realized in a timely manner.
- Track grantee's progress in fulfilling its goals and objectives set forth in the Con 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 Con Plan. On a semi-annual basis this information is compiled and compared with the goals and objectives in the Con Plan. If this information reflects the accomplishments set forth in the Con Plan, the programs will proceed as planned. If this information falls short of the goals set forth, appropriate adjustments will be made and notification sent to the respective sub-recipients to be cognizant of their need to meet certain milestones and timeliness requirements to assure receipt of expected funds for their respective programs.

PROGRAM AND PLANNING REQUIREMENTS

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

COMMUNITY DEVELOPMENT BLOCK GRANT STANISLAUS URBAN COUNTY

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

CDBG PUBLIC SERVICE GRANT PROGRAM (PSG)

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

EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM

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

DOWN PAYMENT ASSISTANCE PROGRAM

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

HOME REPAIR (REHABILITATION) PROGRAM

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

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

TURLOCK HOME AND CDBG PROGRAM MONITORING

Monitoring of the Con Plan will be the responsibility of the City of Turlock's Housing Program Services Division. Monitoring will include the HUD-funded activities administered by the City of Turlock as described in the Con Plan. This will ensure that all statutory and regulatory requirements are being met and that performance reports and all other information submitted to HUD is correct and complete. The goal of the City of Turlock and the Consortium is to have no significant monitoring comments or audit findings.

Specific monitoring functions will include the following:

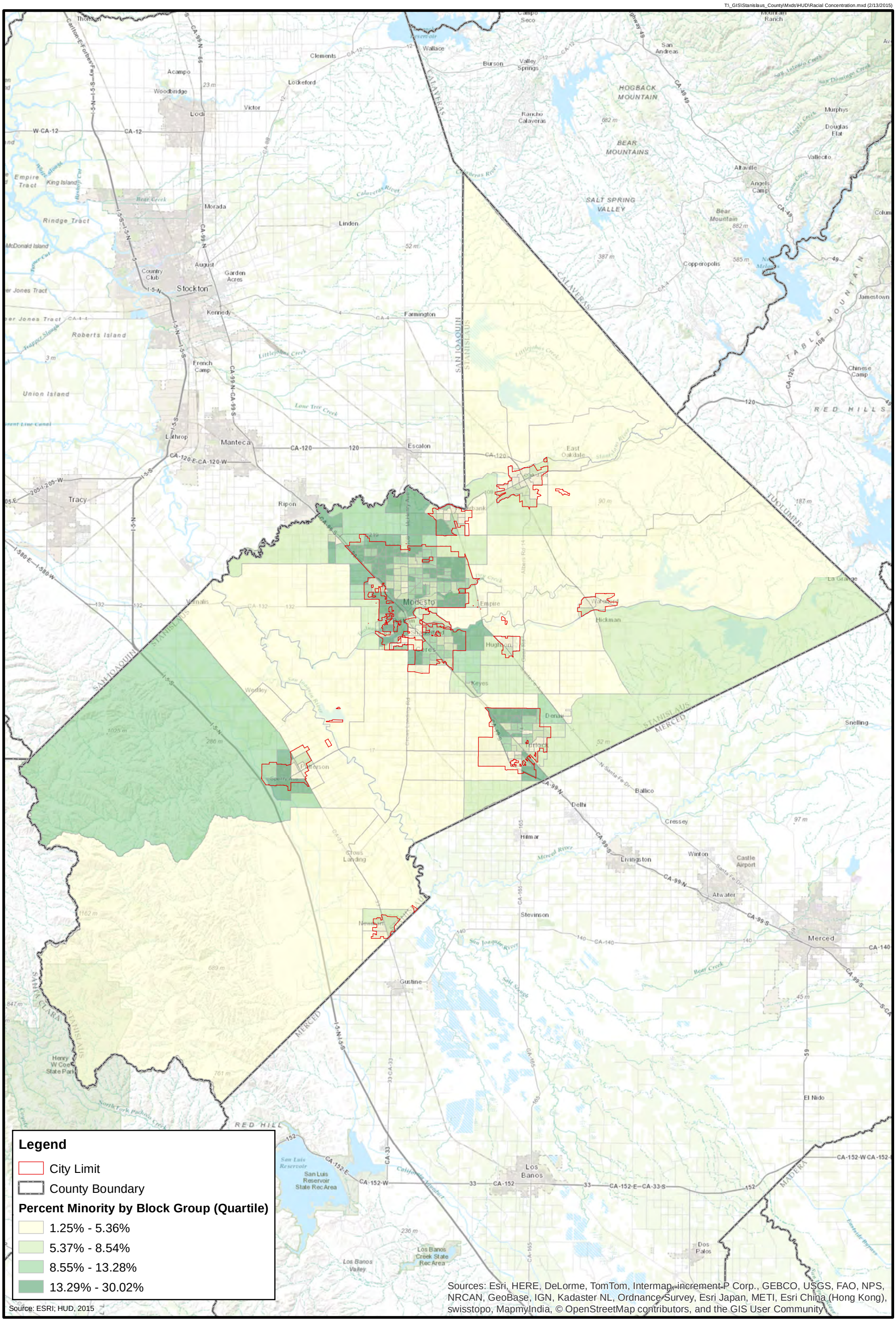
- Review potential activities to ensure compliance with eligibility, national objectives and overall benefit.
- Review projects, prior to, during and at completion of their implementation to ensure compliance with all statutory and regulatory requirements.
- Conduct a single audit on a yearly basis to ensure compliance with the income requirements.
- Supervise and train employees with an emphasis on HUD statutory and regulatory requirements and hold periodic City of Turlock staff and Consortium member meetings to monitor activities.
- Prepare for and cooperate with the auditor conducting the annual audit of Federal funds received by the Consortium.
- Review all reports and other documentation submitted to HUD to ensure correctness and completeness.

Turlock tracks and reports on its progress toward meeting its housing and community development goals and report these on an annual basis in the Consolidated Annual Performance Report (CAPER). At a minimum, a yearly on-site review will be conducted to ensure compliance with specific long-term monitoring requirements of the programs involved including minority business outreach and comprehensive planning requirements. Quarterly reports prior to draw requests will be required to ensure compliance and eligibility, as well as the timeliness of expenditures by all of the City of Turlock's CDBG-funded nonprofits.

Appendices

APPENDIX 1.
AREAS OF MINORITY CONCENTRATION

T:_GIS\Stanislaus_County\Mxds\HUD\Racial Concentration.mxd (2/13/2015)


Legend
City Limit
County Boundary
Percent Minority by Block Group (Quartile)
1.25% - 5.36%
5.37% - 8.54%
8.55% - 13.28%
13.29% - 30.02%
Source: ESRI; HUD, 2015
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Stockton
Modesto
Manteca
Tracy
Lodi
Ripon
Escalon
Turlock
Merced
Los Banos
Livingston
Atwater
Hughson
Waterford
Hickman
La Grange
Empire
Denair
Keyes
Ballico
Delhi
Cressey
Winton
Snelling
Gustine
Stevinson
Hilmar
Farmington
Linden
Morada
Lockeford
Acampo
Woodbridge
Victor
Clements
Wallace
Burson
Valley Springs
San Andreas
Rancho Calaveras
Copperopolis
Angels Camp
Altaville
Vallecito
Murphys
Douglas Flat
Jamestown
Chinese Camp
Columbia
Bear Mountain
HOGBACK MOUNTAIN
BEAR MOUNTAINS
SALT SPRING VALLEY
TABLE MOUNTAIN
RED HILLS
CALAVERAS
SAN JOAQUIN
STANISLAUS
TUOLUMNE
MERCED
MADERA
SANTA CLARA
Roberts Island
Union Island
Empire Tract
Rindge Tract
McDonald Island
Jones Tract
Country Club
August
Garden Acres
Kennedy
French Camp
Lathrop
East Oakdale
Denair
Westley
Crows Landing
Patterson
Newman
Los Banos Creek State Rec Area
San Luis Reservoir State Rec Area
Dos Palos
El Nido
Henry W Coe State Park
Los Banos Valley
Mountain Ranch
Calaveras River
Littlejohns Creek
Lone Tree Creek
Bear Creek
Salt Slough
San Joaquin River
Merced River
Tuolumne River
Hatch Rd
Crows Landing Rd
Albers Rd
Santa Fe Dr
Castle Airport
CA-99-N
CA-99-S
CA-120
CA-132
CA-140
CA-152-W
CA-152-E
CA-33
CA-165
CA-4
CA-49
I-5-N
I-5-S
I-205-W
I-580-E—I-580-W
W-CA-12
CA-12
CA-88
CA-4-4
CA-120-E-CA-120-W
CA-99-N-CA-99-S
CA-152-E—CA-33-S
CA-152-W-CA-152-E
CA-152
CA-49-49
CA-99-S-CA-99-N
CA-120-E
CA-120-W
CA-152-W-CA-152-E
CA-33-CA-33
I-5-N-I-5-S
I-5-S-I-5-N
I-205-W
I-580-E—I-580-W
CA-99-N-CA-99-S
CA-120-E-CA-120-W
CA-152-W-CA-152-E
CA-33-CA-33
I-5-N-I-5-S
I-5-S-I-5-N
CA-99-S-CA-99-N

APPENDIX 2.
AREAS OF HISPANIC CONCENTRATION

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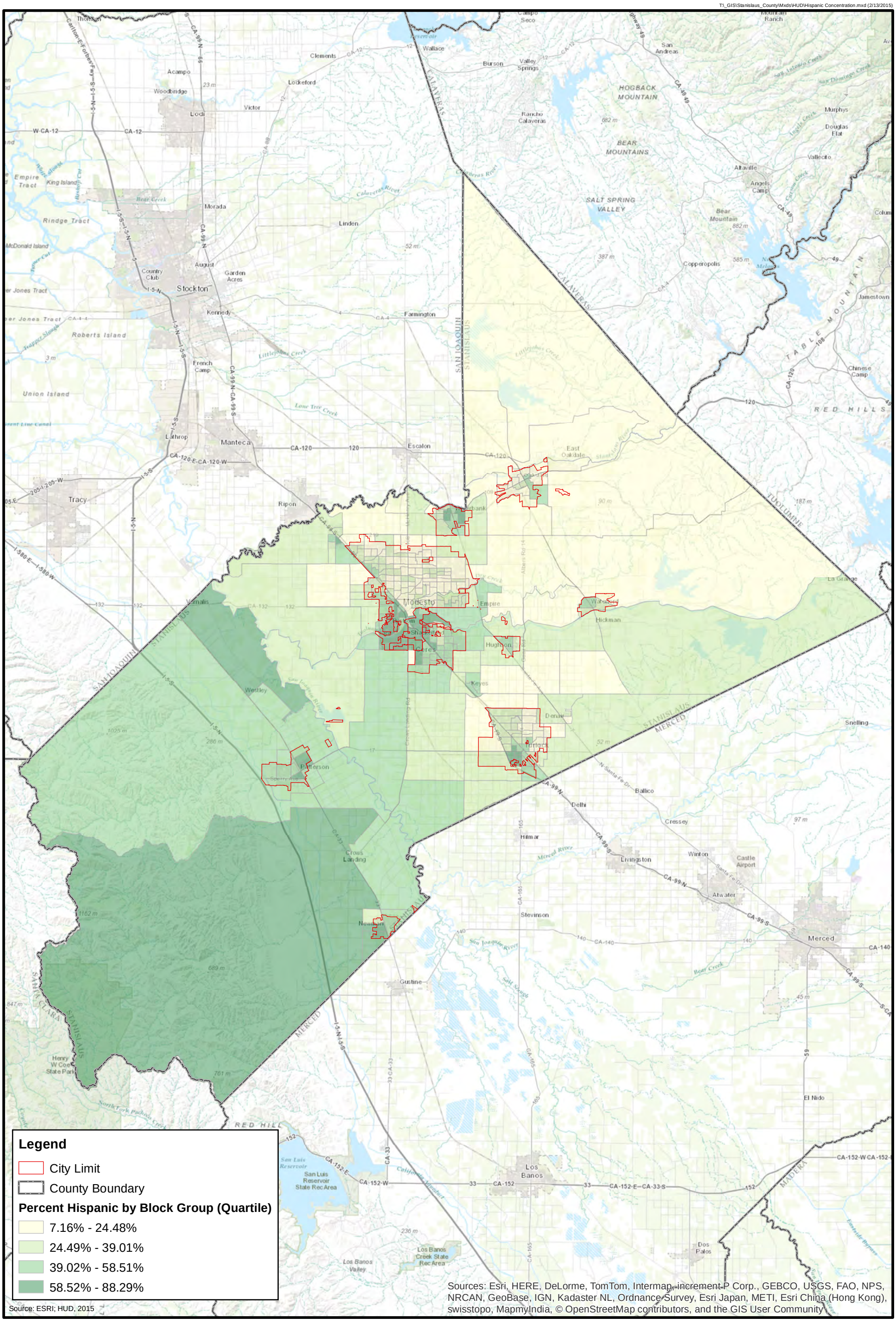

Map 2
Hispanic Concentration in Stanislaus County

PMC

APPENDIX 3.
AREAS OF LOW-INCOME AND VERY LOW-INCOME CONCENTRATION

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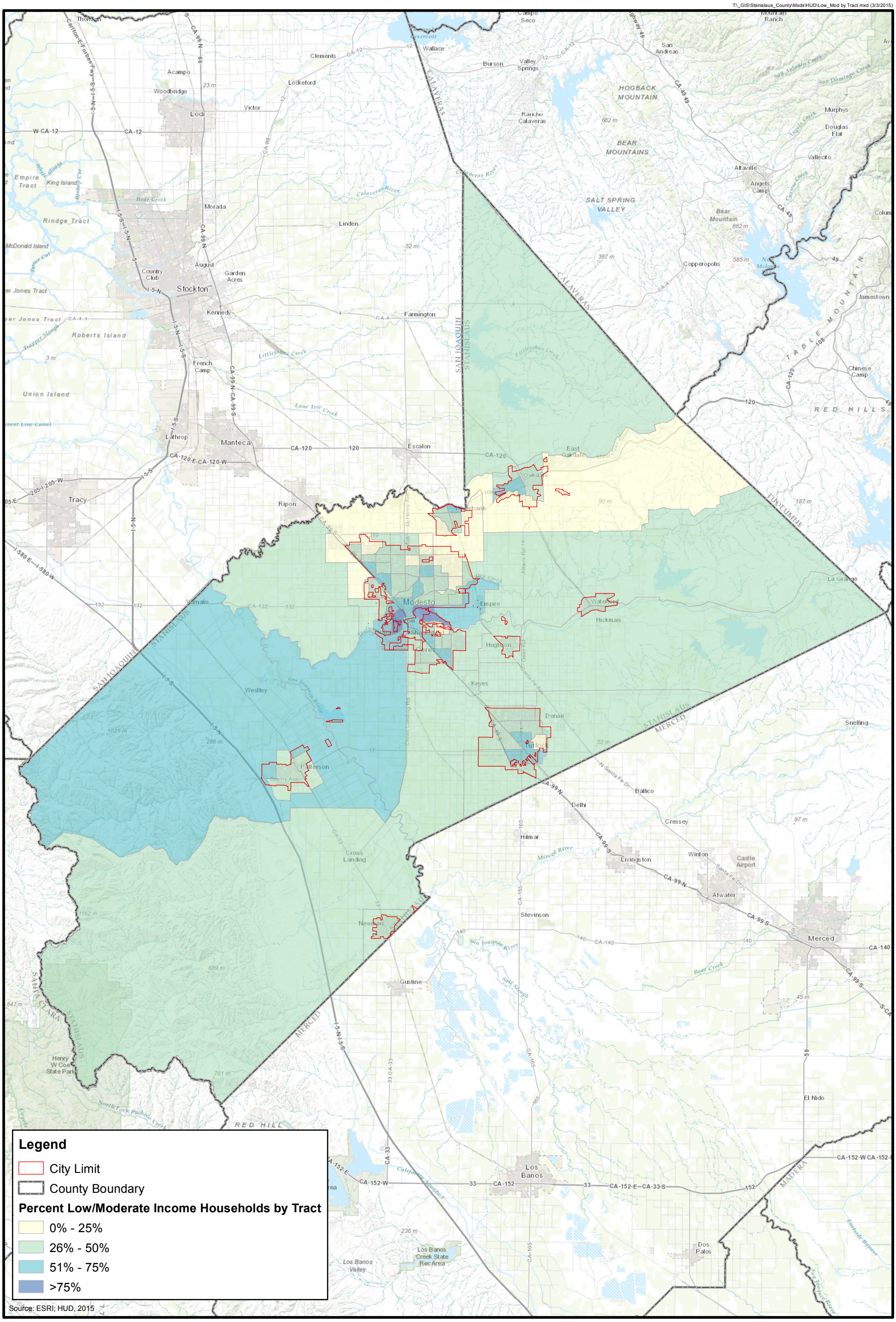


Map 3

Percentage of Low/Moderate Income Households in Stanislaus County

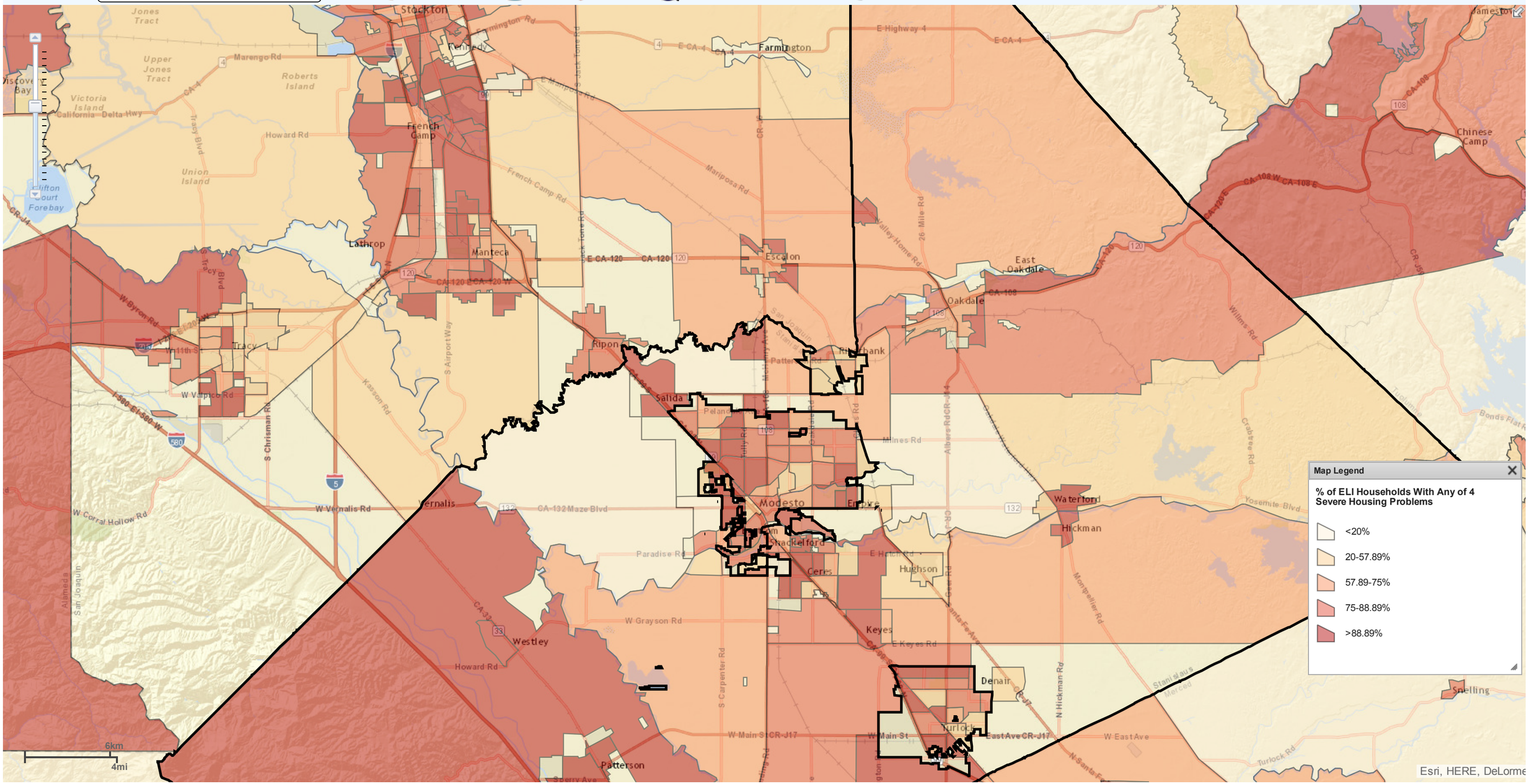
PMC®

Appendix 4 – Severe Housing Problems Maps

CPD Maps

stanislaus ca

Layers | Legend | Print | Reports | Data Toolkit | Map Query | Grantee Summary | Upload | Basemap



Map Legend

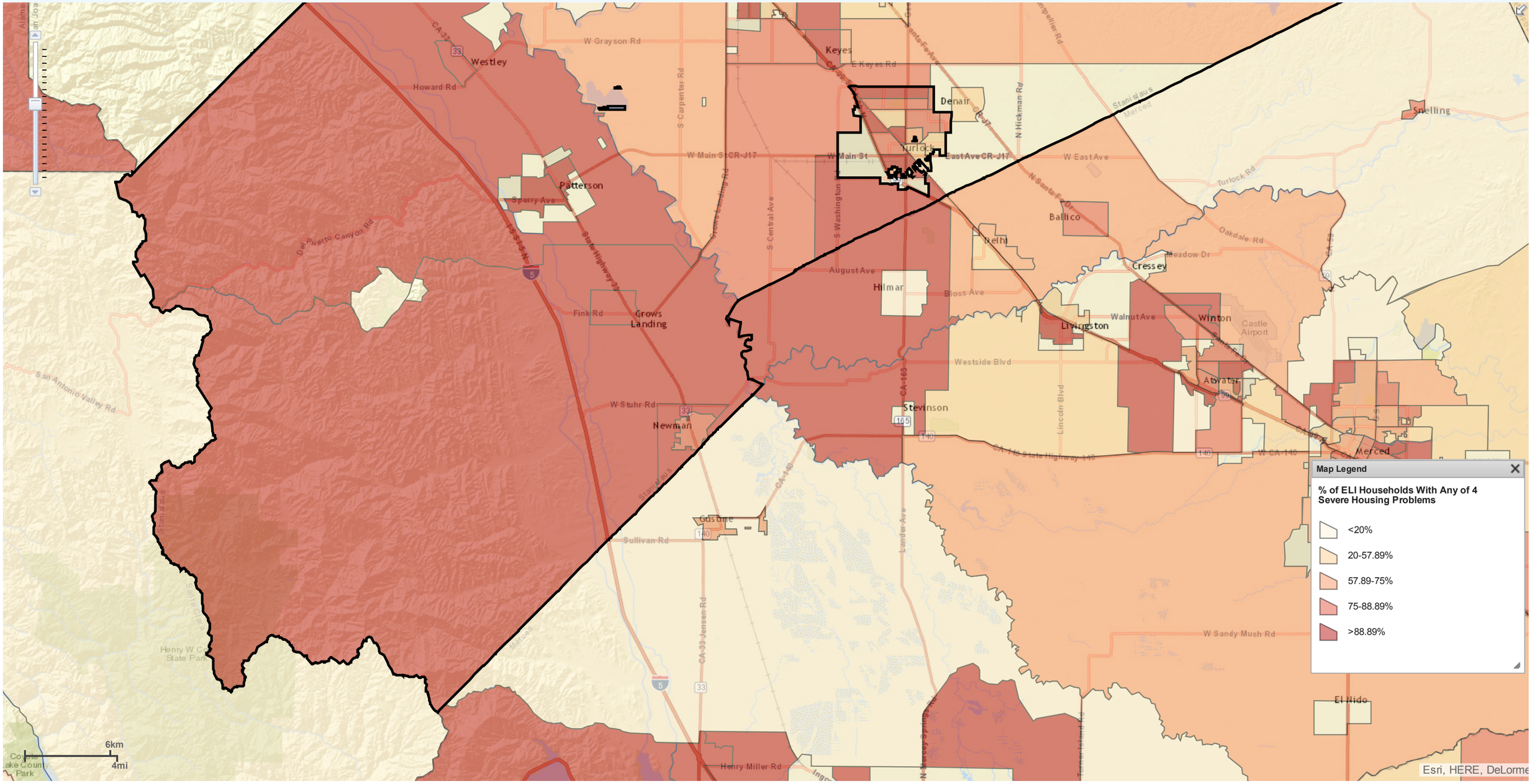
% of ELI Households With Any of 4 Severe Housing Problems

- <20%
- 20-57.89%
- 57.89-75%
- 75-88.89%
- >88.89%

CPD Maps

stanislaus ca

Layers | Legend | Print | Reports | Data Toolkit | Map Query | Grantee Summary | Upload | Basemap



Map Legend

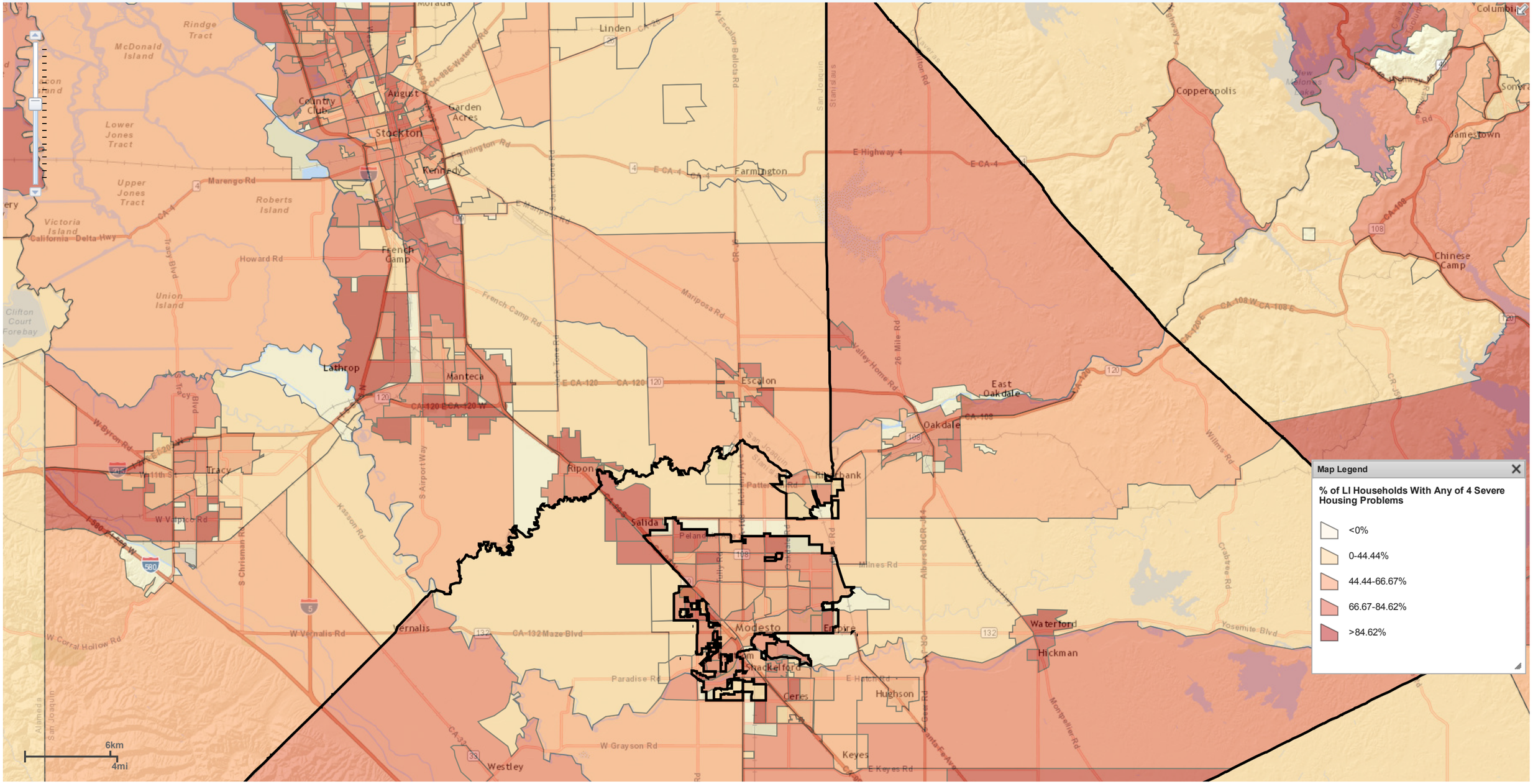
% of ELI Households With Any of 4 Severe Housing Problems

- <20%
- 20-57.89%
- 57.89-75%
- 75-88.89%
- >88.89%

CPD Maps

stanislaus ca

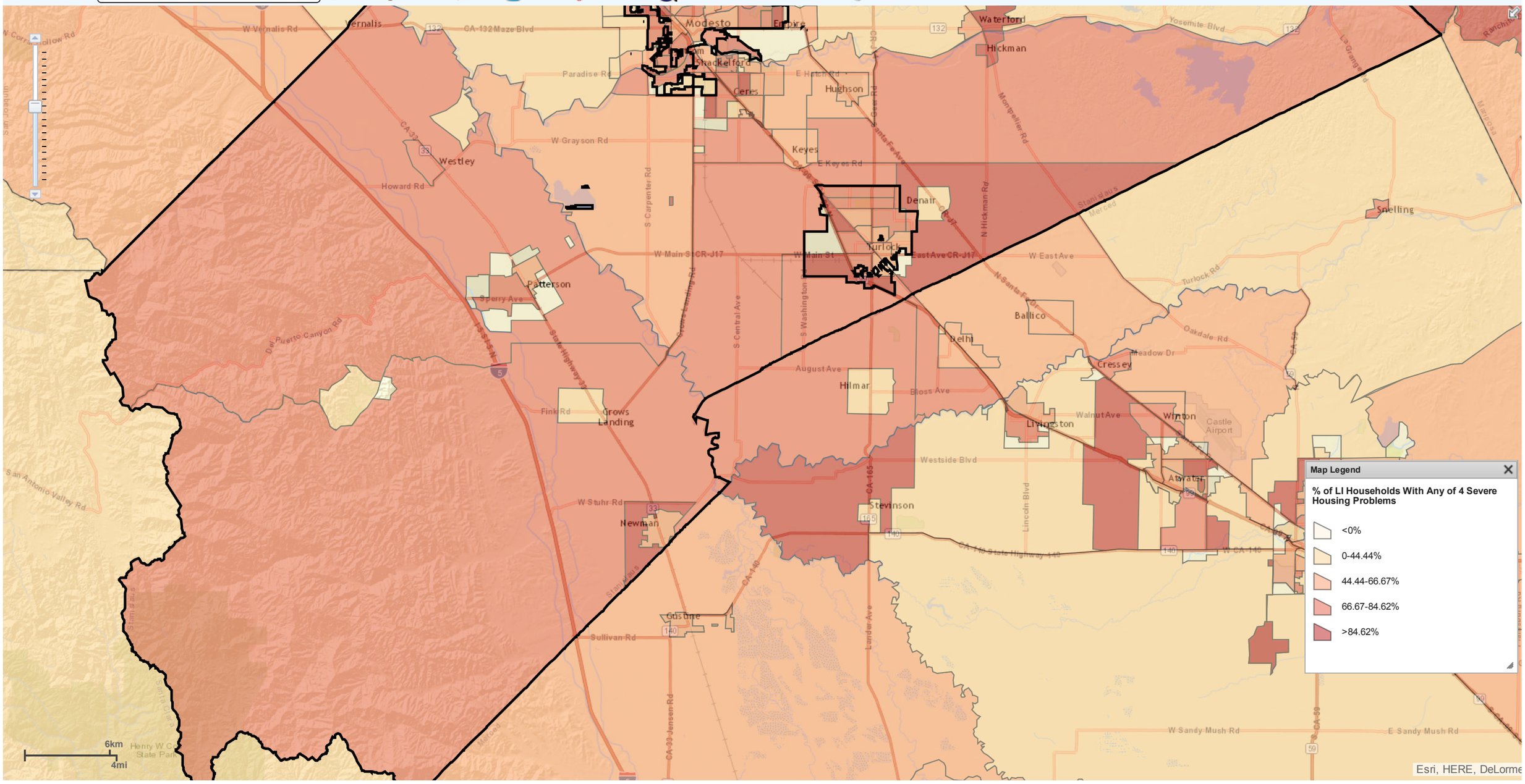
Layers | Legend | Print | Reports | Data Toolkit | Map Query | Grantee Summary | Upload | Basemap



CPD Maps

stanislaus ca

Layers | Legend | Print | Reports | Data Toolkit | Map Query | Grantee Summary | Upload | Basemap



Map Legend

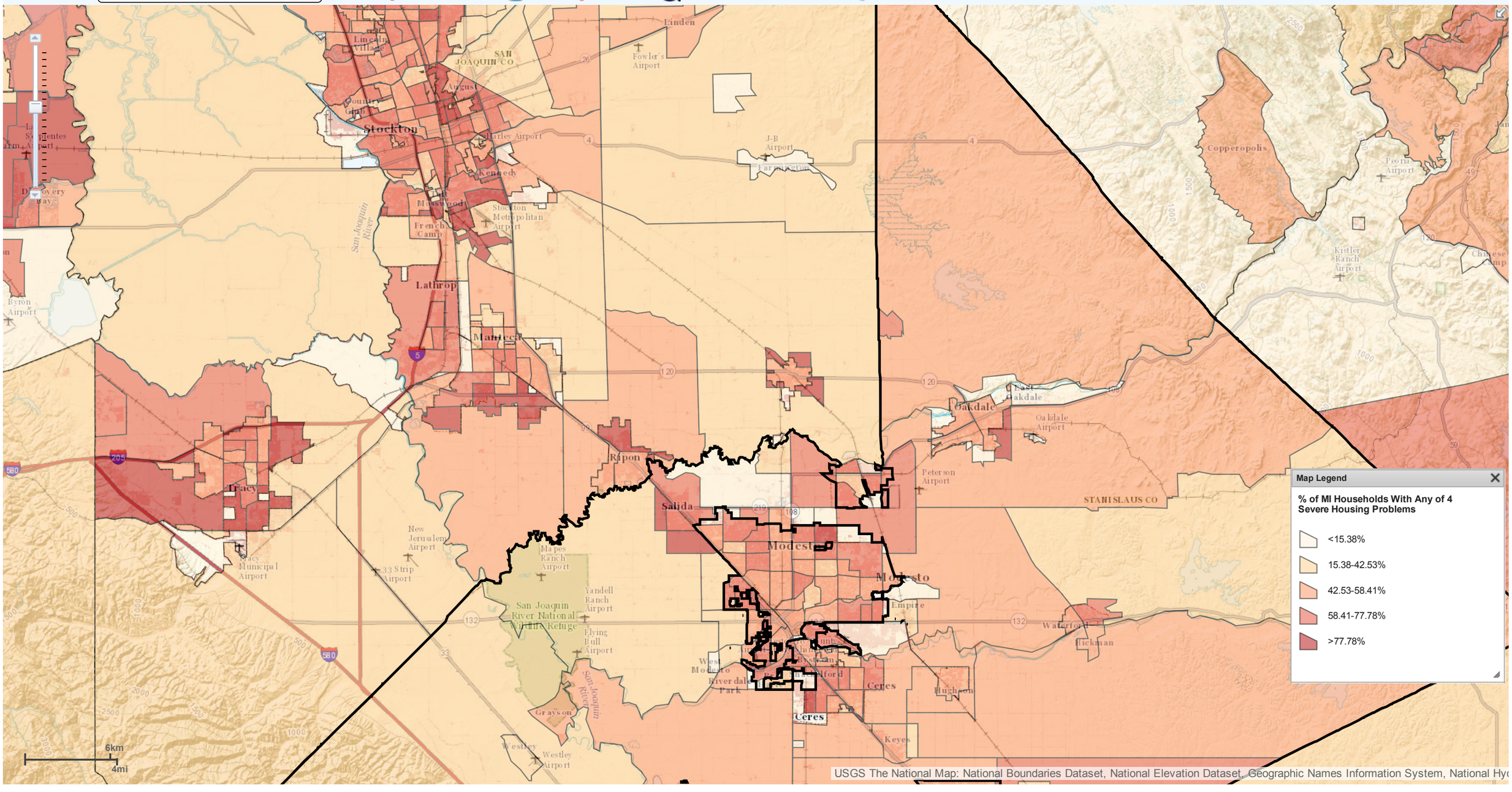
% of LI Households With Any of 4 Severe Housing Problems

- <0%
- 0-44.44%
- 44.44-66.67%
- 66.67-84.62%
- >84.62%

CPD Maps

stanislaus ca

Layers | Legend | Print | Reports | Data Toolkit | Map Query | Grantee Summary | Upload | Basemap



Map Legend

% of MI Households With Any of 4 Severe Housing Problems

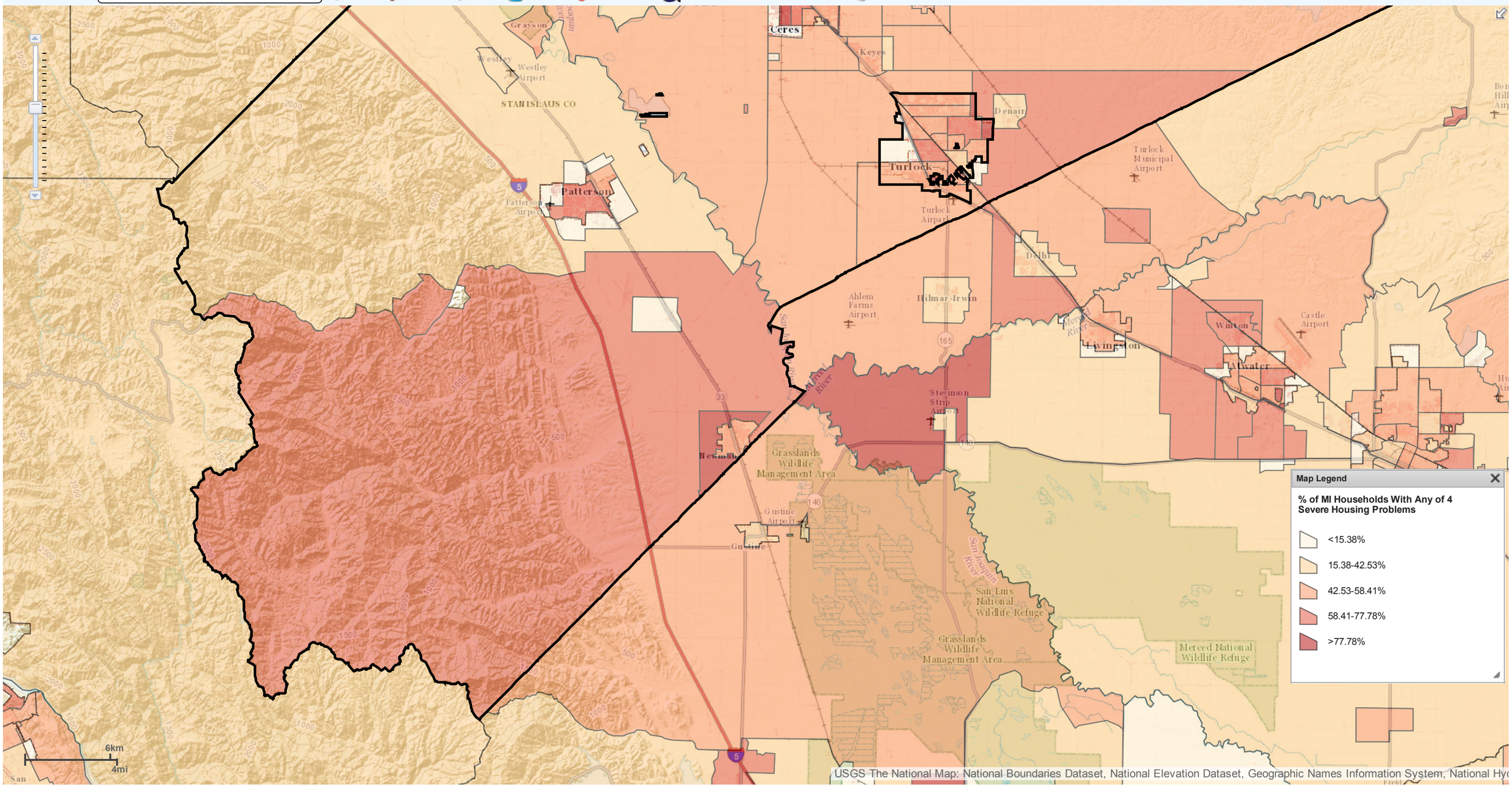
- <15.38%
- 15.38-42.53%
- 42.53-58.41%
- 58.41-77.78%
- >77.78%

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hy

CPD Maps

stanislaus ca

Layers | Legend | Print | Reports | Data Toolkit | Map Query | Grantee Summary | Upload | Basemap



Appendix 5 – Outreach Summary

COMMUNITY PARTICIPATION SUMMARY

INTRODUCTION

The community outreach process included four community workshops, one stakeholder meeting, a print and online survey, and agency phone and email consultations. Overall, more than 600 people provided their feedback on the Fiscal Year 2015-2020 Stanislaus Urban County/City of Turlock Regional Consolidated Plan (Con Plan) and Fiscal Year 2015–2023 Stanislaus County Housing Element. The following is a summary of the responses received during each portion of the outreach process. Overall trends and themes identified are located in the Community Themes section at the end of this summary. The Community Themes section takes into account results and feedback from all input events and methods. Complete meeting notes, sign-in sheets, survey data, and agency consultations are provided following this summary.

COMMUNITY WORKSHOPS

The workshops each began with a presentation; then, workshop participants were invited to provide their feedback at four activity stations set up around the room. The stations included posters where participants were asked to place dots (stickers) on the posters to prioritize issues and needed services and funding. The full dot voting results for all workshops are included at the end of this appendix.

COMMUNITY WORKSHOP 1 – CITY OF CERES (OCTOBER 15, 2014)

The following feedback was provided at the four activity stations set up around the room:

Station 1 – Consolidated Plan: Housing

Generally participants felt that unsafe neighborhood conditions and homelessness were very common and important to address. Emergency shelters, transitional housing, new affordable housing units, and improvements to the existing rental housing stock were all seen as very important to fund.

Station 2 – Consolidated Plan: Public Service and Facilities

Participants felt that funding for homeless prevention assistance, services for at-risk youth, and employment skills training were important to fund. Curbs and gutters as well as lighting improvements were are also identified as very important to fund.

Station 3 – Consolidated Plan: Fair Housing

Participants felt that the greatest barrier to accessible housing was cost. Race and ethnicity was seen as the most common form of discrimination.

Station 4 – Housing Element

Building code enforcement and conserving and improving the existing housing stock were seen as important goals in the Housing Element.

Complete workshop materials, notes, and sign-in sheets are provided following this summary.

COMMUNITY WORKSHOP 2 – CITY OF TURLOCK (OCTOBER 20, 2014)

The following feedback was provided at the four activity stations set up around the room:

Station 1 – Consolidated Plan: Housing

Participants at Workshop 2 felt that new affordable rental housing and transitional housing for the homeless should be a priority for the next five years. Funding priorities were housing for lower-income households, mentally ill persons, and seniors. Services for homeless families with children and youth were also seen as very important to fund by workshop participants.

Station 2 – Consolidated Plan: Public Service and Facilities

In the public services category, participants felt services for low-income households, at-risk youth, and a job creation and retention program were very important to fund. Improvements including neighborhood facilities and street improvements were also categorized as very important to workshop participants.

Station 3 – Consolidated Plan: Fair Housing

Cost, accessibility, and supply were all identified as common barriers to finding housing. Discrimination based on race and ethnicity was identified as the most common form of discrimination. In addition, workshop participants felt that consumers were not aware of their rights under fair housing law.

Station 4 – Housing Element

Workshop participants identified first-time homebuyers programs, energy conservation, assistance for special needs housing, and conserving and improving existing housing as important goals for the Housing Element update.

Complete workshop materials, notes, and sign-in sheets are provided following this summary.

COMMUNITY WORKSHOP 3 – CITY OF OAKDALE (OCTOBER 22, 2014)

No participants attended this workshop.

COMMUNITY WORKSHOP 4 – CITY OF PATTERSON (OCTOBER 29, 2014)

The following feedback was provided at the four activity stations set up around the room:

Station 1 – Consolidated Plan: Housing

Rental housing affordability and overcrowding were identified as the most common housing concerns. Services for homeless families with children as well as individuals without children were very important to fund over the next five years.

Station 2 – Consolidated Plan: Public Service and Facilities

Participants identified facilities serving youth, child care facilities, street improvements, and improving the water supply as important to fund. Programs including homeless services, parent education, and financial literacy were also important to fund. Economic development funds should focus on technical assistance for businesses and employment skills training.

Station 3 – Consolidated Plan: Fair Housing

The most common barriers to housing were identified as cost, accessibility, and type of housing. Participants felt that reasons for discrimination include that consumers are not aware of their rights and landlords/owners are not aware of the law.

Station 4 – Housing Element

Workshop participants identified energy conservation, assistance for special needs housing, development of second units, conservation and improvement of existing housing, encouraging mixed-use development, and working with Habitat for Humanity and other agencies as very important for the Housing Element.

STAKEHOLDERS MEETING – STANISLAUS HOUSING AND SUPPORT SERVICES COLLABORATIVE COMMITTEE (STANISLAUS COC) (OCTOBER 16, 2014)

Generally participants felt that the collaborative programming between the County, cities, and nonprofits contributed to the success of Con Plan programs. Other things identified as working well included capital improvements, HOME Investment Partnership Program (HOME) and Neighborhood Stabilization Program (NSP) units, some programs for the chronically homeless (including comprehensive case management with a transition period before housing placement, supportive housing, and programs emphasizing home visits), and nonprofit capital facilities (i.e., shelters and transitional housing).

Participants identified that funding gaps were most common for extremely low-income households, chronically homeless, homeless youth, and those living in transitional shelters because they are not considered homeless by HUD.

Although some programs for the chronically homeless were noted amongst the successes, more participants felt there were barriers and funding gaps to providing enough services to the chronically homeless. It was noted that housing homeless youth is challenging because they are often not ready or willing to live in permanent housing. More transitional or emergency housing for homeless youth would be helpful. Another homeless subgroup identified as having a great need is homeless families with children.

Another question was regarding the top barriers to sustaining permanent housing. The group identified the demise of the redevelopment agencies, long waiting lists, lack of funding for case management, mental health issues, bad credit or rental history, projects not being able to pencil out for developers, and job development as some of the top barriers. Some of the top obstacles to housing placement were long waiting lists, drug and GED requirements for applicants, lack of employment, income documentation, timing considerations for the NSP program, and the lack of affordable housing units. Sheltered employment or employment that provides on-the-job training is needed.

Other comments included a discussion on economic development, NSP, coordination and referrals, and homeless prevention services.

Challenges to the success of homeless prevention services included income targeting requirements that are too low and too difficult to meet, uninhabitable substandard housing stock, cost of utility bills, insufficient mental health services, participants terming out of programs, lack of financial literacy and life skills amongst participants, inability of participants to document homeless status, need for willing landlords and employers, and the need to educate those in

substandard housing regarding available resources. Also, sufficient funding from a variety of funding programs for housing as part of homeless prevention programs was identified as a funding gap for homeless prevention. Prevention truly needs to be the focus for homeless prevention programs.

An overall greater level of funding for services and programs was mentioned repeatedly. Staffing the Stanislaus CoC was one suggestion related to funding. Funding for people to afford housing was mentioned repeatedly and lack of funding and overcrowding of emergency shelters was mentioned by several respondents.

The discussion questions, complete workshop notes, feedback forms, and attendance information are provided following this summary.

PRINT AND ONLINE SURVEY

An online survey was provided on the Stanislaus County website from October 20, 2014, to December 1, 2014. The option was also available to complete a written hard copy survey during this same time period. A total of 587 completed surveys were received: 585 English surveys and 2 Spanish surveys. The following survey results section includes results from both the online and print surveys completed.

Of those who indicated their affiliation or role when completing the survey, many worked for the government or a nonprofit organization. Others roles included agriculture, education, and concerned citizens.

SURVEY RESULTS BY QUESTION

Demographics

The first set of questions in the survey was regarding demographics. The majority of survey respondents identified themselves as homeowners (54%), followed by interested resident (41%) and public service provider (21%). Please note that respondents were able to select more than one category.

I am completing this survey as a(n)...		
Answer Options	**Response Percent**	**Response Count**
Interested resident	40.7%	239
Homeowner	54.2%	318
Renter	14.8%	87
Public/subsidized housing consumer	0.3%	2
Homeless individual	0.5%	3
Business owner	3.7%	22
Subsidized housing provider	0.7%	4
Landlord	5.1%	30
Public service provider	21.1%	124
Homeless service provider	4.3%	25
Housing advocate	2.6%	15
Health service provider	8.3%	49
Educator	7.2%	42
Municipal employee	10.1%	59
Other (please specify)	7.7%	45
Total	100%	587

Survey responses came from incorporated cities and unincorporated County, as well as outside of the County. The largest number of responses came from Modesto (34%), followed by Turlock (17%) and Salida (11%). Note that survey respondents that indicated that they are from Modesto may be from unincorporated areas of the County.

Parks and Community Centers

A majority of survey respondents felt it was important to fund facilities serving youth/after school programs (82%), facilities serving seniors (71%), improvements to parks (55%), and improvements to accessibility for seniors and disabled persons (61%). Respondents felt that neighborhood facilities and improvements to technology were maybe OK to fund. Other suggestions included facilities for the homeless and community service centers.

Please indicate the importance of investing funds in parks and community centers in your community.				
Answer Options	**Yes, Important to fund**	**Maybe, OK to fund**	**No, Do not fund**	**Response Count**
Facilities serving youth/after school programs	456	90	9	555
Facilities serving seniors	392	147	11	550
Neighborhood facilities	231	264	41	536
Facilities for child care	258	203	76	537
Improvements to parks	299	211	34	544
Improvements to accessibility for seniors and disabled persons	333	181	28	542
Improvements to technology	187	267	81	535
Other	45	14	29	88

Streets, Sewers, and Storm Drains

A majority of survey respondents felt it was important to fund street improvements (72%), install or repair curb and gutter (54%), install or improve sewer (59%) and storm drainage (62%), improve water supply (73%), install or repair sidewalks (57%), and install or improve street lighting (73%).

Please indicate the importance of investing funds for streets, sewer, and storm drainage related improvements in low-income communities throughout Stanislaus County.				
Answer Options	Yes, Important to fund	Maybe, OK to fund	No, Do not fund	Response Count
Street improvements	392	131	18	541
Install or repair curb and gutter	286	209	37	532
Install or improve sewer	314	191	28	533
Install or improve storm drainage	332	180	23	535
Improve water supply	388	127	16	531
Install or repair sidewalks	304	191	36	531
Install or improve street lighting	394	123	22	539
Other	29	8	21	58

Public Services Programs

Survey participants were asked to rank the importance of providing grant funds to programs that provide public services to low-income persons in their community. Respondents felt that the highest priority should be given to services for at-risk children/youth, seniors, and physically/mentally disabled persons. Lowest priority was to persons recently incarcerated or on parole, persons with substance abuse problems, and for financial literacy.

Economic Development and Business Assistance

Survey participants felt it was important to fund job creation/retention (79%), employment skills training (66%), start-up business assistance (five or fewer employees) (46%), and small business lending (45%). Participants felt it was maybe OK to fund commercial rehabilitation/ facade improvement, commercial infrastructure, technical assistance for business expansion/improvement, and economic development studies, specific plans, and program development.

Top Concerns

Participants were asked to rank 21 potential areas or issues to prioritize in terms of housing choices and affordability, cost of living, special needs groups (seniors, those with disabilities, large families, homeless), energy conservation, housing conditions and safety, and infrastructure. Only one of the print surveys was filled in for this question and all issues were ranked equally. The three concerns receiving the largest percentage of the vote on the online survey were (in order of ranking):

1. Providing shelters and transitional housing for the homeless, along with services, to help move persons into permanent housing.
2. Establishing special needs housing for seniors.
3. Ensuring that children who grew up in Stanislaus County can afford to live in Stanislaus County.

Please indicate the importance of investing funds in the following economic development activities in your community.				
Answer Options	Yes, Important to fund	Maybe, OK to fund	No, Do not fund	Response Count
Commercial rehabilitation/facade improvement	98	275	122	495
Commercial infrastructure	119	274	104	497
Small business lending	225	215	55	495
Technical assistance for business expansion/improvement	133	266	92	491
Start-up business assistance (5 or fewer employees)	227	213	55	495
Employment skills training	332	138	31	501
Job creation/retention	394	89	15	498
Economic development studies, specific plans, and program development	156	258	79	493
Other	18	6	21	45

Homeless Needs

Survey participants were asked to rank the importance of meeting the needs of certain subpopulations of homeless persons in their community. Households with children was ranked as the highest priority followed by homeless veterans and then unaccompanied youth.

Participants were then asked to identify the greatest needs of certain homeless subpopulations in their community. For households with children, the greatest need was housing followed by case management and temporary rental assistance. For households/individuals without children, the greatest need identified was transitional housing followed by emergency shelter. Mental health services were identified as the highest priority for the chronically homeless. Case management was considered to be most important for unaccompanied youth. Permanent supportive housing was identified as being the most important for homeless veterans. Families and individuals at risk of becoming homeless were in greatest need of temporary rental assistance.

Housing Assistance Needs

Survey participants were asked to identify which housing assistance needs were important to fund. Health- and safety-related home repair (53%), energy efficiency improvements (50%), low-income housing acquisition (45%), and first-time homebuyer assistance (45%) were identified by participants as important to fund. Rehabilitation of public housing, lead-based paint abatement, homeownership/credit counseling, and fair housing/tenant landlord mediation were identified as maybe OK to fund.

In addition, 67 percent of survey respondents felt that providing shelters and transitional housing for the homeless, along with services to help move persons into permanent housing, was very important to fund. Other concerns that were very important included ensuring that children who grew up in Stanislaus County can afford to live in Stanislaus County when they become adults (66%) and establishing special needs housing for seniors (66%).

Please indicate the importance of investing funds for the following housing-related activities in your community.				
Answer Options	Yes, Important to Fund	Maybe, OK to Fund	No, Do Not Fund	Response Count
Rehabilitation of public housing	205	225	46	476
Energy efficiency improvements	237	179	62	478
Lead-based paint abatement	167	201	107	475
Low-income housing acquisition	215	181	78	474
Health- and safety-related home repair	256	176	47	479
First-time homebuyer assistance	216	178	83	477
Homeownership/credit counseling	187	198	88	473
Fair housing/tenant landlord mediation	186	219	68	473
Other	13	3	11	27

Housing Types

Participants were asked to identify housing types that were important to fund during 2015–2020. Participants identified emergency shelters (68%), permanent housing for special needs (57%), and transitional housing for the homeless (57%) as the highest priorities.

Please indicate the importance of investing funds in the following housing-related activities in your community.				
Answer Options	Yes, Important to fund	Maybe, OK to fund	No, Do not fund	Response Count
Emergency shelter	304	126	16	446
Transitional housing for the homeless	254	164	31	449
Permanent housing for special needs	257	162	29	448
Affordable rental housing	226	154	62	442
Affordable for-sale housing	189	154	100	443
Improvements to existing rental housing	136	205	99	440
Improvements to existing ownership housing	134	196	113	443
Other	8	4	12	24

Housing Populations

Participants were asked to identify which housing populations grant funds should be invested in. Survey respondents identified housing for senior persons (70%), housing for disabled persons (69%), and housing for aging-out foster youth (59%) as the highest priority.

Please indicate the importance of investing funds in housing for the following populations in your community.				
Answer Options	Yes, Important to fund	Maybe, OK to fund	No, Do not fund	Response Count
Housing for senior persons	310	113	18	441
Housing for disabled persons	305	124	11	440
Housing for homeless persons	224	166	45	435
Housing for large families (5 or more)	105	183	151	439
Housing for very low-income persons	202	173	61	436
Housing for aging-out foster youth	261	141	37	439
Housing for mentally ill persons	240	166	32	438
Housing for persons recently in jail or on parole	76	206	156	438
Other	7	2	12	21

Barriers to Equal Access to Housing

Cost was identified as the number one barrier to equal access to housing with 70 percent of respondents indicating that this is very common. Participants also felt that accessibility (for seniors and disabled persons) was also a barrier with 59 percent of the votes.

Please indicate how common and important it is to address the following barriers to equal housing in your community.				
Answer Options	Very Common, Important to Address	Somewhat Important to Address	Rare, Not Important to Address	Response Count
Cost	304	88	40	432
Accessibility (seniors and disabled persons)	260	146	35	441
Supply (new housing)	140	186	115	441
Proper size/type of housing	136	189	116	441
Other	8	8	9	25

Fair Housing

The next group of questions was regarding fair housing in Stanislaus County. Participants identified that discrimination was common and should be addressed in rental housing and mortgage lending. Discrimination was most common in regard to race/ethnicity and disability. The most common types of discrimination included deception regarding availability or price of housing and variation in price, rent, fees, or deposit information. Lack of enforcement, lack of reporting, consumers not being aware of their rights, and sellers/landlords not being aware of the law were all seen as reasons for unfair housing practices. Education was identified as the best method to combat housing discrimination.

Please indicate how common and important it is to address the following areas of housing discrimination in your community.				
Answer Options	**Very Common, Important to Address**	**Somewhat Important to Address**	**Rare, Not Important to Address**	**Response Count**
Rental housing	197	157	82	436
Housing for sale	154	169	111	434
Mortgage lending	171	152	110	433
Other	6	7	9	22

Please indicate how common and important it is to address the following areas of housing discrimination in your community.				
Answer Options	**Very Common, Important to Address**	**Somewhat Important to Address**	**Rare, Not Important to Address**	**Response Count**
Race/ethnicity	154	127	148	429
Language	141	141	146	428
National origin	107	156	165	428
Gender	91	142	192	425
Disability	193	134	102	429
Familial/marital status	99	149	180	428
Sexual orientation	97	133	198	428
Other	7	8	17	32

Please indicate how common and important it is to address the following areas of housing discrimination in your community.				
Answer Options	**Very Common, Important to Address**	**Somewhat Important to Address**	**Rare, Not Important to Address**	**Response Count**
Refusal to rent/sell	120	144	158	422
Refusal to show	90	145	184	419
Deception regarding availability or price	169	126	123	418
Different price, rent, fees or deposit	184	113	121	418
Other	5	5	15	25

Please indicate why housing discrimination might still happen in your community.				
Answer Options	Yes, This is One Reason	Maybe, Might be the Reason	No, Not the Reason	Response Count
Lack of enforcement	188	155	71	414
Lack of reporting	221	136	57	414
Consumers are not aware of rights	227	136	52	415
Sellers/landlords are not aware of the law	167	153	95	415
Other	13	3	10	26

Please indicate which are effective ways to combat housing discrimination in your community.				
Answer Options	Yes, This is Effective	Maybe, Might be Effective	No, Would Not be Effective	Response Count
Education	304	101	26	431
Enforcement	283	115	31	429
Reporting	277	124	27	428
Other	8	1	9	18

Survey Results by Jurisdiction

Survey results were further broken down based on location of the participant. The following is a summary of the responses received for Ceres, Hughson, Newman, Oakdale, Patterson, Turlock, and Waterford, as well as other areas of the county including Salida and Modesto.

Ceres

There were a total of 68 survey participants responding from Ceres. Participants from Ceres felt that the following programs and services are most important to fund:

- Job creation/retention
- Facilities serving youth/after school programs
- Housing for senior persons
- Facilities serving seniors
- Install or improve street lighting

Hughson

Thirteen survey participants indicated that they were from Hughson. The following programs and services were most important to fund for Hughson participants:

- Improve water supply
- Ensuring that children who grew up in Stanislaus County can afford to live in Stanislaus County
- Job creation/retention

Newman

A total of seven survey participants were from Newman. Participants indicated the following were most important to fund:

- Facilities serving youth/after school programs
- Facilities for child care
- First-time homebuyer assistance
- Job creation/retention
- Housing for senior persons and disabled persons

Oakdale

There were a total of 18 survey participants responding from Oakdale. Participants from Oakdale felt that the following programs and services are most important to fund:

- Facilities serving youth/after school programs
- Job creation/retention
- Providing shelters and transitional housing for the homeless, along with services, to help move persons into permanent housing
- Emergency shelter
- Housing for senior persons and disabled persons

Patterson

Of the survey participants, 30 were from Patterson. Participants from Patterson felt that the following programs and services are most important to fund:

- Street improvements
- Install or improve street lighting
- Job creation/retention
- Improve water supply
- Facilities serving youth/after school programs

Turlock

A total of 99 survey participants indicated they were from Turlock. Participants from Turlock felt that the following programs and services are most important to fund:

- Facilities serving youth/after school programs
- Job creation/retention
- Improve water supply
- Employment skills training
- Facilities serving seniors

Waterford

A total of 28 participants indicated that they were from Waterford. Results of the survey show that the program and services that are most important to fund are:

- Facilities serving youth/after school programs
- Establishing special needs housing for seniors
- Improve water supply

Other Areas

The remaining 329 survey participants were from Modesto, Salida, Riverbank, the unincorporated county, and a few were from other counties.

Salida

A total of 72 participants indicated that they were from Salida. Results of the survey in Salida show that the program and services that are most important to fund are:

- Install or improve street lighting
- Street improvements

Modesto and Surrounding Area

Of the survey participants, 203 indicated that they were from Modesto or unincorporated areas of the County adjacent to Modesto. Participants from this area felt that the following programs and services are most important to fund:

- Facilities serving youth/after school programs
- Street improvements
- Facilities serving seniors
- Improve water supply
- Job creation/retention

CONSULTATIONS

The primary trends in the input received during the consultations included:

- Need for more mental health services.
- As the economy recovers the people most likely in need will be those with fewer skills and less education.
- Shortage of experienced staff and lack of funding to employ experienced staff persons continues to be a problem.

COMMUNITY THEMES

The outreach effort for the Fiscal Year 2015-2020 Stanislaus Urban County/City of Turlock Regional Consolidated Plan and Fiscal Year 2015–2023 Stanislaus County Housing Element reached more than 600 interested participants and more than 40 local agencies. Overall, some general themes emerged throughout the process that will help guide the development of the Consolidated Plan and Housing Element. The themes can be broken down into the following six topic areas.

HOUSING FOR SENIORS, DISABLED PERSONS, AND YOUTH/FAMILIES

Housings for seniors, disabled persons, and youth/families were seen as a priority to both participants at the workshops and survey participants. Many participants agreed that homelessness was a priority to address in the next five years. Participants identified providing shelters and transitional housing for the homeless as important to fund.

Public services and facilities for youth, seniors, and disabled persons

Respondents felt that the highest priority should be given to services for at-risk children/youth, seniors, and physically/mentally disabled persons. Facilities serving youth/after school programs were also identified as very important to many of the county's jurisdictions and was identified as a top priority overall.

Homeless Services

Homeless services and needs were emphasized in the various forums. It was a focus of input from the Stanislaus CoC and was the top concern of the 21 issues ranked in the online survey. Homeless issues were identified as concerns and priorities at all three of the workshops where input was received. Eight percent of the "fill in the blank" comments on the survey in addition to the multiple choice responses were on the subject of homelessness.

Housing for homeless households with children

Participants felt that homeless households with children were in the greatest need for support. Many felt that permanent supportive housing and temporary rental assistance was in great need for this subpopulation.

Job creation and retention

The recession hit a lot of people in Stanislaus County at all educational and skill levels. Participants felt that job creation and retention was very important to fund over the next five years in almost all of the jurisdictions.

Fair housing

Cost and accessibility were generally identified as the most common barriers to finding housing. Discrimination based on race and ethnicity was identified as the most common form of discrimination.

MAY 2015