

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning & Community Development
Urgent _____ Routine X

BOARD AGENDA # D-4
AGENDA DATE: January 23, 2001

CEO Concurs with Recommendation YES _____ NO _____
(Information Attached)

4/5 Vote Required YES _____ NO X

SUBJECT:

APPROVAL OF AND AUTHORIZATION TO SUBMIT CALHOME 2000 GRANT APPLICATION - HOUSING REHABILITATION

STAFF RECOMMENDATION:

1. APPROVE THE CALHOME 2000 GRANT APPLICATION IN RESPONSE TO THE NOTICE OF FUNDING AVAILABILITY ISSUED ON NOVEMBER 7, 2000 WHICH REQUESTS FUNDING FOR HOUSING REHABILITATION LOCATED IN THE STANISLAUS COUNTY REDEVELOPMENT PROJECT AREA;
2. AUTHORIZE ITS SUBMITTAL TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD); AND,

(Staff Recommendation Continued on Page 2)

FISCAL IMPACT:

No cash match is required. However, the cost to administer the program will be an impact to the Program Income Reuse Fund. There are funds available.

BOARD ACTION

No. 2001-52

On motion of Supervisor Simon, Seconded by Supervisor Blom
and approved by the following vote,
Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) _____ Denied
- 3) _____ Approved as amended

Motion:

ATTEST: REAGAN M. WILSON, Clerk By: Christine Ferraro Deputy File No.

**STAFF
RECOM-
MENDATION
CONTINUED:**

3. IF APPROVED, STANISLAUS COUNTY HEREBY AGREES TO USE THE CALHOME FUNDS FOR ELIGIBLE ACTIVITIES IN THE MANNER PRESENTED IN THE APPLICATION AS APPROVED BY HCD AND IN ACCORDANCE WITH PROGRAM GUIDELINES CITED WITHIN. IT ALSO MAY EXECUTE ANY AND ALL OTHER INSTRUMENTS NECESSARY OR REQUIRED BY HCD FOR PARTICIPATION IN THE CALHOME PROGRAM;
4. AUTHORIZE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT TO EXECUTE, ON BEHALF OF STANISLAUS COUNTY, THE APPLICATION, THE STANDARD AGREEMENT, AND ALL OTHER DOCUMENTS REQUIRED BY HCD FOR PARTICIPATION IN THE CALHOME PROGRAM, AND ANY AMENDMENTS THERETO; AND,
5. AUTHORIZE THE AUDITOR CONTROLLER TO ESTABLISH THE NECESSARY BUDGET INDEX AND APPROPRIATIONS.

DISCUSSION: In his most recent budget, Governor Davis included additional funding for housing related programs. The November 7, 2000 Notice of Funding Availability (NOFA) is a result of that additional funding. These funds are to be used to complement existing programs. The subject of this report is in response to that NOFA.

The NOFA was issued by HCD for the CalHome Program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 59650) of Part 2 of Division 31 of the Health and Safety Code (the 'statute'). Pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome program, subject to the terms and conditions of the statute and the CalHome Program Guidelines adopted by HCD on November 2, 2000.

Stanislaus County has been implementing a Housing Rehabilitation Program since 1991. The latest funding for this purpose was awarded as a grant by HCD in July 2000. The area in which the July 2000 grant funds can be expended is the entire unincorporated limits of Stanislaus County.

The CalHome 2000 Program will evaluate applications based upon a jurisdiction's history in operating a program for which the application is subject. In Stanislaus County's case, it is Housing Rehabilitation. Additional points will be awarded if the jurisdiction commits all activity to either rural census tracts or an identified redevelopment project area. The application proposes a commitment to the redevelopment project area which encompasses the rural census tracts with substantial housing development.

The NOFA establishes \$20,000 as the average amount to be expended on behalf of a participant in the housing rehabilitation program. Accordingly, twenty five (25) households will be assisted in this program.

SUBJECT: APPROVAL OF AND AUTHORIZATION TO SUBMIT CALHOME 2000 GRANT APPLICATION - HOUSING REHABILITATION

PAGE 3

DISCUSSION

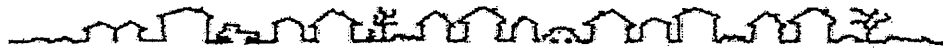
CONTINUED: If awarded, the County will have twenty-eight months to successfully expend grant funds. Historically, all prior grant funds have been expended in a timely, efficient and effective manner.

POLICY

ISSUES: The Housing Element of the Stanislaus County General Plan as well as the Board of Supervisors have established policies to assist unincorporated areas in maintaining and rehabilitating existing housing stock as decent, safe, sanitary and affordable housing.

STAFFING

IMPACT: Current staff has been assigned the responsibility of administering the program.



CalHome Program

Application for General Funding NOFA

Mortgage Assistance * Owner-Occupied Rehabilitation * Development Loans

California Department of Housing and Community Development
Division of Community Affairs
P.O. Box 052054, Sacramento, CA 94252-2054
916-327-3646

This application, if approved for funding, will be a part of your Standard Agreement with the Department of Housing and Community Development (HCD). In order to be considered for funding, all sections of this application, including attachments and exhibits, must be complete and accurate. **Application forms must not be modified.** No facsimiles, incomplete applications, or application revisions will be accepted prior to, or after the application deadline. Applications must meet all eligibility requirements upon submission. Applications containing material internal inconsistencies will not be rated and ranked. Use Exhibit A, Attachment Checklist, as an aid in completing the application. HCD must receive in its office a complete original application in a three ring binder **no later than 5:00 P.M. Friday, February 8, 2001.**

Thursday

SECTION I. APPLICATION SUMMARY:

- A. Name of Applicant: Stanislaus County
- B. Applicant Address: 1010 10th Street, Suite 3400
City: Modesto Zip Code: 95354
- C. Chief Executive Name and Title: Ron E. Freitas, Planning & Community Development Director
- D. Contact Person Name and Title: Jim Duval, Manager
- E. Telephone Number: 209.525.6330 FAX: 209.525-5911 E-Mail: duvalj@mail.co.stanislaus.ca.us
- F. Proposed Activity:

You may apply for up to two activities, the aggregate amount of both activities may not exceed the maximum application amount, and the amount for any one activity may not be less than the minimum activity amount, as specified in the NOFA.

Activity Submit Appropriate Attachment Number	CalHome Amount Requested	No. of CalHome Assisted Units Proposed	County of Activity	Census Tracts if Proposing 100 % Rural Activity*
1. FTHB Mortgage Assistance Program				
2. Owner-Occupied Rehabilitation Program	500,000	25	Stanislaus	
3. Homeownership Development Project				
Total	500,000	25		

* If your activity will be located entirely within a rural census tract or non-metro county as defined in the CalHome Program Guidelines and you want to receive consideration for the rural set-aside, you must provide the census tract or list the non-metro county information in the table above.

G. Brief Description of Each Activity Applied for:

Provide additional funds to an established owner-occupied housing rehabilitation program within areas designated as redevelopment.

SECTION II. LEGISLATIVE REPRESENTATIVES:

A form is included in this application labeled **Exhibit B**. Please complete the information on this form and attach as **Attachment 6**.

SECTION III. GOVERNING BOARD RESOLUTION:

Attach the resolution, duly executed by the governing board of the local public agency or nonprofit corporation, granting authority to make application to HCD for a funding commitment from the CalHome Program. Label as "**Attachment 7** Governing Board Resolution". A sample resolution is included in this application package as **Exhibit C**. Be sure that the resolution authorizes a signatory for submittal of this application and the resolution is an action of the governing body of the applicant. If someone signs the application other than the person authorized in the resolution, submit evidence that shows that the person signing has the authorization to sign. Such evidence could be in the form of an ordinance or code, or an opinion from the applicant's legal counsel. Include such authorization with **Attachment 7**.

SECTION IV. APPLICANT INFORMATION:

A. The applicant is a (check one): City County City and County Nonprofit Corporation

1. If a Nonprofit Corporation, Submit copies of:

IRS approval of 501(c)(3) status: as **Attachment 8a**

Secretary of State letter of Good Standing: as **Attachment 8b**

Articles of Incorporation: as **Attachment 8c**

Bylaws: as **Attachment 8d**

List of names of Board of Directors as **Attachment 8e**

Audited Financial Statements (last 2 years): as **Attachment 8f**

SECTION V. ACTIVITY ATTACHMENT:

Applicants must complete a at least one attachment:

Attachment 1, First-Time Homebuyer Mortgage Assistance, or
Attachment 2, Owner-Occupied Rehabilitation Program, or
Attachment 3, Homeownership Development Project Loan

These attachments are part of this application. At least one must be completed and must be included or the application will not be complete and will be ineligible for funding consideration.

SECTION VI. APPLICANT CERTIFICATION AND COMMITMENT OF RESPONSIBILITY:

As the official designated by the governing body, I hereby certify that if approved by HCD for a CalHome Program funding allocation, the County of Stanislaus
(Applicant name) assumes the responsibilities specified in the CalHome Program Guidelines and certifies that:

- A. It possesses the legal authority to apply for the allocation and to execute their proposed program or project;
- B. Before committing funds to a homebuyer, it will evaluate the funding eligibility in accordance with CalHome Program Guidelines and will not invest any more CalHome funds in combination with other governmental assistance than is necessary to provide affordable housing;
- C. The Applicant **does not** have any unresolved audit findings for prior HCD or federally-funded housing or community development projects or programs.
- D. There are **no** pending lawsuits that would impact the implementation of this program or project.
- E. It will comply with all statutes and guidelines governing the CalHome Program.
- F. The information, statements, and attachments contained in this application are, to the best of my knowledge and belief, true and correct.
- G. It has the ability to perform the duties for the activity(s) applied for in accordance with Section 102 of the CalHome Program Guidelines.

I authorize the Department of Housing and Community Development to contact any agency, whether or not named in this application, which may assist in determining the capability of the Applicant. All information contained in this application is acknowledged to be public information.

Signature: _____ Title: Director

Type Name: Ron E. Freitas Date: January , 2001

EXHIBIT A

Attachment Checklist

Please tab each attachment required by the application and place the attachments behind the completed application in a three ring binder according to the corresponding number listed below.

Check if Included	Att. No.	Attachment Title
	1	Program: First-time Homebuyer Mortgage Assistance Program
X	2	Program: Owner-Occupied Rehabilitation Program
	3	Program: Homeownership Development Project Loan
	4	Reserved
	5	Reserved
X	6	Legislative List
X	7	Copy of Resolution authorizing this application. As a time-saver, the Resolution may also authorize execution of the contract and other documents needed to process a loan
		Nonprofit corporations must provide the following information:
	8a	IRS approval of 501(c)(3) status
	8b	Copy of current certification of 501(c)(3) status with Secretary of State that is less than one year old
	8c	Copy of Articles of Incorporation
	8d	Copy of Bylaws
	8e	List of officers and Board of governing body of Applicant
	8f	Audited Financial Statements (last 2 years)



CalHome Program Application

Attachment 2

Owner-Occupied Rehabilitation Program

This Application form is for rehabilitation of owner-occupied homes. An applicant may only apply for funds under this attachment when it will be providing the services required in Section 109 and Section 110 of the program guidelines.

SECTION I. APPLICANT INFORMATION

Name: Stanislaus County

SECTION II. GRANT REQUEST

Total CalHome Program Funding Requested:

\$ 500,000

SECTION III. OWNER-OCCUPIED REHABILITATION PROGRAM EXPERIENCE

- B. Provide the following information for each year of owner-occupied rehabilitation program operation for 12 consecutive months, by calendar year. Applicant organizations should only list those rehabilitated units for which they provided the rehabilitation services including loan underwriting and escrow closing.

YEAR	FUNDING SOURCE(S)	NO. OF HOME REHABILITATIONS COMPLETED	NO. OF ESCROWS CLOSED BY APPLICANT ORGANIZATION	AVERAGE AMOUNT OF ASSISTANCE PROVIDED PER OWNER
2000	CDBG, Stanislaus County Redevelopment	8	8	21,392
1999	CDBG, HUD Stanislaus County Redevelopment	22	22	17,374
1998	CDBG, HUD Stanislaus County Redevelopment	20	20	15,040
1997	CDBG, HUD Stanislaus County Redevelopment	10	10	15,000
1996	CDBG Stanislaus County	8	8	28,781
1995	CDBG Stanislaus County	7	7	34,156
1994	CDBG Stanislaus County	6	6	34,665
1993	CDBG Stanislaus County Redevelopment	8	8	27,739
1992	CDBG Stanislaus County	9	9	27,871
1991	CDBG Stanislaus County	7	7	29,592

- B. For years 1997 through 2000, provide a narrative of applicants history and experience with the proposed activity, including evidence of program operation for each year listed: e.g., board resolution authorizing the program; award letters; program financial pages from annual audit, annual reports or other evidence that will demonstrate program operation. (Attach as Exhibit 2-1)

SECTION IV. LOAN UNDERWRITING EXPERIENCE

- A. For the years 1997 through 2000, the total number of homeowner rehabilitation loans applicant has underwritten and closed, which included preparation of loan documents and escrow instructions. # 60

SECTION V. LOAN SERVICING EXPERIENCE

- A. For the years 1997 through 2000, the total number of all types of homeowner loans closed for which the applicant was the named beneficiary on the loan documents. # 60
- B. As of the CalHome NOFA issuance date, the total number of homeowner loans in the applicant's portfolio (i.e. those for which the applicant is the beneficiary). # 95
- C. Number of loans identified in B. above that are being directly serviced by the applicant. # 1
- D. Number of loans identified in B. above that are being serviced by a third party. # 14
- E. As of the CalHome NOFA issuance date, the total number of homeowner loans the applicant is servicing for another entity (i.e. those for which the applicant is not the named beneficiary). # 0
- F. If there are zero loans identified in C, D and E, submit a narrative identifying how loans will be serviced, how the servicing activities will be funded or provided and the procedures for implementing loan servicing operations. **In addition** to the narrative, attach either: 1) a budget that provides an identified source of financing, for a period of at least 5 years, for contracting loan servicing with a third party who is in the business of loan servicing; 2) a commitment letter from a third party, who is in the business of loan servicing, willing to provide loan servicing at no cost to the applicant; or 3) the résumé of a current employee(s) of the applicant that describes the employee(s)'s experience in homeowner loan servicing. (**Attach as Exhibit 2-2**)

SECTION VI. PROGRAM TARGETING

- A. Number of homeowners to be assisted with this application for CalHome funds # 25
 (NOTE: THE AVERAGE OF ALL CALHOME LOANS FUNDED UNDER THIS APPLICATION CANNOT EXCEED \$20,000)

- B. Program will be operated entirely within a federally defined Qualified Census Tract(s) (ONLY MARK YES IF ALL HOMES TO BE ASSISTED WITH CALHOME FUNDS SHALL BE LOCATED IN THE AREA(S) IDENTIFIED HERE):

Yes _____ No X _____

Program Qualified Census tract(s) No. _____

- C. Program will be operated entirely within a designated redevelopment area under the jurisdiction of a local Redevelopment Agency (ONLY MARK YES IF ALL HOMES TO BE ASSISTED WITH CALHOME FUNDS SHALL BE LOCATED IN THE AREA(S) IDENTIFIED HERE):

Yes X _____ No _____

Attach a redevelopment area map and indicate program location on the map. (**Attach as Exhibit 2-3**)

- D. Nonprofit corporations must list the city or town in which the program will be operated. If the program will be operated in more than one city or town, list the city or town in which you anticipate assisting the largest number of homeowners with CalHome funds.

City/Town _____

SECTION VII. FINANCING

B. Proposed Financing (other than CalHome) (check all that apply):

Federal HOME Redevelopment Agency Other

Describe the financing structure for any subordinate financing to be provided in addition to the CalHome loan. Do not list the CalHome loan:

Source of Financing	Proposed Lien Position*
Stanislaus County Redevelopment Agency	3

***Note: Assume the existence of a first mortgage.**

EXHIBIT 2-1

SECTION III-B APPLICANT HISTORY AND EXPERIENCE NARRATIVE

From 1991 to the present, the Stanislaus County Department of Planning and Community Development has implemented a Housing Rehabilitation Program using both Community Development Block Grant (CDBG) and Redevelopment Housing Set Aside funds. The average number of residential units rehabilitated during this time period is ten (10).

However, included with this traditional rehabilitation program were over 250 individual sewer lateral connections made to single family residences. This activity was funded with two (2) consecutive \$500,000 CDBG grants and Redevelopment funds that recognized the activity as housing rehabilitation. If this total were to be included, an average of over thirty-five (35) units were assisted during the ten-year time period between 1991 and 2000.

The department staff person assigned to this activity has remained its Manager during the entire period and is expected to continue as its administrator. There have been only two (2) sub-contractors performing field administration since 1991. The Stanislaus County Housing Authority continues the sewer lateral connection program, and Self-Help Enterprises performs as the Housing Rehabilitation administrator. Stanislaus County has been and continues to be pleased with the successes of each field administrator.

Following this narrative are document copies indicating experience and history in its implementation of the Stanislaus County Housing Rehabilitation Program from the years 1997 to 2000.

For each year a copy of the Cover Page to the Standard Agreement between the State and County to perform Housing Rehabilitation and a copy of the Board of Supervisor's Resolution approving grant application submission and associated tasks are attached.

STANDARD AGREEMENT

STD. 2 (REV. 5-91) CDC ELECTRONIC (1/94)

-APPROVED BY THE ATTORNEY GENERAL

CONTRACT NUMBER	AM. NO.
00-STBG-1481	
TAXPAYER'S FEDERAL EMPLOYER IDENTIFICATION NUMBER	

CONTRACTOR'S COPY

THIS AGREEMENT, made and entered into this 24th day of July 2000
in the State of California, by and between State of California, through its duly elected or appointed, qualified and acting

TITLE OF OFFICER ACTING FOR STATE	AGENCY
Director	Dept. of Housing & Community Development

, hereafter called the State, and

CONTRACTOR'S NAME
COUNTY OF STANISLAUS

, hereafter called the Contractor.

WITNESSETH: That the Contractor for and in consideration of the covenants, conditions, agreements, and stipulations of the State hereinafter expressed, does hereby agree to furnish to the State services and materials as follows: *(Set forth service to be rendered by Contractor, amount to be paid Contractor, time for performance or completion, and attach plans and specifications, if any.)*

This agreement will provide official notification of the grant award under the State's administration of the Housing and Community Development Block Grant (hereinafter, "CDBG" or "the Program") Program for Non-entitlement jurisdictions pursuant to the provisions of 42 U.S.C. 5301 et seq., 24 CFR Part 570, Subpart I, and 25 California Code of Regulations, Sections 7050 et seq. In accepting this grant award, the Grantee agrees to comply with the terms and conditions of this agreement and all attachments hereto, the representations contained in the Grantee's application (hereinafter, "the Application") which is hereby incorporated by reference as if set forth in full, and the requirements of the authorities cited above. For purposes of this agreement, use of the term "Grantee" shall be a reference to "Contractor". Any changes made to the Application after this agreement is executed must receive prior written approval from the State.

Term: The effective date of this agreement is the date stamped by the State in the lower right hand corner of this page.
This agreement shall terminate on March 31, 2003.

Funding year and type of grant: This is a grant from funding year 2000/2001 and is a General/Native American Grant under the General Allocation.

Grant Amount: The amount to be paid as a grant to the Grantee under this agreement shall not exceed \$500,000.00.

Grant Activity: The Grantee agrees to perform the grant activity(ies) as summarized below and on Attachment C and D attached hereto, and as more fully described in the approved Application:

The rehabilitation of housing units occupied by Targeted Income Group Households.

\$ 25,000.00	-	(21A) General Administration	\$85,500.00	-	(14H) Activity Delivery
\$389,500.00	-	(14A) Housing Rehabilitation			

CONTINUED ON 20 SHEETS, EACH BEARING NAME OF CONTRACTOR AND CONTRACT NUMBER.

The provisions on the reverse side hereof constitute a part of this agreement.
IN WITNESS WHEREOF, this agreement has been executed by the parties hereto, upon the date first above written.

STATE OF CALIFORNIA		CONTRACTOR			
AGENCY	Department of Housing & Community Development	CONTRACTOR (If other than an individual, state whether a corporation, partnership, etc.)			
BY (AUTHORIZED SIGNATURE)		COUNTY OF STANISLAUS			
PRINTED NAME OF PERSON SIGNING	Dennis L. Montgomery	BY (AUTHORIZED SIGNATURE)			
TITLE	Manager, Business Management Branch	PRINTED NAME AND TITLE OF PERSON SIGNING	Ron E. Freitas, Director of Planning and Community Development		
AMOUNT ENCUMBERED BY THIS DOCUMENT	500,000.00	ADDRESS	1010 - 10th Street, Suite 3400, Modesto, CA 95354		
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT	0.00	PROGRAM/CATEGORY (CODE AND TITLE)	FUND TITLE	Department of General Services Use Only	
TOTAL AMOUNT ENCUMBERED TO DATE	500,000.00	20	FTF	Exempt from Department of General Services approval	
		(OPTIONAL USE)			
		Federal Funds - CDBG FCN 14.228			
		ITEM	CHAPTER	STATUTE	FISCAL YEAR
		2240-101-0890	52	00	00/01
		OBJECT OF EXPENDITURE (CODE AND TITLE)	2207/46008=\$500,000.00 Grant-Governmental 661702		
I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure stated above.		T.B.A. NO.	B.R. NO.		
SIGNATURE OF ACCOUNTING OFFICER		DATE			
		7-25-00			

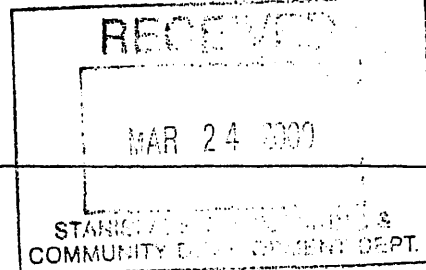
SEP 14 2000

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY**

DEPT: Planning and Community Development *ff*
 Urgent _____ Routine X
 CEO Concurs with Recommendation YES _____ NO _____
 (Information Attached)

BOARD AGENDA # 7:45 p.m.
 AGENDA DATE March 21, 2000
 4/5 Vote Required YES _____ NO X

SUBJECT: APPROVAL OF THE 2000 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION - HOUSING REHABILITATION



STAFF RECOMMENDATIONS:

1. CONDUCT THE PUBLIC HEARING.
2. APPROVE THE \$500,000 APPLICATION REGARDING HOUSING REHABILITATION (\$389,500), ACTIVITY DELIVERY (\$85,500), AND GENERAL ADMINISTRATION (\$25,000).
3. AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO SIGN THE STATEMENT OF ASSURANCES.
4. APPROVE THE COMMITMENT OF PERSONNEL AND IN-KIND SERVICES NOT TO EXCEED \$5,000.

(STAFF RECOMMENDATION CONTINUED ON PAGE 2)

FISCAL IMPACT:

There will be a \$5,000 impact relative to the provision of 'in-kind' personnel services during the grant period.

BOARD ACTION

No. 2000-221

On motion of Supervisor Blom, **Seconded by Supervisor** Mayfield, and approved by the following vote,

Ayes: Supervisors: Paul, Mayfield, Blom, Simon, and Chairman Caruso

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

- 1) _____ Approved as recommended
- 2) _____ Denied
- 3) X Approved as amended

Motion:

APPROVED STAFF RECOMMENDATIONS #1 THROUGH #7; AND, AMENDED THE MOTION TO ADD AND APPROVE STAFF RECOMMENDATION #8 TO ACCEPT AND DIRECT THE COMMITMENT OF \$4,000 IN SWEAT EQUITY FOR HOUSING REHABILITATION.

SUBJECT: APPROVAL OF THE 2000 COMMUNITY DEVELOPMENT BLOCK GRANT
APPLICATION - HOUSING REHABILITATION

PAGE 2

STAFF
RECOM-
MENDATION
CONTINUED:

5. ACCEPT AND DIRECT THE COMMITMENT OF \$60,000 IN REDEVELOPMENT AGENCY HOUSING FUNDS FOR HOUSING REHABILITATION (\$49,200) AND ACTIVITY DELIVERY (\$10,800).
6. REPAY CDBG FUNDS IN THE EVENT THAT THE ACTIVITY IS DETERMINED TO BE INELIGIBLE.
7. AUTHORIZE THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT TO ACT ON COUNTY'S BEHALF IN ALL MATTERS PERTAINING TO THIS APPLICATION, INCLUDING SUBMITTAL OF THE APPLICATION, EXECUTION OF THE GRANT AGREEMENT, DRAWDOWN OF FUNDS, SUBMITTAL OF AMENDMENT REQUESTS AND EXECUTION OF GRANT AMENDMENT DOCUMENTS. ADDITIONALLY, THE DIRECTOR SHALL BE THE PARTY RESPONSIBLE FOR GRANT ADMINISTRATION.

DISCUSSION:

The Housing Element of the Stanislaus County General Plan records a great need for housing rehabilitation.

In response to this great need, a public meeting on February 15th was held to determine whether this activity should be the subject of a 2000 Community Development Block Grant application. The outcome of that public meeting directed staff to prepare a \$500,000 application identifying housing rehabilitation as the proposed activity. If awarded, this activity will be implemented jurisdiction-wide.

There are three (3) activities within a grant award that are eligible expense items. They are: (1) General Administration that relates to the preparation and submittal of reports required by the State and monitoring of the eventual agreement between the County and the contracted service provider; (2) the actual activity itself, in this case, housing rehabilitation; and (3) the cost to deliver the actual activity incurred by the service provider.

This activity will be performed during the life of the grant which historically has been thirty months. The activity will benefit the Target Income Group (TIG households earning less than 80% of County median income) by providing a decent, safe and affordable housing opportunity. This will be accommodated by determining income eligibility and restricting the access funds to the TIG.

Based upon population, jurisdictions are considered either entitlement or non-entitlement. Stanislaus County is determined to be non-entitlement because its unincorporated population is less than the 200,000 person required threshold.

RECOMMENDATION NO. 8:

ACCEPT AND DIRECT THE COMMITMENT OF \$4,000 IN SWEAT EQUITY FOR HOUSING REHABILITATION.

SUBJECT: APPROVAL OF THE 2000 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION - HOUSING REHABILITATION

PAGE 3

**DISCUSSION
CONTINUED:**

Applications are evaluated based upon attention given to:

- satisfying the national objective of providing decent housing and a suitable living environment for TIG households.
- satisfying the State objectives regarding energy conservation, rehabilitation of historic buildings, fair housing, special needs households, and health and safety deficiencies.
- level of local commitment, ability to perform and capacity to administer.

One of the objectives of the CDBG Program is to solicit public input whenever and wherever possible for program design. The guidelines stipulate a minimum of two public hearings for purposes of achieving this objective. Stanislaus County held one public hearing on February 15, 2000 and solicited written and oral comments at that time and with publication notices.

This is the second public hearing which interested persons can present written or oral comments regarding the CDBG Program or the proposed activities of the 2000 application

**POLICY
ISSUES:**

The Housing Element of the Stanislaus County General Plan has established a policy to assist unincorporated areas in maintaining and rehabilitating existing housing stock as decent, safe, sanitary and affordable housing.

**STAFFING
IMPACT:**

Current staff has been assigned the responsibility of administering the program. No additional staff is necessary.

I:\BOS\cdbg\2000 grant application

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

REAGAN M. WILSON

Clerk of the Board of Supervisors of the County of Stanislaus, State of California

By _____



MAR 21 2000

STANDARD AGREEMENT

APPROVED BY THE
ATTORNEY GENERAL

STD. 2 (REV. 5-91)

CONTRACT NUMBER 99-STBG-1384	AM. NO.
TAXPAYER'S FEDERAL EMPLOYER IDENTIFICATION NUMBER	

THIS AGREEMENT, made and entered into this **CONTRACTOR'S COPY** July 19 1999, in the State of California, by and between State of California, through its duly elected or appointed, qualified and acting

TITLE OF OFFICER ACTING FOR STATE Director	AGENCY Department of Housing and Community Development , hereafter called the State, and
CONTRACTOR'S NAME County of Stanislaus , hereafter called the Contractor.	

WITNESSETH: That the Contractor for and in consideration of the covenants, conditions, agreements, and stipulations of the State hereinafter expressed, does hereby agree to furnish to the State services and materials as follows: *(Set forth service to be rendered by Contractor, amount to be paid Contractor, time for performance or completion, and attach plans and specifications, if any.)*

This agreement will provide official notification of the grant award under the State's administration of the Housing and Community Development Block Grant (hereinafter, "CDBG" or "the Program") Program for Non-entitlement jurisdictions pursuant to the provisions of 42 U.S.C. 5301 et seq., 24 CFR Part 570, Subpart I, and 25 California Code of Regulations, Sections 7050 et seq. In accepting this grant award, the Grantee agrees to comply with the terms and conditions of this agreement and all attachments hereto, the representations contained in the Grantee's application (hereinafter, "the Application") which is hereby incorporated by reference as if set forth in full, and the requirements of the authorities cited above. For purposes of this agreement, use of the term "Grantee" shall be a reference to "Contractor".

Any changes made to the Application after this agreement is executed must receive prior written approval from the State.

Term: The effective date of this agreement is the date stamped by the State in the lower right hand corner of this page. This agreement shall terminate on March 31, 2002.

Grant Amount: The amount to be paid as a grant to the Grantee under this agreement shall not exceed \$500,000.00.

Grant Activity: The Grantee agrees to perform the grant activity(ies) as summarized below and on Attachments C & D attached hereto, and more fully described in the approved Application:

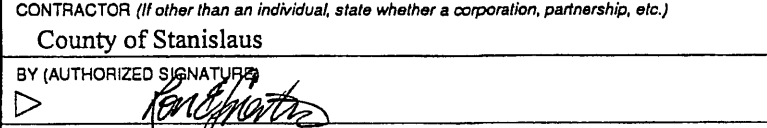
The activity will consist of the purchase of equipment and supplies for a medical facility serving TIG households and to pay assessment for TIG households to hook up to the sanitary sewer.

- 1 \$37,500.00 - General Administration (21A)
- 2 \$16,425.00 - Set Aside - Sidewalks
- 3 \$275,000.00 - Community Facilities/Public Services (03P) / \$23,250.00 - Activity Delivery (05)
- 4 \$125,275.00 - Public Works (03J) / \$22,550.00 - Activity Delivery (03J)

CONTINUED ON 23 SHEETS, EACH BEARING NAME OF CONTRACTOR AND CONTRACT NUMBER.

The provisions on the reverse side hereof constitute a part of this agreement.

IN WITNESS WHEREOF, this agreement has been executed by the parties hereto, upon the date first above written.

STATE OF CALIFORNIA		CONTRACTOR			
AGENCY Department of Housing & Community Development		CONTRACTOR (If other than an individual, state whether a corporation, partnership, etc.) County of Stanislaus			
BY (AUTHORIZED SIGNATURE) 		BY (AUTHORIZED SIGNATURE) 			
PRINTED NAME OF PERSON SIGNING Dennis L. Montgomery		PRINTED NAME AND TITLE OF PERSON SIGNING Ron Freitas, Director			
TITLE Manager, Business Management Branch		ADDRESS 1100 H Street, Modesto, California 95354			
AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 500,000.00	PROGRAM/CATEGORY (CODE AND TITLE) 20		FUND TITLE FTF		
	(OPTIONAL USE) Federal Funds - CDBG		FCN 14.228		
	ITEM 2240-101-0890	CHAPTER 50	STATUTE 1999	FISCAL YEAR 1999/00	
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT \$ -0-	OBJECT OF EXPENDITURE (CODE AND TITLE) 46006=\$500,000.00 Grant - Governmental 661702				
TOTAL AMOUNT ENCUMBERED TO DATE 500,000.00	T.B.A. NO.		B.R. NO.		
SIGNATURE OF ACCOUNTING OFFICER 		DATE 9/5/99			

Department of General Services
Use Only

Exempt from Department of
General Services approval

SEP 29 1999

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # 7:15 p.m.

Urgent _____ Routine X

AGENDA DATE March 16, 1999

CEO Concurs with Recommendation YES _____ NO _____
(Information Attached)

4/5 Vote Required YES _____ NO X

SUBJECT: APPROVAL OF THE 1999 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION - COMMUNITY FACILITY AND PUBLIC WORKS; AND, ACCEPT FINAL GRANTEE PERFORMANCE REPORT FOR GRANT NO. 96-STBG-1033

STAFF
RECOMMEN-
DATIONS:

1. CONDUCT THE PUBLIC HEARING.
2. APPROVE THE \$500,000 APPLICATION REGARDING A COMMUNITY FACILITY (\$298,250), PUBLIC WORKS (\$147,825), SIDEWALKS (\$16,425) AND GENERAL ADMINISTRATION (\$37,500).
3. AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO SIGN THE STATEMENT OF ASSURANCES EXECUTED IN CONNECTION WITH THE APPLICATION AND, IF AWARDED, THE GRANT.

(STAFF RECOMMENDATION CONTINUED ON PAGE 2)

FISCAL
IMPACT:

There will be a \$1,500 impact relative to the provision of 'in-kind' personnel services during the grant period and a \$10,200 impact due to the waiver of encroachment permit fees associated with sewer connections.

MAR 22 1999

BOARD ACTION

No. 1999-219

On motion of Supervisor Blom, Seconded by Supervisor Mayfield

and approved by the following vote,
Ayes: Supervisors: Paul, Mayfield, Blom, and Chairman Simon

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: Caruso

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

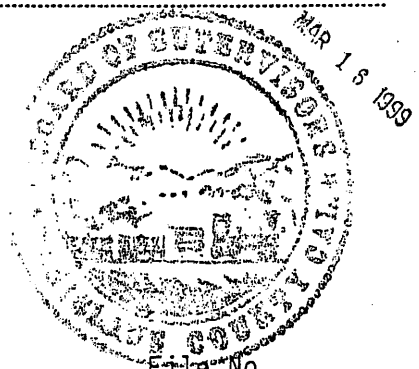
Motion:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

REAGAN M. WILSON

Clerk of the Board of Supervisors of the County of Stanislaus, State of California

Ry. Elizabeth King



SUBJECT: APPROVAL OF THE 1999 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION - COMMUNITY FACILITY AND PUBLIC WORKS; AND, ACCEPT FINAL GRANTEE PERFORMANCE REPORT FOR GRANT NO. 96-STBG-1033

PAGE 2

**STAFF
RECOM-
MENDATION
CONTINUED:**

4. APPROVE THE COMMITMENT OF PERSONNEL AND IN-KIND SERVICES NOT TO EXCEED \$1,500.
5. APPROVE THE WAIVER OF ENCROACHMENT PERMIT FEES OF \$10,200.
6. ACCEPT AND DIRECT THE COMMITMENT OF \$50,000 IN REDEVELOPMENT AGENCY HOUSING FUNDS FOR PUBLIC WORKS (\$35,000) AND SIDEWALKS (\$15,000).
7. REPAY CDBG FUNDS IN THE EVENT THAT THE ACTIVITY IS DETERMINED TO BE INELIGIBLE.
8. AUTHORIZE THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT TO ACT ON COUNTY'S BEHALF IN ALL MATTERS PERTAINING TO THIS APPLICATION, INCLUDING SUBMITTAL OF THE APPLICATION, EXECUTION OF THE GRANT AGREEMENT, DRAWDOWN OF FUNDS, SUBMITTAL OF AMENDMENT REQUESTS AND EXECUTION OF GRANT AMENDMENT DOCUMENTS. ADDITIONALLY, THE DIRECTOR SHALL BE THE PARTY RESPONSIBLE FOR GRANT ADMINISTRATION.
9. DETERMINE THAT FEDERAL CITIZEN PARTICIPATION REQUIREMENTS WERE MET DURING THE DEVELOPMENT OF THE APPLICATION.
10. AUTHORIZE THE AUDITOR TO ESTABLISH THE NECESSARY BUDGET INDEX AND APPROPRIATIONS SHOULD THE GRANT BE AWARDED.
11. ACCEPT FINAL GRANTEE PERFORMANCE REPORT FOR GRANT NO. 96-STBG-1033.

DISCUSSION:

A priority of the Board of Supervisors is to provide safe, healthy communities. It has been determined through surveys and healthcare industry data that a facility offering services related to physical and emotional health, as well as opportunities related to employable skills development is needed in west Modesto. To this end, there are efforts underway to establish a collaborative of service providers that would dedicate staff to such a facility. The construction of, the provision of equipment and supplies for, and the services proposed in a community facility are eligible activities within the Community Development Block Grant program guidelines. A portion of the 1999 application has been prepared recognizing the need to purchase equipment and supplies. of job opportunities and healthy living environment for its residents.

SUBJECT: APPROVAL OF THE 1999 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION -
COMMUNITY FACILITY AND PUBLIC WORKS; AND, ACCEPT FINAL GRANTEE
PERFORMANCE REPORT FOR GRANT NO. 96-STBG-1033

PAGE 3

**DISCUSSION
CONTINUED:**

The application also proposes to continue the individual sewer connection program in the Bret Harte Neighborhood. As you recall, two grants have been awarded for this purpose. Those grants facilitated 457 connections to sanitary sewer service. There remains approximately 150 properties to connect. Based upon the preponderance of Target Income Group (TIG) households in the Bret Harte Neighborhood, these funds are needed to assist these remaining properties in connecting to the sanitary sewer service system.

Additionally, the application proposes to utilize a 'set aside' amount of \$16,425 in a sidewalk construction project in the Bret Harte Neighborhood. The Department of Public Works is implementing a Congestion Mitigation and Air Quality (CMAQ) grant that has allocated \$165,000 for this purpose. Therefore, a total of \$181,425 will be available for sidewalks in this neighborhood.

The activities described above will be performed during the life of the grant which historically has been thirty (30) months. Each activity will benefit the Target Income Group.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PARTICIPATION

- Based upon population, jurisdictions are considered either entitlement or non-entitlement. Stanislaus County is a non-entitlement based upon its population of less than 200,000 persons.
- Applications are evaluated based upon attention given to: satisfaction of national objective, level of local commitment, ability to perform and capacity to administer.
- Solicitation of public input through the use of the public hearing process and written comments.

This public hearing represents the second meeting at which interested persons can present either oral or written comments regarding the CDBG Program or the proposed activities of the 1999 application.

At the close of a CDBG activity, it is a requirement to conduct a public hearing regarding the performance of the jurisdiction in the implementation of the activity sponsored by the grant. The activity subject to this grant was individual sewer connections in the Bret Harte Neighborhood. All CDBG and committed redevelopment funds were expended as defined in the grant application and award, 193 connections were made, and the county successfully passed the program audit conducted during 1998.

SUBJECT: APPROVAL OF THE 1999 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION -
COMMUNITY FACILITY AND PUBLIC WORKS; AND, ACCEPT FINAL GRANTEE
PERFORMANCE REPORT FOR GRANT NO. 96-STBG-1033

PAGE 4

**POLICY
ISSUES:**

It is the policy of the Board to comply with guidelines established for programs in which Stanislaus County participates. This public hearing satisfies a component of the guidelines set forth as part of the State Community Development Block Grant Program for both submittal of grant applications and reports of grantee performance.

**STAFFING
IMPACT:**

There will be no additional impact to staff.

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STANDARD AGREEMENT

APPROVED BY THE
ATTORNEY GENERAL

STD. 2 (REV. 5-91)

CONTRACT NUMBER	AM. NO.
98-STBG-1271	
TAXPAYER'S FEDERAL EMPLOYER IDENTIFICATION NUMBER	

THIS AGREEMENT, made and entered into this 1st day of July, 1998,
in State of California, by and between State of California, through its duly elected or appointed, qualified and acting

TITLE OF OFFICER ACTING FOR STATE	AGENCY
Director	Department of Housing and Community Development, hereafter called the State, and
CONTRACTOR'S NAME	
County of Stanislaus, hereafter called the Contractor.	

WITNESSETH: That the Contractor for and in consideration of the covenants, conditions, agreements, and stipulations of the State hereinafter expressed, does hereby agree to furnish to the State services and materials as follows: *(Set forth service to be rendered by Contractor, amount to be paid Contractor time for performance or completion, and attach plans and specifications, if any.)*

This agreement will provide official notification of the grant award under the State's administration of the Housing and Community Development Block Grant (hereinafter, "CDBG" or "the Program") Program for Non-entitlement jurisdictions pursuant to the provisions of 42 U.S.C. 5301 et seq., 24 CFR Part 570, Subpart I, and 25 California Code of Regulations, Sections 7050 et seq. In accepting this grant award, the Grantee agrees to comply with the terms and conditions of this agreement and all attachments hereto, the representations contained in the Grantee's application (hereinafter, "the Application") which is hereby incorporated by reference as if set forth in full, and the requirements of the authorities cited above. For purposes of this agreement, use of the term "Grantee" shall be a reference to "Contractor". Any changes made to the Application after this agreement is executed must receive prior written approval from the State.

Term: The effective date of this agreement is the date stamped by the State in the lower right hand corner of this page. This agreement shall terminate on March 31, 2001.

Grant Amount: The amount to be paid as a grant to the Grantee under this agreement shall not exceed \$500,000.

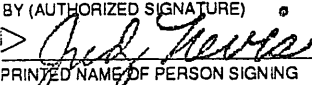

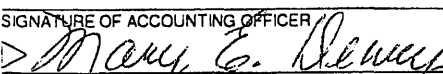
Grant Activity: The Grantee agrees to perform the grant activity(ies) as summarized below and on Attachments C & D attached hereto, and more fully described in the approved Application:

Rehabilitation of housing units occupied by Targeted Income Group households. Set aside funds will be used to assist first time homebuyers.

- \$37,500 - (21A) General Administration
- \$46,250 - (13) Set Aside
- \$333,000 - (14A) Housing Rehabilitation / \$ 83,250 - (14H) Activity Delivery

CONTINUED ON 20 SHEETS, EACH BEARING NAME OF CONTRACTOR AND CONTRACT NUMBER.

The provisions on the reverse side hereof constitute a part of this agreement.
IN WITNESS WHEREOF, this agreement has been executed by the parties hereto, upon the date first above written.

STATE OF CALIFORNIA		CONTRACTOR			
AGENCY Department of Housing & Community Development		CONTRACTOR (If other than an individual, state whether a corporation, partnership, etc.) County of Stanislaus			
BY (AUTHORIZED SIGNATURE) 		BY (AUTHORIZED SIGNATURE) 			
PRINTED NAME OF PERSON SIGNING Judy Nevis		PRINTED NAME AND TITLE OF PERSON SIGNING Ron E. Freitas, Director of Planning and Community Development			
TITLE Deputy Director		ADDRESS 1100 H Street, Modesto, California 95354			
AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 500,000	PROGRAM/CATEGORY (CODE AND TITLE) 20	FUND TITLE FTF			Department of General Services Use Only
	(OPTIONAL USE) Federal Funds - CDBG	FCN 14.228			
	ITEM 2240-101-0890	CHAPTER 324	STATUTE 1998	FISCAL YEAR 1998/99	
	OBJECT OF EXPENDITURE (CODE AND TITLE) 2207/46004;\$500,000 Grant - Governmental 661702				
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT \$ -0-					Exempt from Department of General Services approval
TOTAL AMOUNT ENCUMBERED TO DATE \$ 500,000					
I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure stated above.		T.B.A. NO.	B.R. NO.		
SIGNATURE OF ACCOUNTING OFFICER 		DATE 9/24/98			

OCT 19 1998

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # 7:15 p.m.

Urgent Routine X

AGENDA DATE March 17, 1998

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO X

SUBJECT: APPROVAL OF THE 1998 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION - HOUSING REHABILITATION

STAFF
RECOMMEN-
DATIONS:

1. CONDUCT THE PUBLIC HEARING.
2. APPROVE THE \$500,000 APPLICATION REGARDING HOUSING REHABILITATION (\$416,250), FIRST-TIME HOMEBUYER ASSISTANCE (\$46,250) AND GENERAL ADMINISTRATION (\$37,500).
3. AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO SIGN THE STATEMENT OF ASSURANCES EXECUTED IN CONNECTION WITH THE APPLICATION AND, IF AWARDED, THE GRANT.
4. APPROVE THE COMMITMENT OF PERSONNEL AND IN-KIND SERVICES NOT TO EXCEED \$5,000.
5. APPROVE THE WAIVER OF BUILDING PERMIT FEES OF \$4,000.

FISCAL
IMPACT:

There will be a \$5,000 impact relative to the provision of 'in-kind' personnel services during the grant period and a \$4,000 impact due to the waiver of building permit fees associated with flood damaged residences.

BOARD ACTION

No. 98-226

On motion of Supervisor Paul, Seconded by Supervisor Mayfield, and approved by the following vote,

Ayes: Supervisors: Paul, Mayfield, Caruso, and Chairman Blom

Noes: Supervisors: None

Excused or Absent: Supervisors: Simon

Abstaining: Supervisor: Caruso

- 1) X Approved as recommended
- 2) Denied
- 3) Approved as amended

Motion:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

REAGAN M. WILSON
Clerk of the Board of Supervisors of the County of Stanislaus, State of California

By: [Signature] Deputy



File No.

SUBJECT: APPROVAL OF THE 1998 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION
- HOUSING REHABILITATION

PAGE 2

**STAFF
RECOM-
MENDATION
CONTINUED:**

6. ACCEPT AND DIRECT THE COMMITMENT OF \$50,000 IN REDEVELOPMENT AGENCY HOUSING FUNDS FOR HOUSING REHABILITATION (\$42,500) AND GENERAL ADMINISTRATION (\$7,500).
7. REPAY CDBG FUNDS IN THE EVENT THAT THE ACTIVITY IS DETERMINED TO BE INELIGIBLE.
8. AUTHORIZE THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT TO ACT ON COUNTY'S BEHALF IN ALL MATTERS PERTAINING TO THIS APPLICATION, INCLUDING SUBMITTAL OF THE APPLICATION, EXECUTION OF THE GRANT AGREEMENT, DRAWDOWN OF FUNDS, SUBMITTAL OF AMENDMENT REQUESTS AND EXECUTION OF GRANT AMENDMENT DOCUMENTS. ADDITIONALLY, THE DIRECTOR SHALL BE THE PARTY RESPONSIBLE FOR GRANT ADMINISTRATION.

DISCUSSION:

The Housing Element of the Stanislaus County General Plan records a great need for housing rehabilitation.

Due to this great need, a public meeting was held to determine whether this activity should be the subject of a 1998 Community Development Block Grant application. The outcome of that public meeting directed staff to prepare a \$500,000 application identifying housing rehabilitation as the proposed activity.

Based upon Target Income Group (TIG) data, poverty level, the number of units suitable for rehabilitation, Denair and the Bret Harte Neighborhood have been identified in the application.

Additionally, the application proposes to utilize ten percent of its activity funds (\$46,250) to partner with Stanislaus County Affordable Housing Corporation (STANCO), a local non-profit agency, in facilitating the home ownership opportunity with first-time homebuyer assistance. This activity will be conducted within the unincorporated area of Stanislaus County.

These activities will be performed during the life of the grant which historically has been thirty months. Each activity will benefit the TIG by providing a decent, safe and affordable housing opportunity. This will be accommodated by determining income eligibility and restricting the access of funds to the TIG.

Based upon population, jurisdictions are considered either entitlement or non-entitlement. Stanislaus County is determined to be non-entitlement because its unincorporated population is less than 200,000 persons.

SUBJECT: APPROVAL OF THE 1998 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION
- HOUSING REHABILITATION

PAGE 3

**DISCUSSION
CONTINUED:**

Applications are evaluated based upon attention given to:

- satisfaction of national objective of providing decent housing and a suitable living environment for TIG households.
- satisfaction of State objectives regarding energy conservation, rehabilitation of historic buildings, fair housing, special needs households, and health and safety deficiencies.
- level of local commitment, ability to perform and capacity to administer.

One objective of the CDBG Program is to solicit public input whenever and wherever possible. The guidelines stipulate two public hearings for purposes of achieving this objective. Stanislaus County held one public hearing in February 1997 and solicited written and oral comments at that time and with publication notices.

This public hearing represents the second meeting at which interested persons can present written or oral comments regarding the CDBG Program or the proposed activities of the 1998 application.

**POLICY
ISSUES:**

The Housing Element of the Stanislaus County General Plan has established a policy to assist unincorporated areas in maintaining and rehabilitating existing housing stock as decent, safe, sanitary and affordable housing.

**STAFFING
IMPACT:**

Current staff has been assigned the responsibility of administering the program. No additional staff is necessary.

STANDARD AGREEMENT - APPROVED BY THE ATTORNEY GENERAL

STD. 2 (REV.5-91)

CONTRACTOR'S COPY

CONTRACT NUMBER 97-STBG-1137	AM. NO.
TAXPAYER'S FEDERAL EMPLOYER IDENTIFICATION NUM	

THIS AGREEMENT, made and entered into this 1st day of July, 1997, in the State of California, by and between State of California, through its duly elected or appointed, qualified and acting

TITLE OF OFFICER ACTING FOR STATE <u>Director</u>	AGENCY <u>Department of Housing and Community Development</u> , hereafter called the State, and
CONTRACTOR'S NAME <u>County of Stanislaus</u> , hereafter called the Contractor	

WITNESSETH: That the Contractor for and in consideration of the covenants, conditions, agreements, and stipulations of the State hereinafter expressed does hereby agree to furnish to the State services and materials as follows: *(Set forth service to be rendered by Contractor, amount to be paid Contractor time for performance or completion, and attach plans and specifications, if any.)*

This agreement will provide official notification of the grant award under the State's administration of the Housing and Community Development Block Grant (hereinafter, "CDBG" or "the Program") Program for Non-entitlement jurisdictions pursuant to the provisions of 42 U.S.C. 5301 et seq., 24 CFR Part 570, Subpart I, and 25 California Code of Regulations, Sections 7050 et seq. In accepting this grant award, the Grantee agrees to comply with the terms and conditions of this agreement and all attachments hereto, the representations contained in the Grantee's application (hereinafter, "the Application") which is hereby incorporated by reference as if set forth in full, and the requirements of the authorities cited above. For purposes of this agreement, use of the term "Grantee" shall be a reference to "Contractor". Any changes made to the Application after this agreement is executed must receive prior written approval from the State.

Term: The effective date of this agreement is the date stamped by the State in the lower right hand corner of this page. This agreement shall terminate on March 31, 2000.

Grant Amount: The amount to be paid as a grant to the Grantee under this agreement shall not exceed \$500,000.

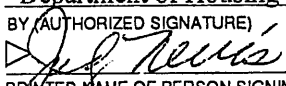
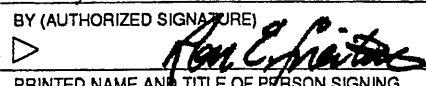
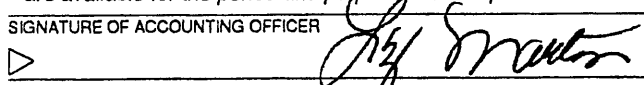
Grant Activity: The Grantee agrees to perform the grant activity(ies) as summarized below and on Attachments C & D attached hereto, and as more fully described in the approved Application:

Housing rehabilitation and the purchase of 2 residential lots in partnership with Habitat for Humanity for the purpose of constructing 2 single-family homes.

- \$37,500 - General Administration
- \$46,250 - Set Aside
- \$416,250 - Housing Rehabilitation

CONTINUED ON 20 SHEETS, EACH BEARING NAME OF CONTRACTOR AND CONTRACT NUMBER.

The provisions on the reverse side hereof constitute a part of this agreement.
IN WITNESS WHEREOF, this agreement has been executed by the parties hereto, upon the date first above written.

STATE OF CALIFORNIA		CONTRACTOR			
AGENCY <u>Department of Housing & Community Development</u>		CONTRACTOR (If other than an individual, state whether a corporation, partnership, etc.) <u>County of Stanislaus</u>			
BY (AUTHORIZED SIGNATURE) 		BY (AUTHORIZED SIGNATURE) 			
PRINTED NAME OF PERSON SIGNING <u>Judy Nevis</u>		PRINTED NAME AND TITLE OF PERSON SIGNING <u>Ron E. Frietas, Director of Planning & Community Development</u>			
TITLE <u>Deputy Director</u>		ADDRESS <u>1100 H Street, Modesto, California 95354</u>			
AMOUNT ENCUMBERED BY THIS DOCUMENT <u>\$ 500,000</u>	PROGRAM/CATEGORY (CODE AND TITLE) <u>20</u>	FUND TITLE <u>FTF</u>			Department of General Services Use Only Exempt from Department of General Services approval SEP 19 1997
	(OPTIONAL USE) <u>Federal Funds - CDBG</u>	<u>FCN 14.228</u>			
	ITEM <u>2240-101-0890</u>	CHAPTER <u>BA97</u>	STATUTE <u>1997</u>	FISCAL YEAR <u>1997/98</u>	
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT <u>\$ -0-</u>	OBJECT OF EXPENDITURE (CODE AND TITLE) <u>2207/46003 = \$500,000 Grant - Governmental 661702</u>				
TOTAL AMOUNT ENCUMBERED TO DATE <u>\$ 500,000</u>	I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure stated above.		T.B.A. NO.	B.R. NO.	
SIGNATURE OF ACCOUNTING OFFICER 	DATE <u>8-26-97</u>				

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY**

DEPT: Planning and Community Development

BOARD AGENDA # 9:30 A.M.

Urgent _____ Routine X

AGENDA DATE March 25, 1997

CEO Concurs with Recommendation YES _____ NO _____
(Information Attached)

4/5 Vote Required YES _____ NO X

SUBJECT: 1997 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION - HOUSING REHABILITATION

STAFF
RECOMMEN-
DATIONS:

1. CONDUCT THE PUBLIC HEARING.
2. APPROVE THE \$500,000 APPLICATION REGARDING HOUSING REHABILITATION (\$416,250) , LAND ACQUISITION FOR NEW CONSTRUCTION (\$46,250) AND GENERAL ADMINISTRATION (\$37,500) .
3. AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO SIGN THE STATEMENT OF ASSURANCES EXECUTED IN CONNECTION WITH THE APPLICATION AND, IF AWARDED THE GRANT.
4. APPROVE THE COMMITMENT OF PERSONNEL AND IN-KIND SERVICES NOT TO EXCEED \$5,000.
5. APPROVE THE WAIVER OF BUILDING PERMIT FEES OF \$4,000.

FISCAL
IMPACT:

There will be a \$5,000 impact relative to the provision of 'in-kind' personnel services during the grant period and a \$4,000 impact due to the waiver of building permit fees associated with flood damaged residences.

BOARD ACTION

No. 97-233

On motion of Supervisor Blom , Seconded by Supervisor Simon

and approved by the following vote, Paul, Blom, Simon, Caruso, and Chairman Mayfield

Ayes: Supervisors: None

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

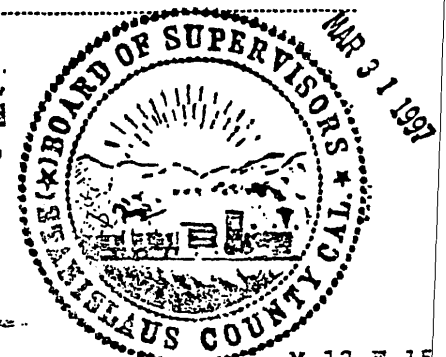
Motion:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

REAGAN M. WILSON

Clerk of the Board of Supervisors of the County of Stanislaus, State of California

Reagan M. Wilson



File No.

M-12-E-15

PAGE TWO

SUBJECT: 1997 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION -
HOUSING REHABILITATION

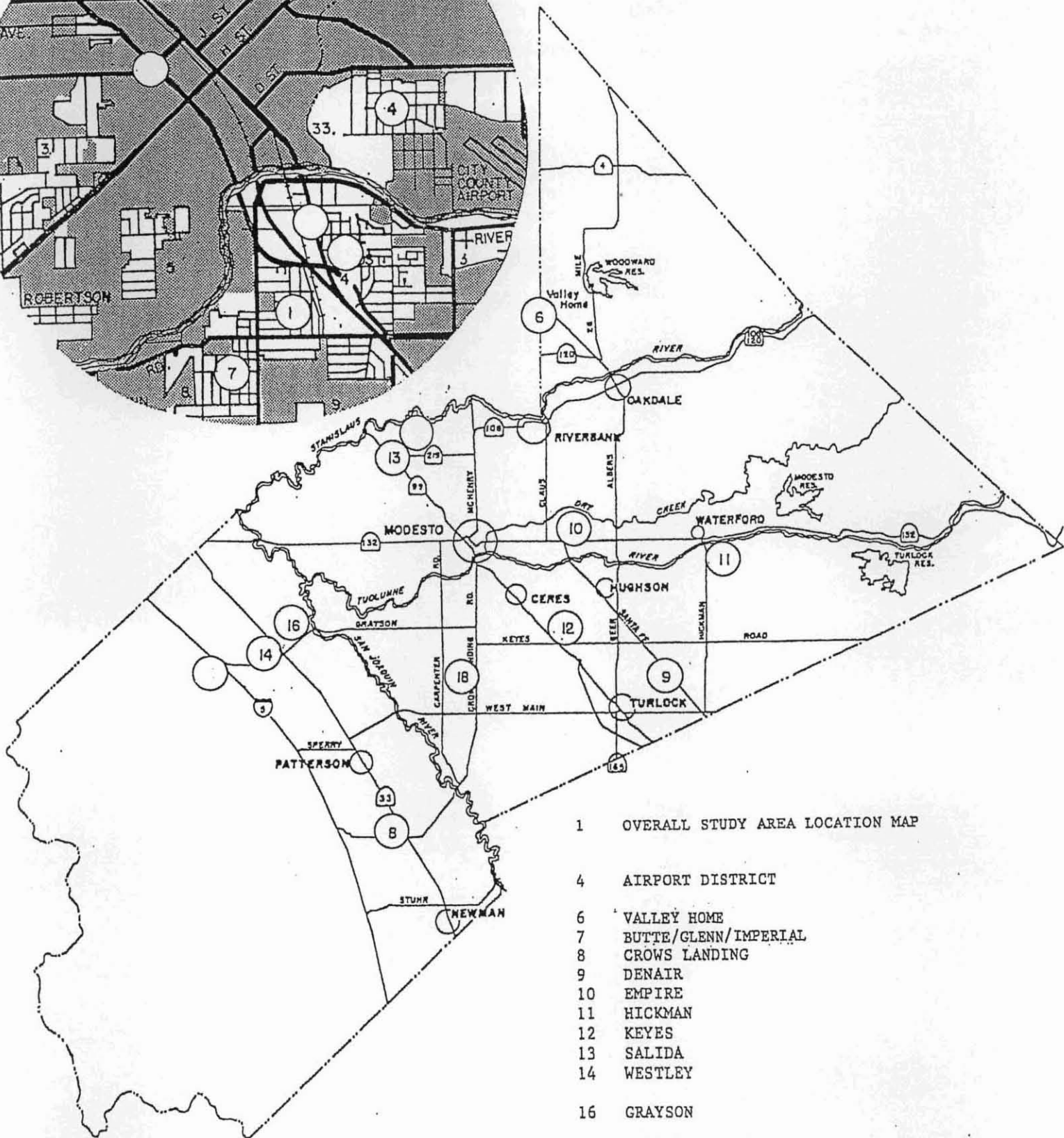
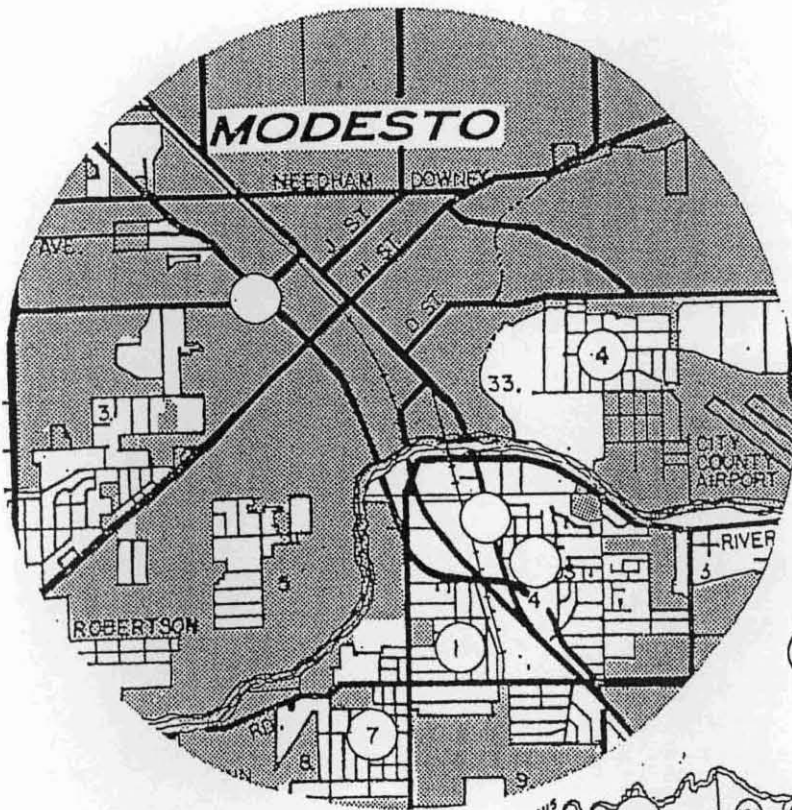
STAFF
RECOM-
MENDATION
CONTINUED:

6. ACCEPT AND DIRECT THE COMMITMENT OF \$50,000 IN REDEVELOPMENT AGENCY HOUSING FUNDS FOR HOUSING REHABILITATION (\$42,500) AND GENERAL ADMINISTRATION (\$7,500).
7. REPAY CDBG FUNDS IN THE EVENT THAT THE ACTIVITY IS DETERMINED TO BE INELIGIBLE.
8. AUTHORIZE THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT TO ACT ON COUNTY'S BEHALF IN ALL MATTERS PERTAINING TO THIS APPLICATION, INCLUDING SUBMITTAL OF THE APPLICATION, EXECUTION OF THE GRANT AGREEMENT, DRAWDOWN OF FUNDS, SUBMITTAL OF AMENDMENT REQUESTS AND EXECUTION OF GRANT AMENDMENT DOCUMENTS. ADDITIONALLY, THE DIRECTOR SHALL BE THE PARTY RESPONSIBLE FOR GRANT ADMINISTRATION.

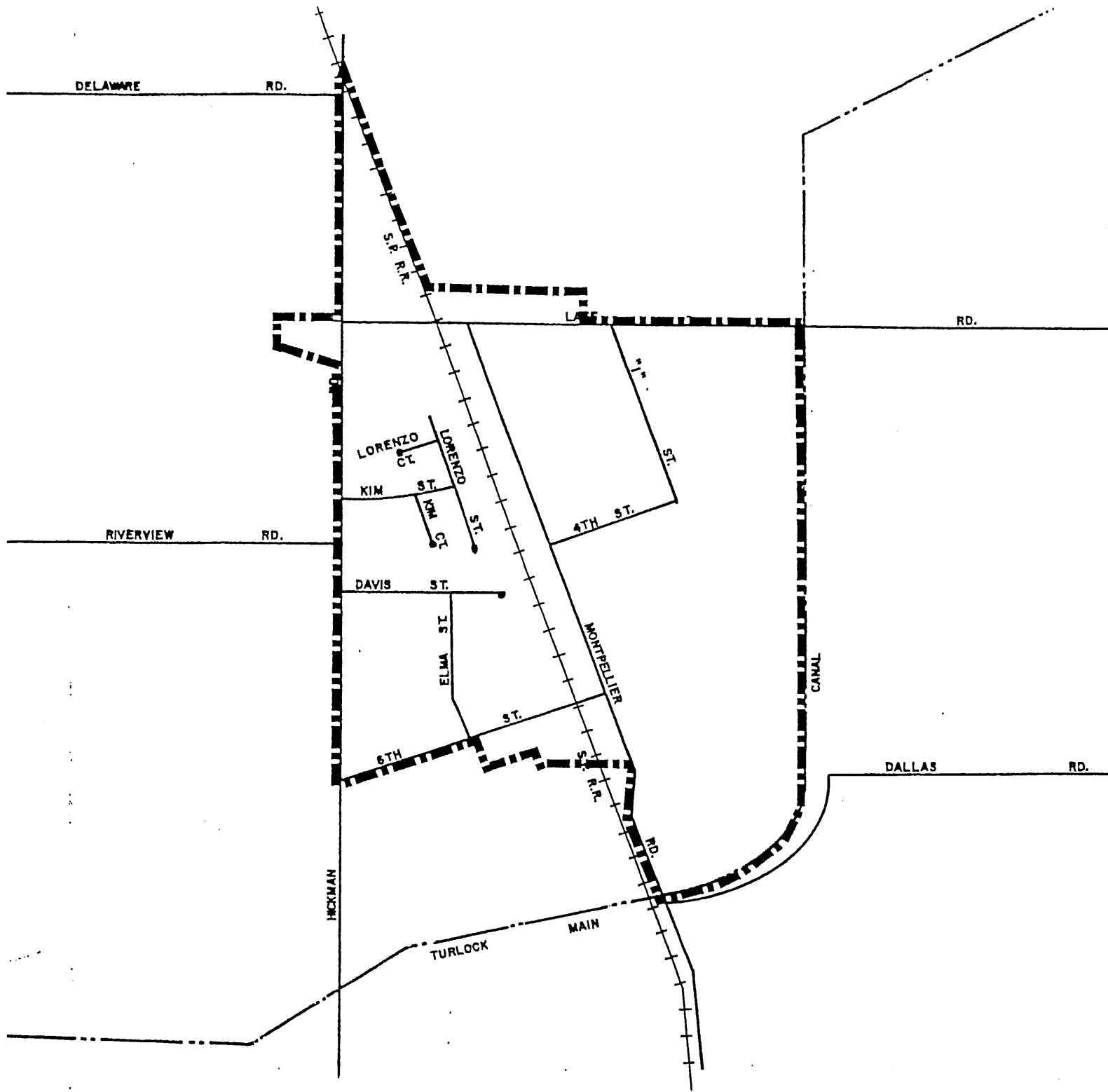
EXHIBIT 2-3

SECTION VI-C PROGRAM TARGETING

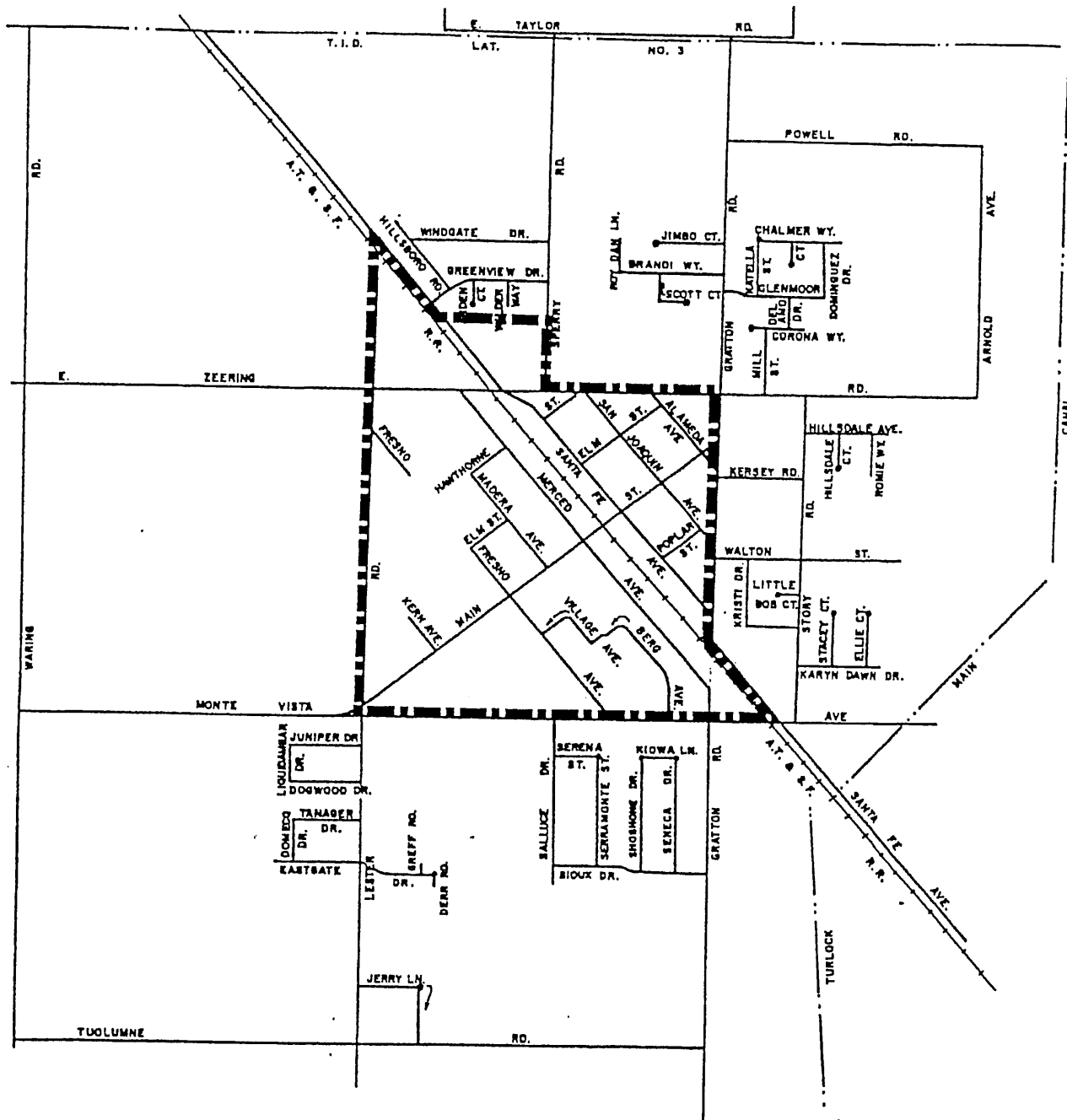
Following is a series of maps illustrating the areas in which the CalHome Owner-Occupied Rehabilitation Program will be implemented. The maps are illustrative of the non-contiguous residential areas within the Stanislaus County Redevelopment Project Area adopted in July 1991.



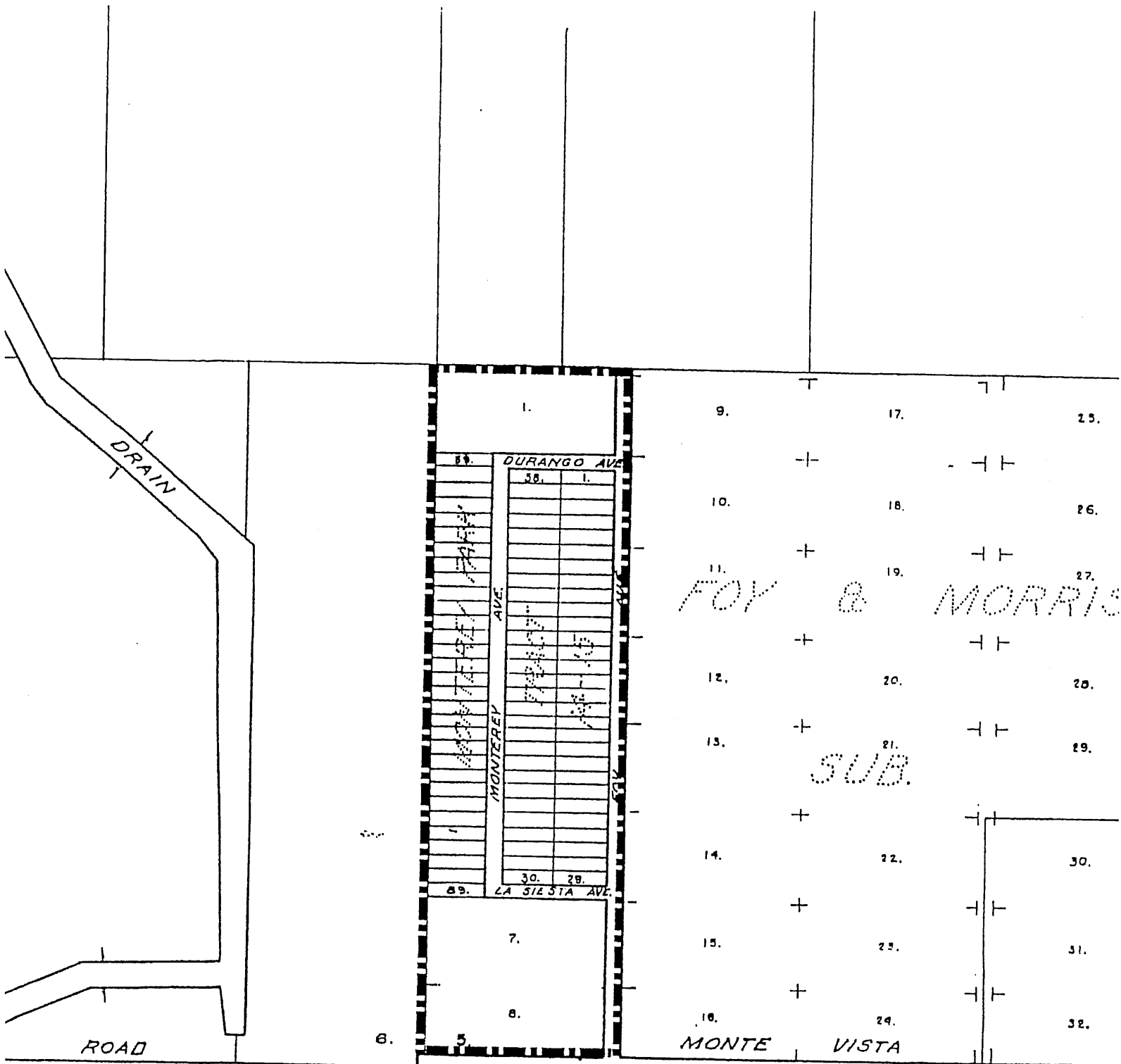
- 1 OVERALL STUDY AREA LOCATION MAP
- 4 AIRPORT DISTRICT
- 6 VALLEY HOME
- 7 BUTTE/GLENN/IMPERIAL
- 8 CROWS LANDING
- 9 DENAIR
- 10 EMPIRE
- 11 HICKMAN
- 12 KEYES
- 13 SALIDA
- 14 WESTLEY
- 16 GRAYSON
- 18 MONTEREY PARK
- 19 SHACKLEFORD NEIGHBORHOOD



HICKMAN

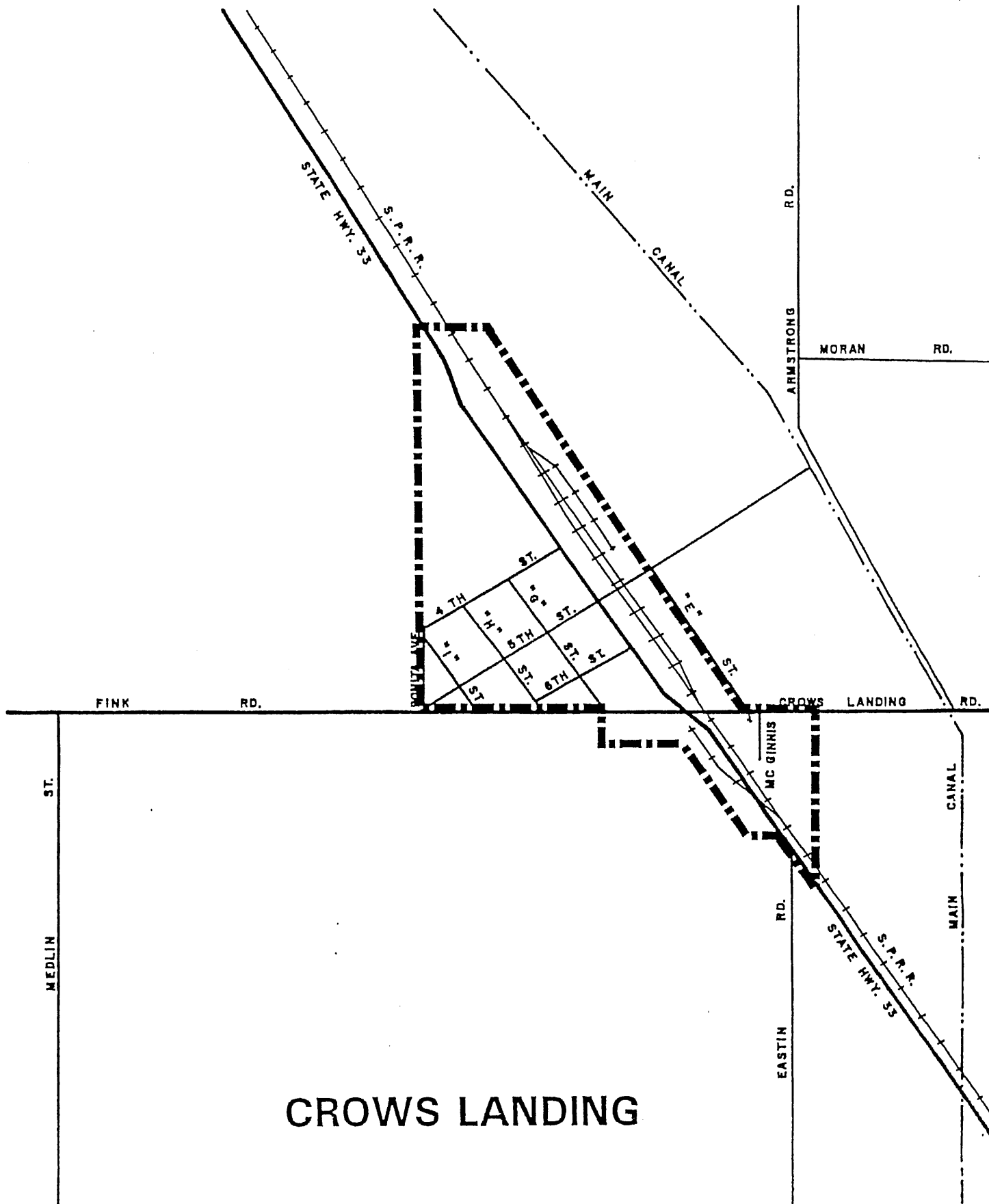


DENAIR

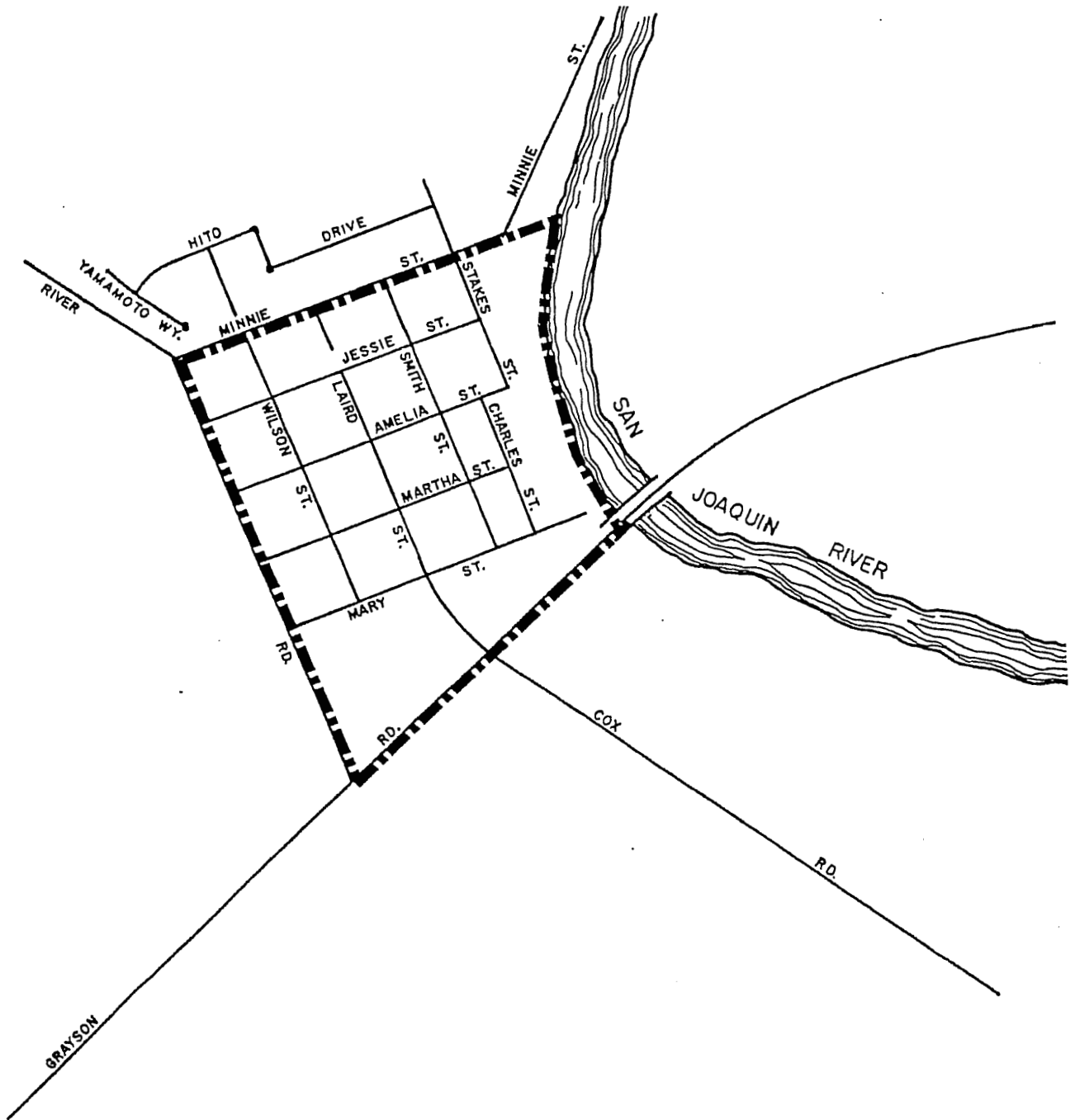


MONTEREY PARK

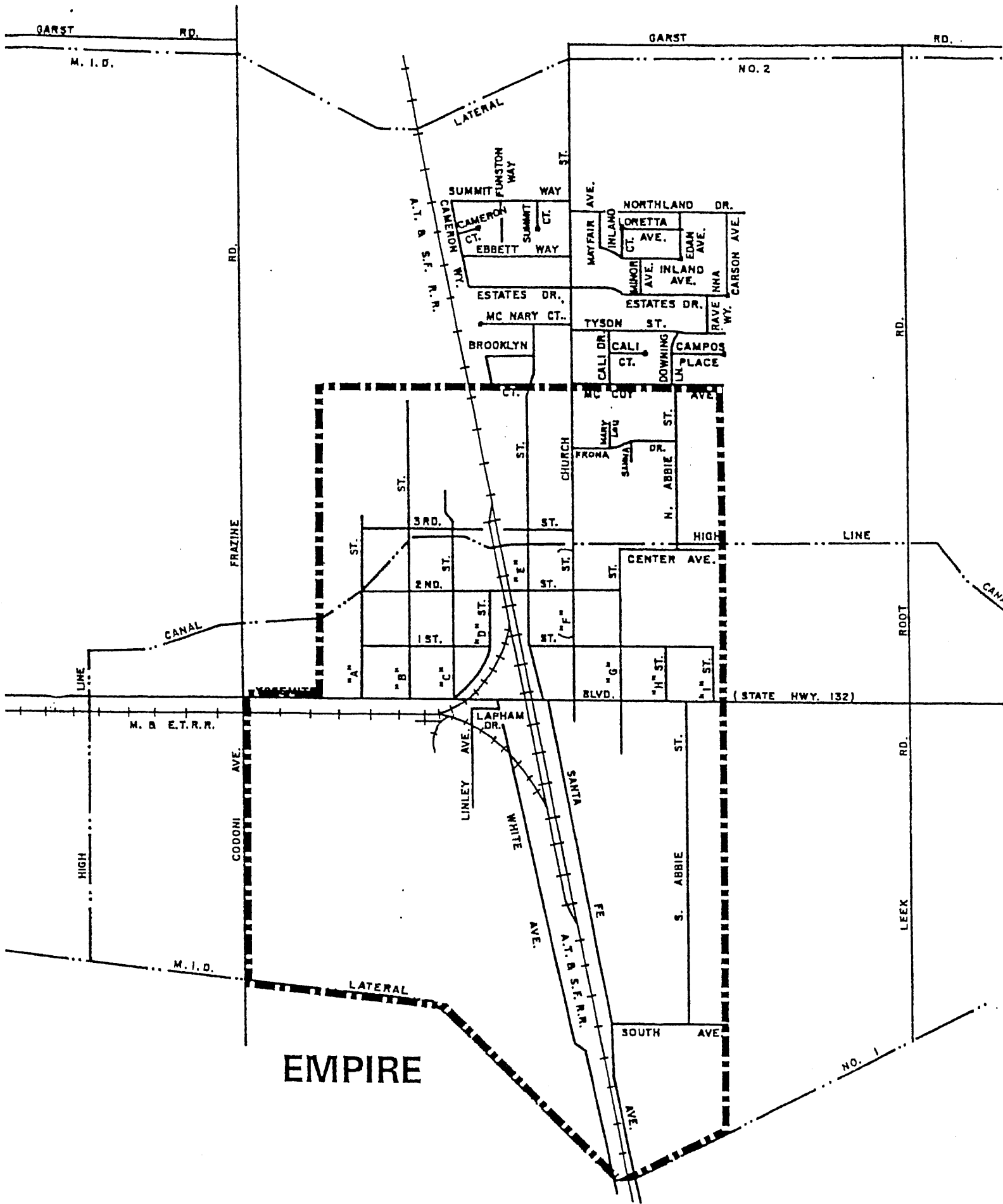
N



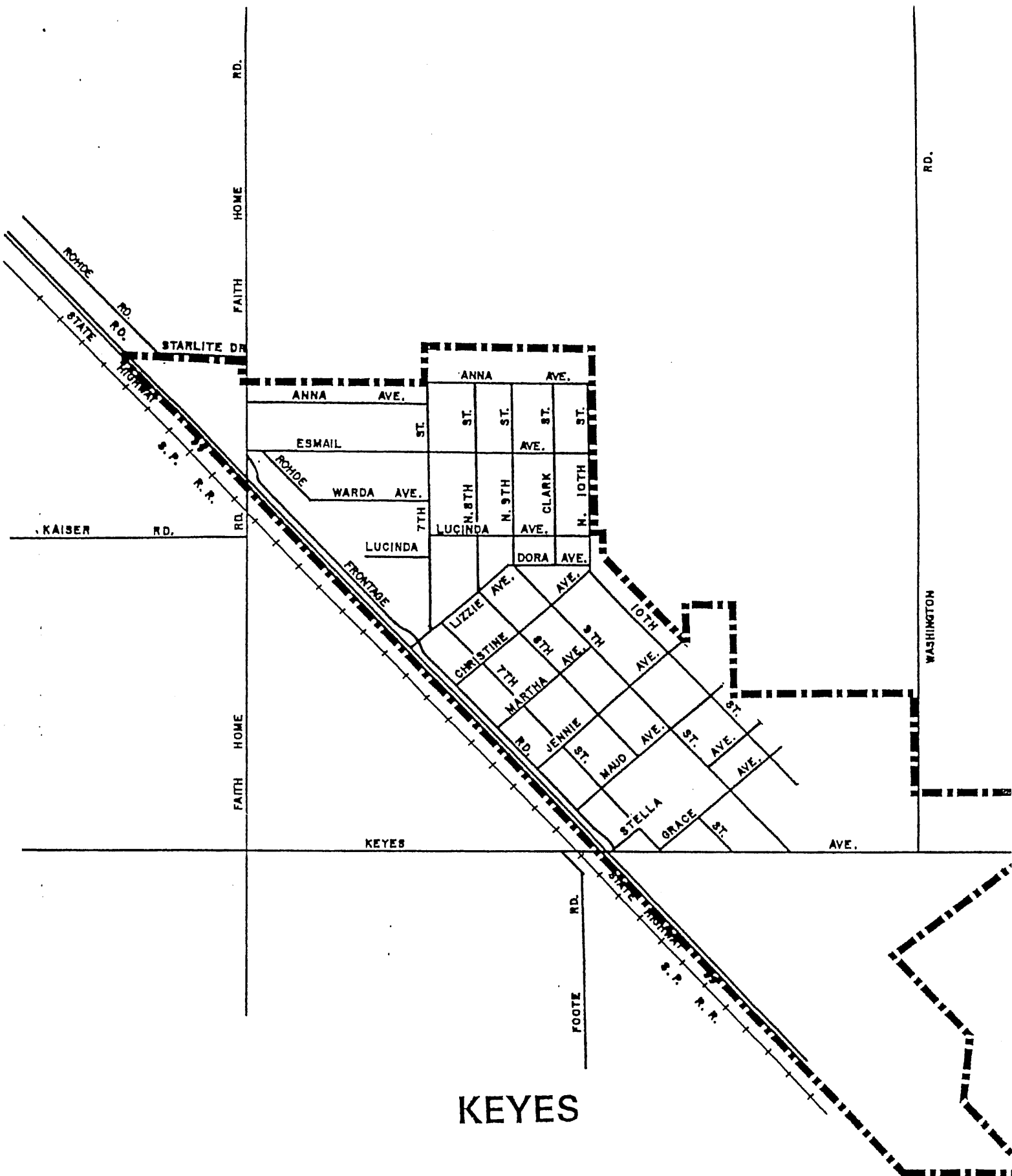
CROWS LANDING



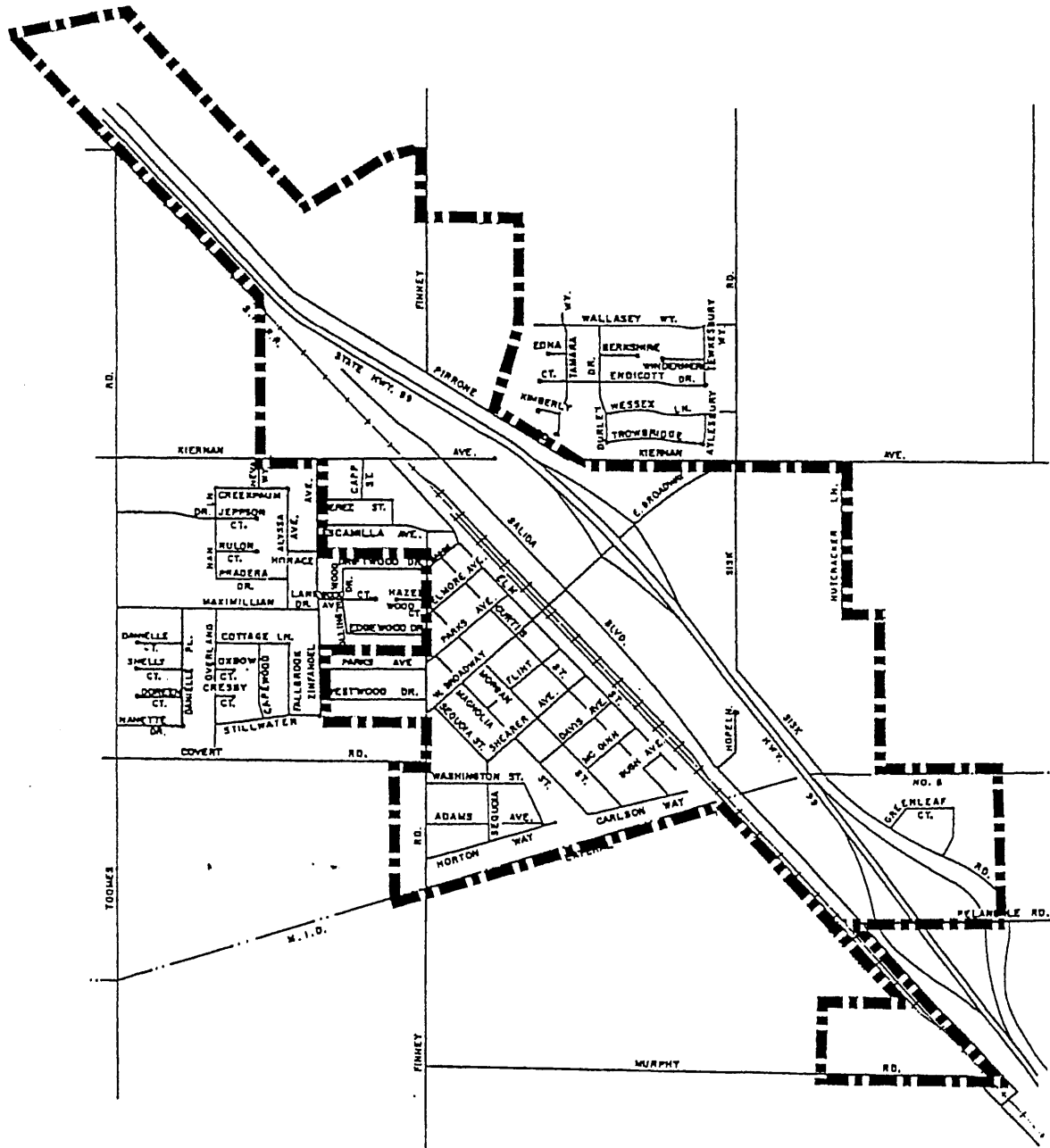
GRAYSON



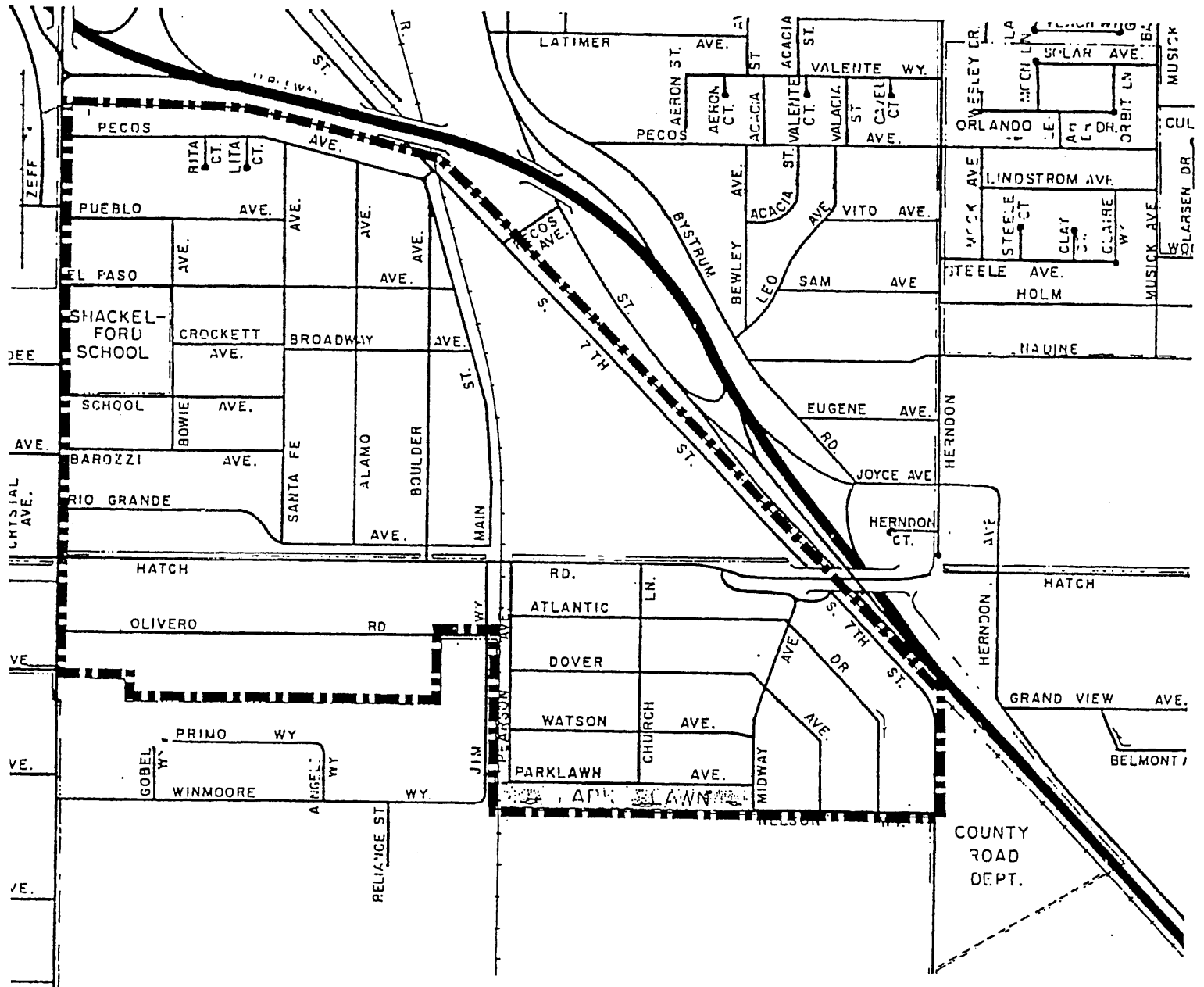
EMPIRE



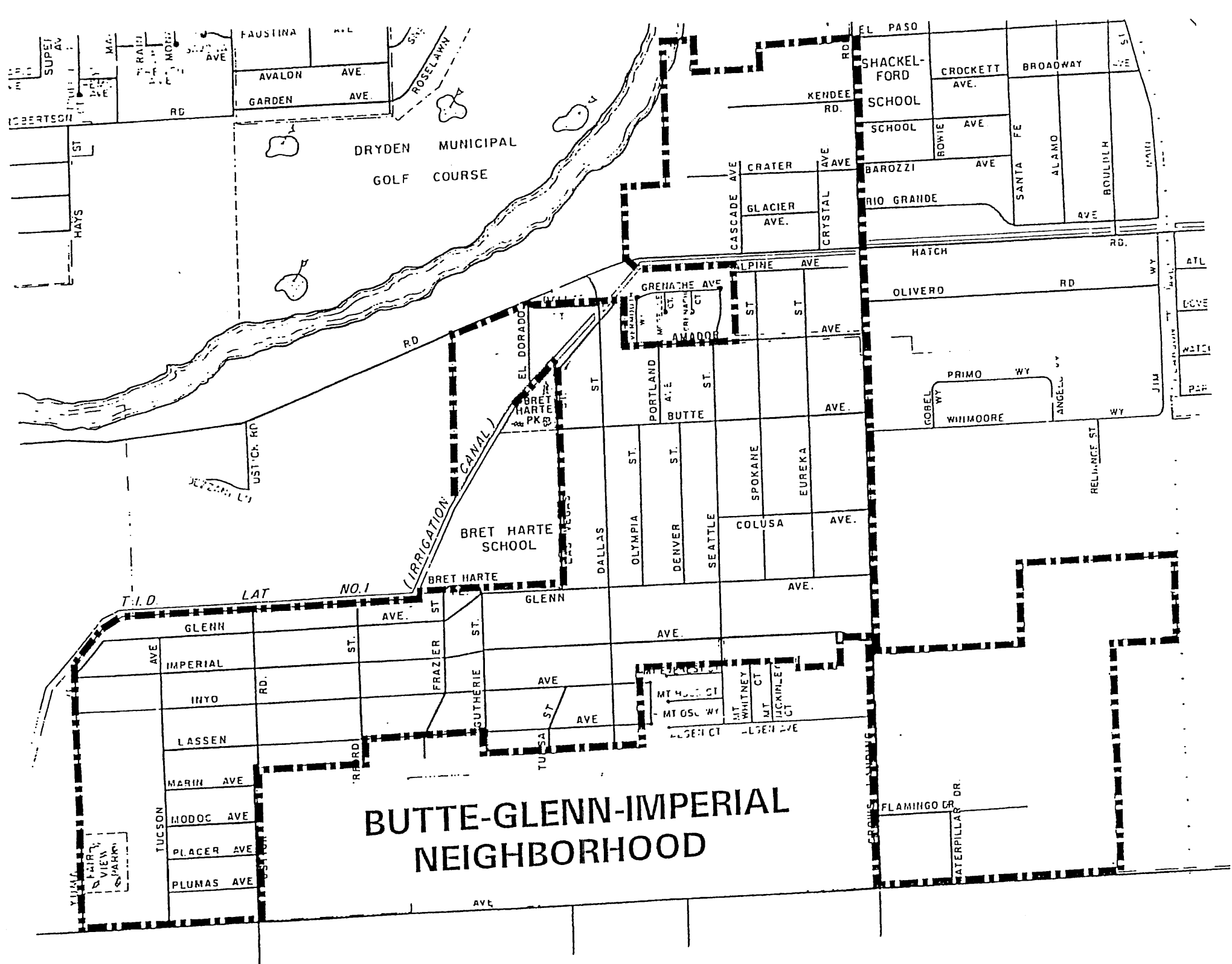
KEYES



SALIDA



SHACKLEFORD NEIGHBORHOOD



BUTTE-GLENN-IMPERIAL NEIGHBORHOOD

DRYDEN MUNICIPAL
GOLF COURSE

IRRIGATION CANAL
NO. 1

SHACKEL-
FORD
SCHOOL

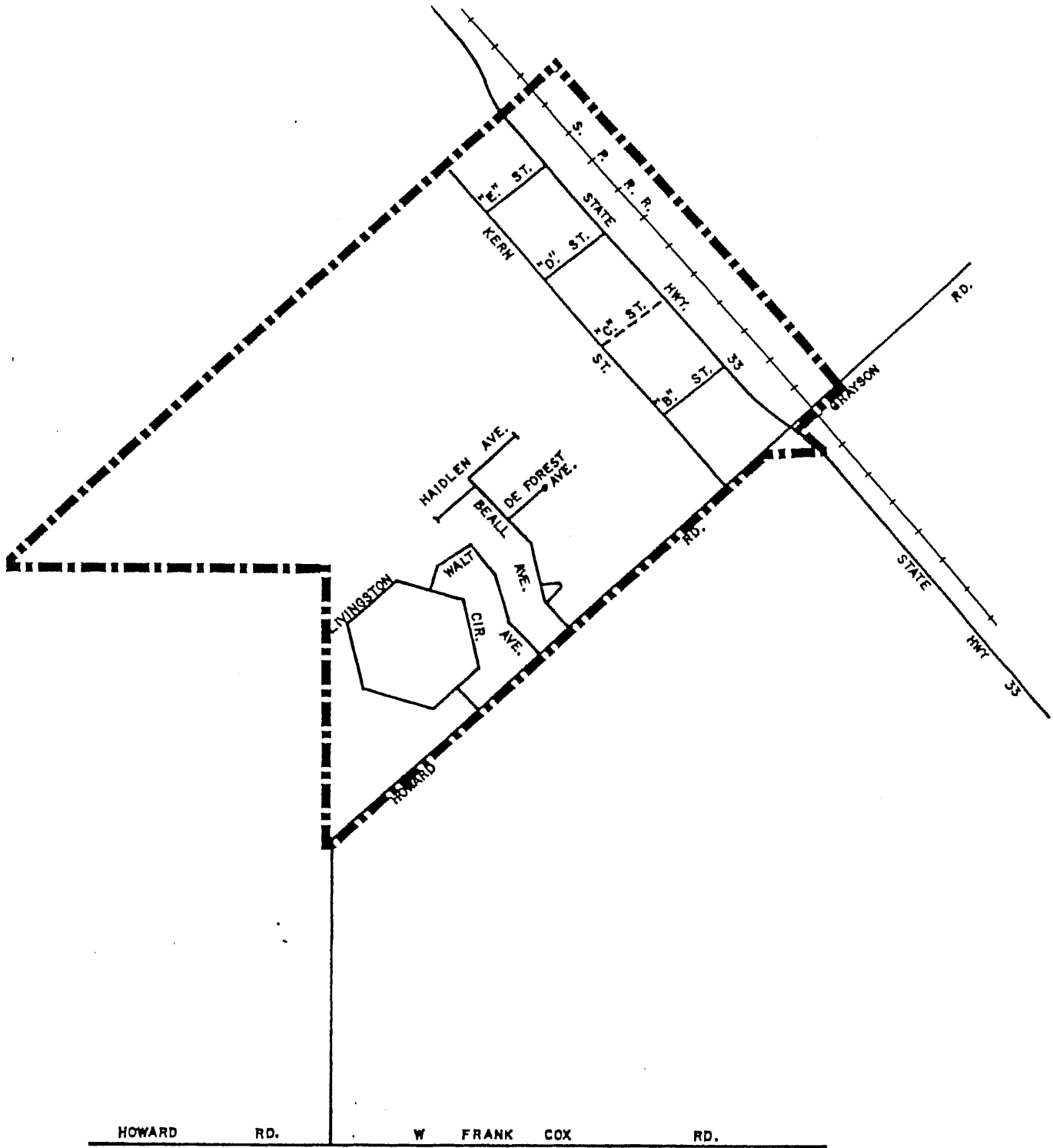
BRET HARTE
SCHOOL

HATCH
RD.
OLIVERO
RD.

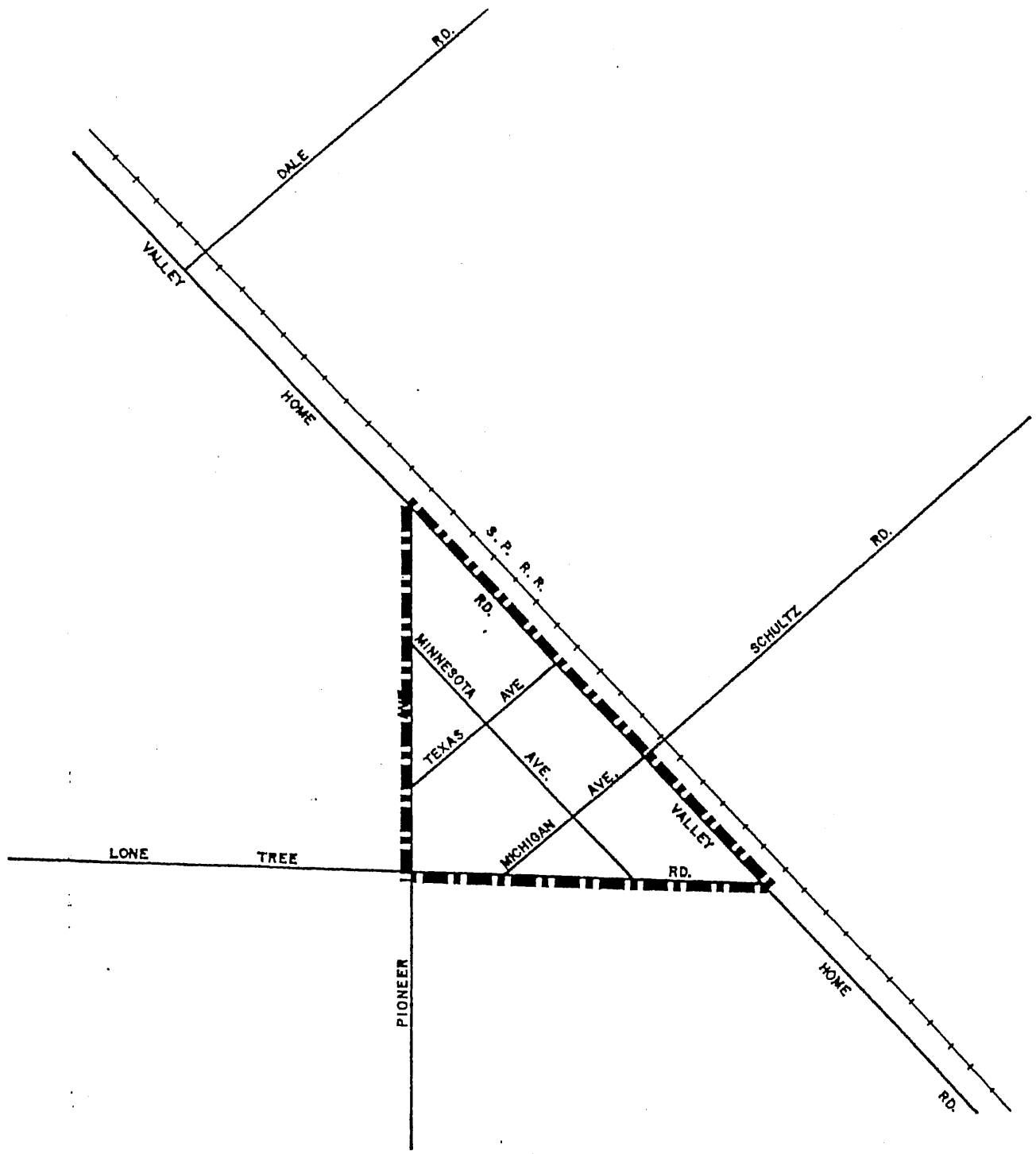
FLAMINGO CR.
WATERPILLAR DR.

FAIRVIEW
PARK

CROW'S
WING



WESTLEY



VALLEY HOME

Exhibit B

LEGISLATIVE REPRESENTATIVES

Indicate all Legislators who represent any portion of the proposed service area. If you have vacancies in your legislative seats, please list your district number and district address.

A. Members of the State Assembly:

District number: 25
Name: David Cogdill
District
Address: 3600 Sisk Rd, No. 5 D3
City: Modesto
Zip Code: 95351

District number: 26
Name: Dennis Cardoza
District
Address: 1175 Geer Rd, Ste A
City: Turlock
Zip Code: 95380

B. Members of the State Senate:

District number: 12
Name: Dick Monteith
District
Address: 1620 N. Carpenter Rd
City: Modesto
Zip Code: 95354

District number: _____
Name: _____
District
Address: _____
City: _____
Zip Code: _____

C. Members of the U.S. House of Representatives:

District number: 18
Name: Gary Condit
District
Address: 920 16th St ste C
City: Modesto
Zip Code: 95354

District number: _____
Name: _____
District
Address: _____
City: _____
Zip Code: _____