

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

DEPT: Planning and Community Development *KJ*

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE March 16, 2010

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Open a 30-day Public Comment Period and Set a Public Hearing on April 27, 2010 at 9:05 a.m. to Consider: 1) Approval of the Fiscal Year 2010-2011 Annual Action Plan, 2) An Amendment to the Fiscal Year 2007-2012 Consolidated Plan, 3) An Amendment to the Fiscal Year 2008-2009 Annual Action Plan

STAFF RECOMMENDATIONS:

1. Release the Fiscal Year 2010-2011 Annual Action Plan (AAP), the amendment to the Fiscal Year 2007-2012 Consolidated Plan (CP), and the amendment to the Fiscal Year 2008-2009 Annual Action Plan for the required 30-day public comment period.
2. Set a Public Hearing for April 27, 2010 at 9:05 a.m. to close the public comment period and consider approval of the Fiscal Year 2010-2011 Annual Action Plan, the amendment to the Fiscal Year 2007-2012 Consolidated Plan, and the amendment to the Fiscal Year 2008-2009 Annual Action Plan.

FISCAL IMPACT:

The funds for implementation of the AAP's and CP being considered as part of this item are derived entirely from special revenues administered by the Federal Department of Housing and Urban Development. A delay in opening the public comment period or setting a public hearing may impact receipt of Fiscal Year 2010-2011 funding for the CDBG, ESG, and HOME programs. There is no impact to the General Fund.

BOARD ACTION AS FOLLOWS:

No. 2010-139

On motion of Supervisor O'Brien, Seconded by Supervisor Monteith

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Grover

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Open a 30-day Public Comment Period and Set a Public Hearing on April 27, 2010 at 9:05 a.m. to Consider: 1) Approval of the Fiscal Year 2010-2011 Annual Action Plan, 2) An Amendment to the Fiscal Year 2007-2012 Consolidated Plan, 3) An Amendment to the Fiscal Year 2008-2009 Annual Action Plan

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DISCUSSION:

This is a request to open a 30-day public comment period and set a public hearing on April 27, 2010, at 9:05 a.m. to consider: 1) Approval of the Fiscal Year 2010-2011 Annual Action Plan (AAP), 2) an amendment to the Fiscal Year 2007-2012 Consolidated Plan (CP) to incorporate Stanislaus County as the administrator for a new Home Investment Partnerships Program (HOME), and 3) an amendment to the Fiscal Year 2008-2009 AAP to incorporate a new activity within the Neighborhood Stabilization Program and expand target areas within the Neighborhood Stabilization Program (NSP).

Federal regulations require a 30-day public comment period prior to local approval or amendment of an Annual Action Plan or Consolidated Plan. Draft copies of the AAP's and Consolidated Plan to be considered on April 27, 2010 are provided as Attachments "1-3" of this report. The following discussion provides an overview of the actions to be considered at the April 27, 2010 public hearing:

Fiscal Year 2010-2011 Annual Action Plan (AAP)

Stanislaus County is part of a six-member Community Development Block Grant (CDBG)/Emergency Shelter Grant (ESG) Consortium (hereinafter referred to as the "Consortium") that includes the cities of Ceres, Newman, Oakdale, Patterson, and Waterford. In Fiscal Year 2010-2011, the Consortium will be entering its ninth year as Entitlement Jurisdiction for CDBG funds and the seventh year as a recipient of ESG funds. There are three specific goals of the Federal CDBG/ESG programs. They are:

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

The Fiscal Year 2010-2011 Draft AAP has been developed to assist the six participating jurisdictions achieve the above program goals. (See Attachment "1" – Draft Fiscal Year 2010-2011 AAP) CDBG and ESG program funds are designed to serve those at or below 80% of the Area Median Income (AMI). The current 100% AMI in Stanislaus County for one person is \$41,700 and a family of four is \$59,600. If a project benefits a specific neighborhood or community, at least 51% of the population within that geographic boundary must be within this targeted income group.

Based on Federal Housing and Urban Development (HUD) estimates, Stanislaus County Consortium's CDBG & ESG combined allocation for Fiscal Year 2010-2011 is:

• CDBG	\$2,491,699
• ESG	<u>\$ 109,687</u>
TOTAL	\$2,601,386

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Final recommendations, pending confirmation from HUD regarding the enacted Fiscal Year 2010-2011 award amounts; will be made at the public hearing scheduled for April 27, 2010. Proposed allocations are as follows:

**TABLE ONE
CDBG AND ESG ALLOCATIONS**

Consortium Member	Activities	Administration	Total
Ceres	\$251,643	\$22,425	\$274,068
Newman	\$187,305	\$22,425	\$209,730
Oakdale	\$216,790	\$22,425	\$239,215
Patterson	\$228,208	\$22,425	\$250,633
Waterford	\$180,403	\$22,425	\$202,828
County	\$639,974	\$348,838	\$988,812
Public Services	\$249,170		\$249,170
Economic Development	\$19,934		\$19,934
Workforce Development	\$19,934		\$19,934
Fair Housing	\$37,375		\$37,375
ESG	\$109,687		\$109,687
Total	\$2,140,423	\$460,963	\$2,601,386

In addition to the CDBG and ESG allocations, the Consortium will receive funds from the Home Investment Partnership Program (HOME). A discussion on HOME funds and the allocating of HOME funds is provided later in this report.

Activities identified within the AAP must be consistent with the Consortium's adopted Consolidated Plan (CP), which outlines the communities' needs and priorities for the plan period. The Fiscal Year 2007-2012 CP identified the need for new or rehabilitated community infrastructure. To address these needs, the Consortium members utilize their respective yearly CDBG fund allocations for infrastructure improvements in U.S. Census designated low-income residential neighborhoods. Infrastructure improvements include, but are not limited to, sewer/water line installation/replacement, curb, gutter, storm drain, and sidewalks.

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During Fiscal Year 2010-2011 Stanislaus County will continue construction work of the Empire Storm Drainage Infrastructure Project which consists of the installation of curb, gutters, handicap returns, associated replacement of street sections damaged by improvements, and a self-contained French drain system.

A complete list of proposed infrastructure projects can be found in the Fiscal Year 2010-2011 Draft Annual Action Plan, pages 41-48 (Attachment 1).

Further, CDBG and ESG funds allow for opportunities for the Consortium to fund non-profit organizations that provide a public service. In accordance with HUD regulations, approximately ten percent of the total CDBG allocation, \$249,170 for Fiscal Year 2010-2011, is proposed to be set-aside for this purpose. As part of this funding cycle, staff received and reviewed thirty-five (35) CDBG and eight (8) ESG competitive applications for funds. Of those, approximately fourteen (14) CDBG and four (4) ESG applicants should reach the funding threshold. Organizations that have applied for public service funding include, but are not limited to, organizations that provide services to youth, seniors, and the homeless. A complete list of applicant organizations can be found on pages 37-39 (ESG) and 49-57 (CDBG) of the draft AAP (Attachment 1). Approval of the Final AAP will include funding of those service providers that were successful in the competitive process for funding. Final recommendations for the public service grants will be provided during the April 27, 2010 Public Hearing.

As a HUD mandated requirement, the Consortium must provide a fair housing program designed to combat impediments to fair housing choice through education, investigation, and litigation. Stanislaus County annually complies with this requirement by contracting with fair housing service providers, such as Project Sentinel, to seek cooperation of owners and managers, and provide appropriate information and referrals in the effort to prevent housing discrimination.

Each year, Stanislaus County offers workforce development training utilizing CDBG funds in partnership with Computer Tutor. This program, Workforce Development Targeted Technology Training (T3), offers computer literacy training to participating Consortium residents that enhance their computer literacy skills and gives them a competitive edge in finding a job and/or progressing within the employment field. This fiscal year, the Consortium's T3 partnerships will include the County unincorporated areas and the cities of Newman, Oakdale, and Patterson with expansion into the City of Waterford, and a goal to include all of the Consortium Cities in the coming year.

In Fiscal Year 2010-2011, Stanislaus County will undertake a pilot program designed to provide economic development opportunities for eligible individuals that have participated in the T3 Program. This pilot economic development program will be designed as a second step in the Consortium's T3 Program by seeking to provide entrepreneurial opportunities to qualified individuals, through a partnership with the Stanislaus County Alliance Worknet, the T3 Program, and a local non-profit organization. This program will

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place the eligible participant in the non-profit organization to assist them in developing the necessary knowledge and skills to start a micro enterprise business.

Stanislaus County staff will continue to provide administrative services to each of the Consortium members, as well as to its own activities. As the administrator of the Consortium, HUD recognizes Stanislaus County as the sole grantee responsible for the administration of CDBG and ESG funds. Accordingly, staff of the Planning and Community Development Department is responsible for the receipt and expenditure of funds, environmental documentation for projects, eligibility determination of programs and those persons accessing the services of the programs, and program monitoring.

Fiscal Year 2007-2012 Consolidated Plan Amendment: Home Investment Partnerships Program (HOME)

Since 1992, Stanislaus County has been a member of the City of Turlock and Stanislaus County Home Investment Partnerships Program (HOME) Consortium (hereinafter referred to as the "HOME Consortium"). In addition to Stanislaus County and the City of Turlock, the HOME Consortium includes all the Consortium partnering cities. HOME program funds are used by localities to provide the following activities:

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

On March 1, 2010, the City of Turlock notified HUD and Stanislaus County of its intent to withdraw from the HOME Consortium in 2013. Once the City of Turlock withdraws from the HOME Consortium, Stanislaus County may be obligated to become the new administrator of the HOME Program. As administrator of the HOME Program, Stanislaus County would assume overall responsibility for administration of HOME funds.

Currently, the City of Turlock contracts independently with the County and each of the participating cities. However, starting Fiscal Year 2010-2011 Stanislaus County will be the only member with a direct contract with the City of Turlock. Each of the participating Consortium Cities will have sub-agreements with Stanislaus County. This change reflects HUD's recognition of Stanislaus County as the administrator of HOME activities for all participating Consortium partnering cities (Ceres, Newman, Oakdale, Patterson, and Waterford).

The HOME program is currently not recognized in the Consortium's Consolidated Plan or past Annual Action Plans. In order to reflect the County's role as administrator of HOME funds for all participating Consortium Cities, an amendment to the Consortium's Fiscal Year 2007-2012 Consolidated Plan is being conducted to incorporate the HOME program into the Consortium's goals, and comply with HUD regulatory requirements.

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The estimated Fiscal Year 2010-2011 allocation to the HOME Consortium is approximately \$1,541,531. The City of Turlock portion is estimated to be \$412,359, with the remaining \$1,129,172 being distributed to the remaining Consortium members. The Consortium's recommendation for distribution of HOME funds is illustrated below. Final Fiscal Year 2010-2011 award amounts are determined by HUD and City of Turlock allocation adoption.

**TABLE TWO
 ESTIMATED HOME ALLOCATION**

Consortium Member	Activities	Administration	Total
Ceres	\$148,382	\$11,292	\$159,674
Newman	\$110,445	\$11,292	\$121,737
Oakdale	\$127,831	\$11,292	\$139,123
Patterson	\$134,564	\$11,292	\$145,856
Waterford	\$106,375	\$11,292	\$117,667
County	\$377,364	\$67,751	\$445,115
Sub-Total	\$1,004,961	\$124,211	\$1,129,172
Turlock	\$ 371,124	\$41,235	\$412,359
Total	\$ 1,376,085	\$165,446	\$1,541,531

The members of the Consortium will continue to use their HOME funds to address the variety of housing needs within their individual jurisdictions. The Consortium's Consolidated Plan identifies homeownership and rental housing as top priorities. As such, the Consortium will address these priorities through the continued provision of First Time Home Buyer Down Payment Assistance Programs and through partnerships with local affordable housing developers (such as Habitat for Humanity and the Housing Authority of the County of Stanislaus).

The Consortium will further address its housing needs with HOME funds by maintaining safe and sanitary housing for low-income households through the continued provision of housing rehabilitation programs, ensuring long-term affordability of units for low-income households, promoting homeownership, revitalizing communities and neighborhoods, and eliminating the physical barriers that deny access to housing.

To address rental housing and homelessness through the HOME program, the Consortium will partner with agencies such as the Housing Authority of Stanislaus County, Inter-Faith Ministries, and Community Housing and Shelter Services to assist families and individuals that fall within the very low and low income household brackets that wish to transition from

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Section 8 or public housing rental assistance to a position of homeownership through collaboration with the Housing Authority's Family Self-Sufficiency Program.

Fiscal Year 2008-2009 Annual Action Plan (AAP) Amendment: Neighborhood Stabilization Program

In 2009, HUD awarded the Consortium \$9,744,482 under the Neighborhood Stabilization Program (NSP), funded by the Housing and Economic Recovery Act of 2008 (HERA), for the acquisition of foreclosed housing units and rehabilitation/reconstruction of such units, as necessary, with the objective to stabilize neighborhoods and stem the decline of house values of neighboring homes. HUD designated these funds to the Consortium under the Fiscal Year 2008-2009 AAP. Therefore, the Consortium locally incorporated the NSP program into its Fiscal Year 2008-2009 AAP and adopted acquisition and rehabilitation/reconstruction as eligible activities.

A component of the NSP program is to coordinate with our contractor the Housing Authority of Stanislaus County to acquire and rehabilitate units into a move in ready condition and make them available to first time home buyers (FTHB) for purchase. At the conclusion of all of these FTHB purchases, the Program Income (PI) generated will be up to a maximum of \$7,000,000. An eligible use of NSP PI funds, which was not originally adopted as part of NSP, is the provision of down payment assistance loans to eligible first time homebuyer households at or below 120% of the Area Median Income (AMI). The current 120% AMI in Stanislaus County for one person is \$50,050 and \$71,500 for family of four. With the proposed amendment, the Consortium is seeking to use up to 25% of the PI (approximately \$1,750,000) of NSP PI for the purpose of providing down payment assistance loans to eligible households. This activity will help approximately 44 families Consortiumwide.

As currently adopted, NSP target areas include the neighborhoods within the unincorporated communities of Airport Neighborhood, Empire, Keyes, Salida, South Modesto, West Modesto, and specific neighborhoods with the jurisdictions of the participating Consortium Cities (Ceres, Newman, Oakdale, Patterson, and Waterford). With the proposed amendment, the Consortium also seeks to incorporate acquisition and rehabilitation/reconstruction activities within expanded target areas that include: Denair, Hickman, Stanislaus-Ceres Redevelopment Commission (SCRC) area, Crows Landing, Grayson, and Westley. Additionally, the Consortium Cities wish to incorporate their entire city jurisdiction as eligible target areas.

In order to incorporate new activities and expand target areas, the Consortium must amend its Fiscal Year 2008-2009 AAP.

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POLICY ISSUES:

The Board should determine if opening a public comment period and setting a public hearing furthers the goals of: 1) a safe community, 2) a healthy community, 3) effective partnerships, 4) a well-planned infrastructure system, and 5) efficient delivery of government services.

The programs and projects represented in the Annual Action Plans and Consolidated Plan to be considered are consistent with the goals and objectives of the Stanislaus County General Plan, specifically the Housing Element, the Stanislaus County Redevelopment Agency Plan and the comparable plans of the cities of Ceres, Newman, Oakdale, Patterson, and Waterford.

STAFFING IMPACT:

Stanislaus County is ultimately responsible for the administration of all Consortium funds and HOME funds allocated to the Consortium. Stanislaus County Planning and Community Development Department staff are responsible for monitoring the program files of each partnering Consortium city and organization/agency receiving funds. Annually, the number of different participants in CDBG projects and programs varies between 18 and 24 organizations / agencies. County staff also assists Consortium Cities in the development of eligible projects and programs to ensure that they meet or exceed regulatory guidelines.

ATTACHMENTS:

- Attachment 1: Fiscal Year 2010-2011 Draft Annual Action Plan ([View Attachment 1](#))
- Attachment 2: Fiscal Year 2007-2012 Draft Consolidated Plan Amendment ([View Attachment 2](#))
- Attachment 3: Fiscal Year 2008-2009 Draft Annual Action Plan Neighborhood Stabilization Program Amendment ([View Attachment 3](#))

CONTACT PERSON:

Kirk Ford, Director. Telephone: 209-525-6330

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on April 27, 2010 at 9:05 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to conduct a public hearing to consider:

1. The approval of the Annual Action Plan FY 2010-2011, that includes approximately \$2,491,699 Housing and Urban Development Community Development Block Grant (CDBG) allocation, \$1,129,172 Home Investment Partnerships Program (HOME) allocation, \$109,687 Emergency Shelter Grant (ESG) allocation;
2. The amendment to the Consolidated Plan FY 2007 - 2012 to incorporate the County as the administrator of HOME funds; and
3. The amendment to the Annual Action Plan FY 2008-2009 Neighborhood Stabilization Program (NSP).

At this hearing, the following information shall be discussed:

- (1) Comments received from interested persons and agencies during the 30-day review period relating to the Annual Action Plan FY 2010-2011, Amendment to the Annual Action Plan FY 2008-2009 NSP Program, and/or the Amendment to the Consolidated Plan FY 2007-2012;
- (2) Projects to be undertaken during FY 2010-2011;
- (3) Grant awards to non-profit agencies;
- (4) Required agreements between Stanislaus County, members of the CDBG and HOME Consortium (Ceres, Newman, Oakdale, Patterson, and Waterford) and respective contractors.

INTRODUCTION: The Annual Action Plan FY 2010-2011 outlines the goals and policies for utilizing CDBG and HOME funds to assist low income households and persons in the areas of housing, associated infrastructure and economic development.

The three specific goals of the CDBG and HOME programs are: 1) Provide decent housing; 2) Provide a suitable living environment; and, 3) Expand economic opportunities.

For FY 2010-2011, the Consortium will spend approximately \$2,491,699 of CDBG funds, \$1,129,172 of HOME funds, and \$109,687 of Emergency Shelter Grant (ESG) funds on the following activities:

- Facilitate the construction of public infrastructure.
- Assist in the construction or rehabilitation of public facilities.
- Provide program administration.
- Assist public service agencies.
- Provide fair housing services.

- Provide program delivery costs.
- Workforce and Economic Development Activities
- First Time Home Buyer Program
- Owner-Occupied Housing Rehabilitation

The Amendment to the Annual Action Plan FY 2008-2009 will allow the NSP Program to utilize NSP Program Income funds to provide first time home buyer down payment assistance, and incorporate acquisition and rehabilitation/reconstruction within additional target areas: Denair, Hickman, SCRC, Crows Landing, Grayson, and Westley neighborhoods, City of Ceres, City of Newman, City of Oakdale, City of Patterson, and City of Waterford.

The Amendment to the Consolidated Plan FY 2007 - 2012 will incorporate Stanislaus County as lead administrator of HOME funds for participating Consortium jurisdictions (Stanislaus County unincorporated communities and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford) and incorporate the HOME program into the Consortium's goals in the FY 2007-2012 Consolidated Plan to comply with HUD regulatory requirements.

PLAN PREPARATION AND PROCESS: The preparation of these Plans utilized consultation and coordination among various government agencies, private groups (for- and non-profit) and individuals. Relationships with these resource providers consisted of both written contacts and face-to-face meetings, both public and informal. Most important among them were the meetings with the Consortium partners and the input from the membership of the Stanislaus County Housing and Support Services Collaborative.

The Draft Annual Action Plan FY 2010-2011, Amendment to the Annual Action Plan FY 2008-2009 NSP Program, and Amendment to the Consolidated Plan FY 2007-2012 is released for a 30-day review to solicit input from the public with formal adoption by the Board of Supervisors following.

CITIZEN PARTICIPATION: Public participation in the Annual Action Plan FY 2010-2011, Amendment to the Annual Action Plan FY 2008-2009 NSP Program, and Amendment to the Consolidated Plan FY 2007-2012 process included several public comment meetings held at various locations and times throughout the Consortium jurisdictions. Input is sought from citizens and local service agencies on the needs of the unincorporated areas of Stanislaus County, as well as the cities of the Consortium. Each member of the Consortium will conduct a public hearing following a 30-day public comment period.

CONCLUSION: The HOME and CDBG Entitlement Program are an

opportunity to address needs and challenges that are faced by the members of the Consortium. If any member of the public has a question regarding the Annual Action Plan FY 2010-2011, the Amendment to the Annual Action Plan FY 2008-2009 NSP Program, and/or the Amendment to the Consolidated Plan FY 2007 - 2012 please call Aaron Farnon or Juan Gonzalez at 209-525-6330, or come to the Stanislaus County Department of Planning and Community Development at 1010 10th Street, Suite 3400, Modesto, CA between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

A copy of the Draft Annual Action Plan FY 2010-2011, Amendment to the Annual Action Plan FY 2008-2009 NSP Program, and Amendment to the Consolidated Plan FY 2007 - 2012 will be available for review between March 16th, 2010 and April 27th, 2010 at the Planning Departments of each member of the Consortium and online at <http://www.stancounty.com/planning/cdbg/cdbg.shtm>


NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Interested persons may also submit written comments to Stanislaus County regarding the program to Aaron Farnon of the Stanislaus County Department of Planning and Community Development at the above-referenced address or call (209) 525-6330.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: March 16, 2010

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY:


Elizabeth A. King, Assistant Clerk

AVISO DE AUDICION PUBLICA

SE DA AVISO POR ESTE MEDIO que en el día 27 de abril del 2010 a las 9:05 a.m., o lo mas temprano de allí en adelante en que se escuche el asunto, el Consejo del Condado de Stanislaus se reunira en el despacho de juntas publicas en el 1010 10th St, Modesto, CA para conducir una audicion publica y considerar lo siguiente:

1. La aprobacion de el Plan de Accion Anual de el año fiscal 2010-2011 el cual incluye el reparto de fondos bajo el Programa de Becas Directas proveidas por el Departamento de Viviendas y Desarrollo Urbano, conozido como Housing and Urban Development (HUD). El reparto de becas incluye aproximadamente \$2,491,699 del programa Community Development Block Grant (CDBG), \$1,129,172 del programa Home Investment Partnerships Program (HOME), y \$109,687 del programa de Subsidios para Refugios de Emergencia (ESG);
2. La enmienda del Plan Consolidado de los años fiscales 2007-2012 para incorporar al Condado de Stanislaus como el administrador del programa HOME;
3. La enmienda de el Plan de Accion Anual de el año fiscal 2008-2009 - Programa de Estabilizacion de Vecindarios (Programa NSP), conocido como Neighborhood Stabilization Program; y
4. Cerrar el periodo de revision del publico.

En esta audicion, la siguiente informacion sera discutida:

- (1) Comentarios recibidos de personas y agencias interesadas durante el periodo de revision de 30 dias en relacion al Plan de Accion Anual del año fiscal 2010-2011, la enmienda del Plan de Accion Anual 2008-2009 Programa NSP, y/o la enmienda a el Plan Consolidado de los años fiscales 2007-2012;
- (2) Los proyectos que se llevaran acabo durante el siguiente año fiscal 2010-2011
- (3) La otorgacion de becas para agencias no lucrativas;
- (4) contratos requeridos entre el Condado de Stanislaus y miembros de el consorcio (Ceres, Newman, Oakdale, Patterson, y Waterford) y contratistas respectivos.

INTRODUCCION – El Plan de Accion Anual describe las metas y polizas para el uso de fondos de CDBG para asistir familias y personas de bajos recursos en las areas de viviendas, infraestructura asociada, y desarrollo economico.

Las tres metas especificas de los programas CDBG y HOME son: 1) Proveer viviendas decentes; 2) Proveer un medio ambiente compatible para vivir; 3) Expandir oportunidades economicas.

Durante el Año Fiscal 2010-2011, el Consorcio gastara aproximadamente \$2,491,699 de fondos del programa CDBG, \$1,000,000 del programa HOME, y \$109,687 del Programa ESG el las siguientes actividades:

- Facilitar la construccion de infraestructura publica.
- Asistir con la construccion o rehabilitacion de instalaciones publicas.
- Proveer administracion de el programa.
- Asistir las agencias de servicios publicos.
- Proveer servicios de vivienda justa
- Proveer costos relacionados a la administracion de proyectos.
- Actividades para desarrollo economico y labor
- Programa de primeros compradores de casa
- Programa de rehabilitacion de viviendas

La enmienda de el Plan de Accion Anual del año fiscal 2008-2009 – Programa de Estabilizacion de Viviendas (Programa NSP) permitira al Consorcio de CDBG el uso de fondos retornados como ingresos, para proveer asistencia de enganche a primeros compradores de casa y incorporar actividades eligibles de adquisicion y rehabilitacion/reconstruccion de viviendas dentro de nuevas areas adicionales: Denair, Hickman, SCRC, Crows Landing, Grayson, Westley, Ciudad de Ceres, Ciudad de Newman, Ciudad de Oakdale, Ciudad de Patterson, y Ciudad de Waterford.

La enmienda del Plan Consolidado de los años 2007-2012 permitira la incorporacion del Condado de Stanislaus como administrador del programa HOME para las Ciudades de Ceres, Newman, Oakdale, Patterson, Waterford, y las areas no incorporadas del Condado de Stanislaus. La enmienda tambien incorporara el programa HOME a los objetivos de el Plan Consolidado como cumplimiento de requisitos regulatorios de HUD.

PREPARACION Y PROCESO DE EL PLAN – La preparacion de estos planes consistio de la consultacion y coordinacion con varias agencias gubernamentales, grupos comunitarios, y personas individuales. Comunicacion con estos proveedores de recursos consistio de contactos en escrito y juntas de cara a cara, publicas y informales. Dentro de las mas importantes fueron las juntas con los miembros de el Consorcio y la participacion de los miembros de el Colaborativo de Viviendas y Servicios de el Condado de Stanislaus.

La version preliminar de el Plan de Accion Anual 2010-2011, la enmienda del Plan de Accion Anual 2008-2009 – Programa NSP, y la enmienda a el Plan Consolidado de años fiscales 2007-2012 son hechos publicos por un periodo de 30 dias para solicitar comentario del publico, seguido por la adopcion formal de el Consejo de el Condado de Stanislaus.

PARITCIPACION DE LA COMUNIDAD – Participacion publica en el proceso de el Plan de Accion Anual 2010-2011, la enmienda del Plan de Accion Anual 2008-2009 - Programa NSP, y la enmienda al Plan Consolidado 2007-2012 incluyo varias juntas publicas llevadas acabo en varias localidades y horarios dentro de las areas de el Consorcio. La participacion de la comunidad fue buscada referente a las necesidades de las areas no-incorporadas de el Condado de Stanislaus, al igual de las ciudades que forman parte de el Consorcio. Cada miembro del Consorcio conducira una audiencia publica siguiente los 30 dias de comentario publico.

CONCLUSION – Los programas de CDBG y HOME dan la oportunidad de dirigir y responder a las nececidades y desafios enfrentados en cada comunidad por los miembros de el Consorcio. Si algun miembro de el publico tiene alguna pregunta referente al Plan de Plan de Accion Anual 2010-2011, enmienda del Plan de Accion Anual 2008-2009 - Programa NSP, y/o enmienda del Plan Consolidado 2007-2012, debera comunicarse con Juan Gonzalez al (209) 525-6330, o visitar el Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus en el 1010 10th Street, Suite 3400, Modesto, CA entre las horas de 8:00 am y 5:00 pm, de Lunes a Viernes.

Copias de la version preliminar del Plan de Accion Anual 2010-2011, enmienda del Plan de Accion Anual 2008-2009 - Programa NSP, y enmienda del Plan Consolidado 2007-2012 estaran disponibles para revizo publico entre el 16 de marzo y el 27 de abril del 2010 en los departamentos de Planning en cada ciudad que forma parte de el Consorcio y en el internet: www.stancounty.com/planning/cdbg/cdbg.shtim.

AVISO MAS ALLA SE DA que a la dicha hora y lugar, se le dara la oportunidad de ser escuchadas a las personas que esten interesadas. Las personas interesadas tambien pueden someter comentarios en escrito a el Condado de Stanislaus referente el programa a Juan Gonzalez de el Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus a la direccion referente arriba o llamar al (209) 525-6330.

POR LA ORDEN DE EL CONSEJO

FECHA: 16 de marzo del 2010

CERTIFICA: CHRISTINE FERRARO TALLMAN, Clerk of
The Board of Supervisors
of the County of Stanislaus,
State of California

BY:


Elizabeth A King, Assistant Clerk

**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO** , County of **STANISLAUS** , State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS** , State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Mar 22, 2010

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on April 27, 2010 at 9:05 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to conduct a public hearing to consider: 1. The approval of the Annual Action Plan FY 2010-2011, that includes approximately \$2,491,699 Housing and Urban Development Community Development Block Grant (CDBG) allocation, \$1,129,172 Home Investment Partnerships Program (HOME) allocation, \$109,687 Emergency Shelter Grant (ESG) allocation; 2. The amendment to the Consolidated Plan FY 2007 - 2012 to incorporate the County as the administrator of HOME funds; and, 3. The amendment to the Annual Action Plan FY 2008-2009 Neighborhood Stabilization Program (NSP). At this hearing, the following information shall be discussed: (1) Comments received from interested persons and agencies during the 30-day review period relating to the Annual Action Plan FY 2010-2011, Amendment to the Annual Action Plan FY 2008-2009 NSP Program, and/or the Amendment to the Consolidated Plan FY 2007-2012; (2) Projects to be undertaken during FY 2010-2011; (3) Grant awards to non-profit agencies; (4) Required agreements between Stanislaus County, members of the CDBG and HOME Consortium (Ceres, Newman, Oakdale, Patterson, and Waterford) and respective contractors.

INTRODUCTION: The Annual Action Plan FY 2010-2011 outlines the goals and policies for utilizing CDBG and HOME funds to assist low income households and persons in the areas of housing, associated infrastructure and economic development. The three specific goals of the CDBG and HOME programs are: 1) Provide decent housing; 2) Provide a suitable living environment; and, 3) Expand economic opportunities. For FY 2010-2011, the Consortium will spend approximately \$2,491,699 of CDBG funds, \$1,129,172 of HOME funds, and \$109,687 of Emergency Shelter Grant (ESG) funds on the following activities:

- Facilitate the construction of public infrastructure.
- Assist in the construction or rehabilitation of public facilities.
- Provide program administration.
- Assist public service agencies.
- Provide fair housing services.
- Provide program delivery costs.
- Workforce and Economic Development Activities

- First Time Home Buyer Program
- Owner-Occupied Housing Rehabilitation
The Amendment to the Annual Action Plan FY 2008-2009 will allow the NSP Program to utilize NSP Program Income funds to provide first time home buyer down payment assistance, and incorporate acquisition and rehabilitation/reconstruction within additional target areas: Denair, Hickman, SCRC, Crows Landing, Grayson, and Westley neighborhoods, City of Ceres, City of Newman, City of Oakdale, City of Patterson, and City of Waterford. The Amendment to the Consolidated Plan FY 2007 - 2012 will incorporate Stanislaus County as lead administrator of HOME funds for participating Consortium jurisdictions (Stanislaus County unincorporated communities and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford) and incorporate the HOME program into the Consortium's goals in the FY 2007-2012 Consolidated Plan to comply with HUD regulatory requirements.

PLAN PREPARATION AND PROCESS: The preparation of these Plans utilized consultation and coordination among various government agencies, private groups (for- and non-profit) and individuals. Relationships with these resource providers consisted of both written contacts and face-to-face meetings, both public and informal. Most important among them were the meetings with the Consortium partners and the input from the membership of the

Stanislaus County Housing and Support Services Collaborative. The Draft Annual Action Plan FY 2010-2011, Amendment to the Annual Action Plan FY 2008-2009 NSP Program, and Amendment to the Consolidated Plan FY 2007-2012 is released for a 30-day review to solicit input from the public with formal adoption by the Board of Supervisors following.

CITIZEN PARTICIPATION: Public participation in the Annual Action Plan FY 2010-2011, Amendment to the Annual Action Plan FY 2008-2009 NSP Program, and Amendment to the Consolidated Plan FY 2007-2012 process included several public comment meetings held at various locations and times throughout the Consortium jurisdictions. Input is sought from citizens and local service agencies on the needs of the unincorporated areas of Stanislaus County, as well as the cities of the Consortium. Each member of the Consortium will conduct a public hearing following a 30-day public comment period.

CONCLUSION: The HOME and CDBG Entitlement Program are an opportunity to address needs and challenges that are faced by the members of the Consortium. If any member of the public has a question regarding the Annual Action Plan FY 2010-2011, the Amendment to the Annual Action Plan FY 2008-2009 NSP Program, and/or the Amendment to the Consolidated Plan FY 2007 - 2012 please call Aaron Farnon or Juan Gonzalez at 209-525-6330, or come to the Stanislaus County Department of Planning and Community Development at 1010 10th Street, Suite 3400, Modesto, CA between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. A copy of the Draft Annual Action Plan FY 2010-2011, Amendment to the Annual Action Plan FY 2008-2009 NSP Program, and Amendment to the Consolidated Plan FY 2007 - 2012 will be available for review between March 16th, 2010 and April 27th, 2010 at the Planning Departments of each member of the Consortium and online at /www.stancounty.com/planning/cdbg/cdbg.shtm.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Interested persons may also submit written comments to Stanislaus County regarding the program to Aaron Farnon of the Stanislaus County Department of Planning and Community Development at the above-referenced address or call (209) 525-6330. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: March 16, 2010. ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Assistant Clerk

AVISO DE AUDICION PUBLICA
SE DA AVISO POR ESTE MEDIO que en el dia 27 de abril del 2010 a las 9:05 a.m., o lo mas temprano de alli en adelante en que se escuche el asunto, el Consejo del Condado de Stanislaus se reunira en el despacho de juntas publicas en el 1010 10th St, Modesto, CA para conducir una audicion publica y considerar lo siguiente: 1. La aprobacion de el Plan de Accion Anual de el año fiscal 2010-2011 el cual incluye el reparto de fondos bajo el Programa de Becas Directas proveidas por el Departamento de Viviendas y Desarrollo Urbano, conozido como Housing and Urban Development (HUD). El reparto de becas incluye aproximadamente \$2,491,699 del programa Community Development Block Grant (CDBG), \$1,129,172 del programa Home Investment Partnerships Program (HOME), y \$109,687 del programa de Subsidios para Refugios de Emergencia (ESG); 2. La enmienda del Plan Consolidado de los años fiscales 2007-2012 para incorporar al Condado de Stanislaus como el administrador del programa HOME; 3. La enmienda de el Plan de Accion Anual de el año fiscal 2008-2009 - Programa de Estabilizacion de Vecindarios (Programa NSP),

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

MODESTO, California on

March 22nd, 2010

(Signature)



conocido como Neighborhood Stabilization Program; y, 4. Cerrar el período de revisión del público. En esta audición, la siguiente información será discutida: (1) Comentarios recibidos de personas y agencias interesadas durante el período de revisión de 30 días en relación al Plan de Acción Anual del año fiscal 2010-2011, la enmienda del Plan de Acción Anual 2008-2009 Programa NSP, y/o la enmienda a el Plan Consolidado de los años fiscales 2007-2012; (2) Los proyectos que se llevarán a cabo durante el siguiente año fiscal 2010-2011; (3) La otorgación de becas para agencias no lucrativas; (4) contratos requeridos entre el Condado de Stanislaus y miembros de el consorcio (Ceres, Newman, Oakdale, Patterson, y Waterford) y contratistas respectivos.

INTRODUCCION - El Plan de Acción Anual describe las metas y políticas para el uso de fondos de CDBG para asistir familias y personas de bajos recursos en las áreas de viviendas, infraestructura asociada, y desarrollo económico. Las tres metas específicas de los programas CDBG y HOME son: 1) Proveer viviendas decentes; 2) Proveer un medio ambiente compatible para vivir; 3) Expandir oportunidades económicas. Durante el Año Fiscal 2010-2011, el Consorcio gastará aproximadamente \$2,491,699 de fondos del programa CDBG, \$1,000,000 del programa HOME, y \$109,687 del Programa ESG en las siguientes actividades:

- Facilitar la construcción de infraestructura pública.
- Asistir con la construcción o rehabilitación de instalaciones públicas.
- Proveer administración del programa.
- Asistir las agencias de servicios públicos.
- Proveer servicios de vivienda justa
- Proveer costos relacionados a la administración de proyectos.
- Actividades para desarrollo económico y labor
- Programa de primeros compradores de casa
- Programa de rehabilitación de viviendas

La enmienda de el Plan de Acción Anual del año fiscal 2008-2009 - Programa de Estabilización de Viviendas (Programa NSP) permitirá al Consorcio de CDBG el uso de fondos retomados como ingresos, para proveer asistencia de enganche a primeros compradores de casa y incorporar actividades elegibles de adquisición y / rehabilitación/reconstrucción de viviendas dentro de nuevas áreas adicionales: Denair, Hickman, SCRC, Crows Landing, Grayson, Westley, Ciudad de Ceres, Ciudad de Newman, Ciudad de Oakdale, Ciudad de Patterson, y Ciudad de Waterford. La enmienda del Plan Consolidado de los años 2007-2012 permitirá la incorporación del Condado de Stanislaus como administrador del programa HOME para las Ciudades de Ceres, Newman, Oakdale, Patterson, Waterford, y las áreas no incorporadas del Condado de Stanislaus. La enmienda también incorporará el programa HOME a los objetivos de el Plan Consolidado como cumplimiento de requisitos regulatorios de HUD.

PREPARACION Y PROCESO DE EL PLAN - La preparación de estos planes consistió de la consultación y coordinación con varias agencias gubernamentales, grupos comunitarios, y personas individuales. Comunicación con estos proveedores de recursos consistió de contactos en escrito y juntas de cara a cara, públicas y informales. Dentro de las más importantes fueron las juntas con los miembros de el Consorcio y la participación de los miembros de el Colaborativo de Viviendas y Servicios de el Condado de Stanislaus. La versión preliminar de el Plan de Acción Anual 2010-2011, la enmienda del Plan de Acción Anual 2008-2009 - Programa NSP, y la enmienda a el Plan Consolidado de años fiscales 2007-2012 son hechos públicos por un período de 30 días para solicitar comentario del público, seguido

por la adopción formal de el Consejo de el Condado de Stanislaus.

PARICIPACION DE LA COMUNIDAD - Participación pública en el proceso de el Plan de Acción Anual 2010-2011, la enmienda del Plan de Acción Anual 2008-2009 - Programa NSP, y la enmienda al Plan Consolidado 2007-2012 incluyó varias juntas públicas llevadas a cabo en varias localidades y horarios dentro de las áreas de el Consorcio. La participación de la comunidad fue buscada referente a las necesidades de las áreas no-incorporadas de el Condado de Stanislaus, al igual de las ciudades que forman parte de el Consorcio. Cada miembro del Consorcio conducirá una audiencia pública siguiente los 30 días de comentario público.

CONCLUSION - Los programas de CDBG y HOME dan la oportunidad de dirigir y responder a las necesidades y desafíos enfrentados en cada comunidad por los miembros de el Consorcio. Si algún miembro de el público tiene alguna pregunta referente al Plan de Plan de Acción Anual 2010-2011, enmienda del Plan de Acción Anual 2008-2009 - Programa NSP, y/o enmienda del Plan Consolidado 2007-2012, deberá comunicarse con Juan Gonzalez al (209) 525-6330, o visitar el Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus en el 1010 10th Street, Suite 3400, Modesto, CA entre las horas de 8:00 am y 5:00 pm, de Lunes a Viernes.

Copias de la versión preliminar del Plan de Acción Anual 2010-2011, enmienda del Plan de Acción Anual 2008-2009 - Programa NSP, y enmienda del Plan Consolidado 2007-2012 estarán disponibles para revisión pública entre el 16 de marzo y el 27 de abril del 2010 en los departamentos de Planning en cada ciudad que forma parte de el Consorcio y en el internet: www.stancounty.com/planning/cdbg/cdbg.shtml. **AVISO MAS ALLA SE DA** que a la dicha hora y lugar, se le dará la oportunidad de ser escuchadas a las personas que estén interesadas. Las personas interesadas también pueden someter comentarios en escrito a el Condado de Stanislaus referente el programa a Juan Gonzalez de el Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus a la dirección referente arriba o llamar al (209) 525-6330. **POR LA ORDEN DE EL CONSEJO. FECHA:** 16 de marzo del 2010. **CERTIFICA:** CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California.

BY: Elizabeth A King, Assistant Clerk
Pub Dates Mar 22, 2010