

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

DEPT: Planning and Community Development

BOARD AGENDA # \*D-2

Urgent

Routine

AGENDA DATE January 11, 2011

CEO Concurs with Recommendation YES  NO

4/5 Vote Required YES  NO

(Information Attached)

SUBJECT:

Approval to Open a 30-day Public Comment Period and Set a Public Hearing on February 15, 2011 at 6:40 p.m. to Consider: Approval of an Amendment to the Fiscal Year 2007-2012 Consolidated Plan to Add the City of Hughson to the Urban County and; Approval of the Fiscal Year 2011-2012 Annual Action Plan

STAFF RECOMMENDATIONS:

1. Release and approve the amendment to the Fiscal Year 2007-2012 Consolidated Plan (CP), and the Fiscal Year 2011-2012 Draft Annual Action Plan (AAP) for the required 30-day public comment period.
2. Set a Public Hearing for February 15, 2011 at 6:40 p.m. to close the public comment period and consider approval of the amendment to the Fiscal Year 2007-2012 Consolidated Plan (CP) to add the City of Hughson to the Urban County and; the Fiscal Year 2011-2012 Draft Annual Action Plan (AAP).

FISCAL IMPACT:

The funds for implementation of the CP and AAP being considered as part of this item are derived entirely from special revenues administered by the U.S. 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 2011-2012 funding for the CDBG, ESG, and HOME programs. There is no impact to the General Fund.

BOARD ACTION AS FOLLOWS:

No. 2011-040

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

and approved by the following vote,

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

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:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

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## **DISCUSSION:**

Currently, Stanislaus County, along with the cities of Ceres, Newman, Oakdale, Patterson, and Waterford, form what is known as the Stanislaus County Community Development Block Grant (CDBG) Consortium (Federally defined and hereafter referred to as the "Urban County").

This is a request to open a 30-day public comment period and set a public hearing on February 15, 2011, at 6:40 p.m. to consider: Approval of an amendment to the Fiscal Year 2007-2012 Consolidated Plan (CP) to add the City of Hughson to the Urban County and; approval of the Fiscal Year 2011-2012 Annual Action Plan (AAP).

Federal regulations require a 30-day public comment period prior to local approval or amendment of a CP and/or an AAP. Draft copies of the amendment to the CP and AAP to be considered for approval on February 15, 2011 are provided as Attachments "1" and "2" of this report. The following discussion provides an overview of the actions to be considered at the February 15, 2011 public hearing:

### **FISCAL YEAR 2007-2012 CONSOLIDATED PLAN (CP) AMENDMENT**

The CP is the Urban County's comprehensive planning document and allows for application of Federal grant funding under the Community Development Block Grant (CDBG), Emergency Solutions Grant (formerly known as the Emergency Shelter Grant) (ESG), and HOME Investment Partnership (HOME) programs. Stanislaus County is recognized as the Urban County's "lead entity" with responsibility for implementing and administering CDBG and ESG funds for unincorporated areas of Stanislaus County and participating cities. Every three years, participating cities have an opportunity to remain or withdraw from the Urban County, and non-participating cities, not independently receiving entitlement funds, have an opportunity to enter into an agreement to become part of the Urban County. The Urban County is an Entitlement Jurisdiction receiving annual grants based on a formula allocation.

The City of Hughson has notified the Urban County of its intent to join and all currently participating Urban County cities wish to remain members for the next three years. An amendment to the Urban County's Fiscal Year 2007-2012 CP is required to add the City of Hughson to the Urban County. If the proposed amendment is approved, effective Fiscal Year 2011-2012, the Urban County membership will include the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, and Stanislaus County.

Attachment "1" consists of the proposed amendment to the Fiscal Year 2007-2012 CP. The amendment is a "stand alone" document. The entire CP document as approved in 2007, along with previous approved amendments to the CP, is available for viewing at: <http://www.stancounty.com/planning/cdbg/cdbg.shtm>

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### **FISCAL YEAR 2011-2012 ANNUAL ACTION PLAN (AAP)**

The AAP is part of the Urban County's CP and describes the specific programs and projects that will be undertaken during Fiscal Year 2011-2012 (July 1, 2011 to June 30, 2012). The Urban County receives Federal CDBG, ESG, and HOME grant funds. As discussed earlier, Stanislaus County is the "lead entity" with responsibility for implementing and administering CDBG and ESG funds for unincorporated areas of Stanislaus County and participating cities. The Urban County is a member of the City of Turlock and Stanislaus County HOME Consortium (hereafter referred to as the "HOME Consortium"). The City of Turlock is the "lead entity" with responsibility for implementing and administering HOME funds to the HOME Consortium. Beginning Fiscal Year 2011-2012, Stanislaus County, as the "lead entity" for the Urban County, will take the lead in monitoring participating Urban County cities use of HOME funds.

This change in responsibility for monitoring of the Urban County cities is occurring at the direction of HUD. HUD recognizes Stanislaus County as the representative, and responsible entity, for all members of the Urban County with regards to HOME funds allocated to the Urban County members. Ultimately, the City of Turlock is responsible for ensuring that all HOME Consortium funded activities meet the program requirements.

The following is an overview of the programs and projects identified in the AAP by grant funding types:

### **Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) Funding**

In Fiscal Year 2011-2012, the Urban County will be entering its tenth year as an Entitlement Jurisdiction for CDBG funds and the eight year as a recipient of ESG funds. There are three specific goals of the CDBG/ESG programs. They are:

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

The Fiscal Year 2011-2012 draft AAP has been developed to assist all participants of the Urban County achieve the above program goals (See Attachment "2" – Draft Fiscal Year 2011-2012 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 (1) person is \$41,700 and a family of four (4) is \$59,500. 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. An AMI table is provided on page 2 of the attached draft AAP.

Based on U.S. Department of Housing and Urban Development (HUD) estimates, the Urban County's CDBG and ESG combined allocation for Fiscal Year 2011-2012 is:

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- CDBG           \$2,691,538
- ESG            \$ 109,464
- TOTAL        \$2,801,002

The figures in the budget below have been projected based on the previous Fiscal Year 2010-2011 HUD allocations. However, with the addition of the City of Hughson to the Urban County in Fiscal Year 2011-2012, it is expected that the Urban County's allocation will increase. Final allocation amounts will be adjusted once Fiscal Year 2011-2012 award amounts are released by HUD, which are expected to be available in April 2011. Planning staff will make the necessary budget adjustments to be submitted to HUD, and will be reflected in the Special Revenue Grants Fiscal Year 2011-2012 Proposed and Final Budgets.

**TABLE ONE  
CDBG AND ESG ALLOCATION ESTIMATES**

<b>Consortium Member</b>	<b>Activities</b>	<b>Administration</b>	<b>Total</b>
<b>Ceres</b>	\$248,589	\$20,000	\$268,589
<b>Hughson</b>	\$151,391	\$20,000	\$171,391
<b>Newman</b>	\$178,766	\$20,000	\$198,766
<b>Oakdale</b>	\$210,672	\$20,000	\$230,672
<b>Patterson</b>	\$223,064	\$20,000	\$243,064
<b>Waterford</b>	\$167,021	\$20,000	\$187,021
<b>County</b>	\$662,066	\$376,815	\$1,038,881
<b>Public Services</b>	\$269,154		\$269,154
<b>Economic Development</b>	\$20,000		\$20,000
<b>Workforce Development</b>	\$20,000		\$20,000
<b>Analysis of Impediments</b>	\$10,000		\$10,000
<b>Fair Housing</b>	\$34,000		\$34,000
<b>ESG</b>	\$109,464		\$109,464
<b>Total</b>	<b>\$2,304,187</b>	<b>\$496,815</b>	<b>\$2,801,002</b>

Activities identified within the AAP must be consistent with the Urban County's adopted 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

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address these needs, the Urban County participants 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.

During Fiscal Year 2011-2012, Stanislaus County anticipates completing the engineering and design of Phase 1B of the Empire Storm Drain Project. Phase 1B will consist of the installation and connection of storm drain facilities, Phase 1A and 1B, to the Modesto Irrigation District's (MID) river outfall. The scope of work includes the installation of underground storm drainage infrastructure and street overlays. Project costs will be financed via the leveraging of Stanislaus County Redevelopment Agency and CDBG funds.

A complete list of proposed infrastructure projects can be found in the Fiscal Year 2011-2012 draft AAP, pages 39-44 (Attachment "2").

Further, CDBG and ESG funds allow for opportunities for the Urban County to fund non-profit organizations that provide a public service. In accordance with HUD regulations, approximately ten percent of the total CDBG allocation, \$269,154 for Fiscal Year 2011-2012, is proposed to be set-aside for this purpose. As part of this funding cycle, staff has received and reviewed thirty-two (32) CDBG and nine (9) ESG competitive applications for funds. 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 34-36 (ESG) and 45-51 (CDBG) of the draft AAP (Attachment "2"). Approval of the final AAP will include funding of those service providers that were successful in the competitive application process. Final recommendations for the public service grants will be provided during the February 15, 2011 public hearing.

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

Each year, the Urban 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 Urban County residents that enhance their computer literacy skills and gives them a competitive edge in finding a job and/or progressing within the employment field. In Fiscal Year 2011-2012, the Urban County's T3 partnerships will expand to include the City of Ceres in addition to the County's unincorporated areas and the cities of Newman, Oakdale, Patterson, Waterford.

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In Fiscal Year 2011-2012, the Urban County will continue its Economic Development Program designed to provide economic development opportunities for eligible individuals that have participated in the T3 program. This program is designed as a second step in the Urban County'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 or government agency. This program will place the eligible participant in the non-profit or government agency to assist the participant in developing the necessary knowledge and skills to start a career of their own. This internship allows for resume and skill-set development, with the focus of obtaining the prerequisite skills to leverage a livable wage job within the related field of training.

Stanislaus County staff will continue to provide administrative services to each of the Urban County's participants, as well as to its own activities. As the "lead entity" of the Urban County, HUD recognizes Stanislaus County as the sole grantee responsible for the administration of CDBG and ESG funds. Accordingly, 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.

### **HOME Investment Partnerships Program (HOME)**

HOME program funds are used by localities to provide the following activities:

- Affordable housing development;
- Low-income first time homebuyer down payment assistance;
- Owner-occupied housing rehabilitation assistance; and
- Program administration.

The Fiscal Year 2011-2012 estimated HOME Consortium allocation is \$1,535,537. Final Fiscal Year 2011-2012 award amounts will be determined by HUD and reflected in the City of Turlock's allocation adoption.

Currently, the City of Turlock contracts independently with each of the Urban County participants. However, starting Fiscal Year 2011-2012 Stanislaus County will be the only Urban County participant with a direct contract with the City of Turlock. Each of the participating Urban County cities will have sub-agreements with Stanislaus County. This change reflects HUD's recognition of Stanislaus County as the "lead administrator" of HOME activities for all Urban County participants. As a result of additional administrative responsibilities, Stanislaus County expects to be compensated accordingly. The Planning and Community Development Department is working with the City of Turlock to determine the appropriate level of compensation. Planning staff will return to the Board of Supervisors for approval of the Stanislaus County/City of Turlock HOME Program agreement, sub-agreements, and final budget recommendations.

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The participants of the Urban County will continue to use their HOME funds to address the variety of housing needs within their individual jurisdictions. The Urban County's CP identifies homeownership and rental housing as top priorities. As such, the Urban County 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 Urban County 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 Urban County will partner with agencies such as the Housing Authority of Stanislaus County and the Children's Crisis Center to assist families and individuals that fall within the very low and low income household brackets that wish to transition from Section 8 or public housing rental assistance to a position of homeownership.

#### **POLICY ISSUES:**

The Board should determine if opening a public comment period and setting a public hearing furthers the goals of: A Safe Community, A Healthy Community, Effective Partnerships, A Well Planned Infrastructure System, and Efficient Delivery of Public Services.

The programs and projects represented in the CP and AAP are consistent with the goals and objectives of the Stanislaus County General Plan, specifically the Housing Element, the Stanislaus County Redevelopment Agency Implementation Plan, and the comparable plans of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford.

#### **STAFFING IMPACT:**

The Stanislaus County Planning and Community Development Department is ultimately responsible for the administration of all CDBG, ESG, and HOME funds allocated to the Urban County. In addition to monitoring the program and project files of each of the participating Urban County cities, Planning staff are responsible for monitoring the program and project files of each organization receiving funds from the Urban County. Annually, the number of different organizations receiving CDBG and/or ESG funds varies between 18 and 24. Planning staff also assists participating Urban County cities in the development of eligible projects and programs to ensure that they meet or exceed regulatory guidelines. Existing staff will perform these duties and no additional staff is required.

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**ATTACHMENTS:**

Attachment 1: Fiscal Year 2007-2012 Draft Consolidated Plan Amendment  
Attachment 2: Fiscal Year 2011-2012 Draft Annual Action Plan

**CONTACT PERSON:**

Kirk Ford, Director of Planning & Community Development. Telephone: 209-525-6330



# STANISLAUS COUNTY CDBG CONSORTIUM

## **FISCAL YEAR 2007-2012 CONSOLIDATED PLAN AMENDMENT: FOR THE INCORPORATION OF THE CITY OF HUGHSON INTO THE STANISLAUS COUNTY CDBG CONSORTIUM**

**DRAFT**

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**Available for Review and Public Comment from:  
January 11, 2011 to February 15, 2011  
Reference FY 2007-2012 Consolidated Plan at:  
<http://www.stancounty.com/planning/cdbg/cdbg.shtm>**

For More Information or to Submit Written Comments Contact:  
Stanislaus County Planning & Community Development Department  
1010 10<sup>th</sup> Street, Suite 3400 Modesto, CA 95354  
Phone: (209) 525-6330  
Fax: (209) 525-5911  
E-mail: [planning@stancounty.com](mailto:planning@stancounty.com)

## **General Overview**

The Stanislaus County Consolidated Plan is the result of a planning process and serves as the guiding document for the administration of programs provided by the U.S. Department of Housing and Urban Development's (HUD) Division of Community Planning and Development (CPD) which includes: Community Development Block Grant (CDBG) Program, Home Investment Partnerships Program (HOME), and Emergency Shelter Grant (ESG) Program. This process considers the needs of the community and how the various grant programs could respond to those needs. In May 2002, Stanislaus County received "Urban County" HUD entitlement certification for its first five (5) year Consolidated Plan for the Stanislaus County CDBG Consortium (Federally defined and hereinafter referred to as the "Urban County", which included Stanislaus County and the Cities of Oakdale and Patterson. In 2007, Stanislaus County prepared and submitted its second five year Consolidated Plan document to HUD for Fiscal Years 2007 to 2012 (for the periods July 1, 2007 through June 30, 2012).

The 2007-2012 Consolidated Plan included Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford. Every three years, eligible non-participating Urban County Cities have an opportunity to enter into an agreement to become part of a HUD qualified Urban County and be eligible to receive CDBG, ESG, and HOME entitlement funds. As a result, in June 2010, the City of Hughson notified the Urban County of its intent to join the Urban County effective Fiscal Year 2011-2012, and subsequently entered into a Cooperation Agreement with Stanislaus County. Effective Fiscal Year 2011-2012, the Urban County membership will consist of Stanislaus County and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford.

This document serves as the 2007-2012 Consolidated Plan Amendment (hereafter referred to as the "CP Amendment") for the incorporation of the City of Hughson into the Urban County.

The Consortium's original 2007-2012 Consolidated Plan 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 general goal of the CDBG and HOME programs are to strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, to enable them to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities for every American, particularly for very low- and low-income Americans (meaning those with incomes below fifty percent and eighty percent of the area's median income, respectively).

The City of Hughson will embrace and undertake the activities identified in the original Consolidated Plan as the needs within the City of Hughson closely resemble the needs and challenges of the original Urban County members. Those needs and objectives were identified as:

➤ **Providing Decent Housing**

Included within this broad goal are the following objectives: to assist homeless persons obtain affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is, without discrimination, affordable to low-income Americans; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

- **Providing a Suitable Living Environment**  
This goal includes the objectives of improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.
  
- **Expanding Economic Opportunities**  
Included in this goal are the objectives of creating jobs accessible to low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons to achieve self-sufficiency in federally assisted and public housing.

The City of Hughson will join the Urban County in the use of their Home Investment Partnership (HOME) Program and possibly redevelopment housing set-aside funds to address the variety of housing needs within the City.

CDBG funds, linked with other funding opportunities, will be allocated for public infrastructure and community facilities.

Additionally, a portion of CDBG funds will continue to be dedicated to the Public Service Program component which provides a competitive grant cycle giving the opportunity to public service providers to apply for CDBG and ESG funds.

The City of Hughson will also join the Urban County in embracing the following Specific Goals and Objectives (as identified in the original 2007-2012 Consolidated Plan's Strategic Plan):

Specific Goals:

- Elimination of slums and blight;
- Elimination of conditions that are detrimental to health, safety, and public welfare; conservation and expansion of the jurisdiction's housing stock;
- Expansion and improvement of the quality and quantity of the community resources;
- Reduction of the isolation of income groups with communities and geographical areas;
- Restoration and preservation of properties of special value; and,
- Alleviation of physical and economic distress.

Objectives:

- Increase the supply of affordable housing to low-income households.
- Maintain the safe and sanitary housing for low-income households.
- Ensure long-term affordability of units for low-income households.
- Promote homeownership.
- Provide shelter for the homeless.
- Provide support services and facilities for the homeless, persons threatened with homelessness, those with special needs, and low-income households.
- Increase the supply of transitional housing.
- Retrofit communities and neighborhoods with public infrastructure. (ex. storm drainage, sewer and water)
- Eliminate the physical barriers that deny access to public and community facilities and places to those with limited mobility.

- Provide essential social services, such as food and clothing, crisis intervention, anti-gang alternatives, and day care and recreational opportunities to low-income persons and families.
- Encourage economic development activities to create and retain jobs, especially in areas that are in need of physical revitalization and/or stagnant rental and high vacancy rates.

Specific projects and activities to be undertaken by the City of Hughson have been identified in the Fiscal Year 2011-2012 Annual Action Plan.

### **Managing the Process**

Stanislaus County will continue to be the lead agency of the Community Development Block Grant Urban County. Specifically, the Stanislaus County Planning and Community Development Department will administer program on behalf of the Urban County membership. Planning and Community Development Department staff will oversee the development and implementation of the Consolidated Plan and will provide technical assistance whenever necessary.

The City of Turlock will continue to be the “lead entity” responsible for overall HOME program activity. Starting Fiscal Year 2011-2012, Stanislaus County will be the administrator of HOME activities for all Urban County Cities, including the City of Hughson. Stanislaus County will enter into a direct contract with the City of Turlock which will reflect the administrative responsibilities of Stanislaus County as the administrator of HOME activities undertaken by the Urban County.

### **Citizen Participation**

The 2007-2012 Consolidated Plan Citizen Participation Plan (CPP) outlines the steps developed by the Urban County to insure compliance with federal regulations governing implementation of the three federal programs administered by the Stanislaus County Planning and Community Development Department, and meet their mandate to involve local residents in the planning and implementation of related projects and programs. The CPP Plan may be found on pages 4-7 of this CP Amendment.

Stanislaus County will follow its CPP by releasing the CP Amendment to add the City of Hughson to the Urban County for a 30 day public comment period (exceeding the minimum requirement of 15 days) commencing on January 11, 2011 and ending on February 15, 2011. The public hearing notice will be published in the Modesto Bee on January 14, 2011, announcing the release of the CP Amendment and opening the public comment period. The CP Amendment will also be made available on January 11, 2011 for public review and input via the internet on the Stanislaus County Planning and Community Development Department’s website. Planning staff will also share information with local community bodies called Municipal Advisory Councils as well as the local Continuum of Care (known as the Stanislaus Housing and Support Services Collaborative).

Interested persons may submit written comments to Stanislaus County or any of the participating cities regarding the proposed amendment. Comments submitted to Stanislaus County should be addressed to Kirk Ford, Planning Director of the Stanislaus County Department of Planning and Community Development at 1010 10<sup>th</sup> Street, Suite 3400, Modesto CA 95354.

**Summary of Citizen Comments:**

A series of public meetings will be held in January and February 2011 to discuss the details of the CP Amendment. The series of meetings include:

<b>JURISDICTION</b>	<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
<b><u>County/Cities</u></b>			
Stanislaus County	January 11, 2011	10:00am/6:00 pm	1010 10 <sup>th</sup> St. Modesto
City of Ceres	January 12, 2011	4:00 pm	2701 Fourth St, Ceres
City of Hughson	January 20, 2011	5:00 pm	7018 Pine St, Hughson
City of Newman	January 5, 2011	5:00 pm	1200 Main St. Newman
City of Oakdale	January 19, 2011	4:30 pm	120 S. Sierra Ave. Oakdale
City of Patterson	January 19, 2011	6:00 pm	1 Plaza, Patterson
City of Waterford	January 4, 2011	5:30 pm	540 C St. Waterford
<b><u>Municipal Advisory Councils / Communities</u></b>			
Denair	February 1, 2011	7:00 pm	3460 Lester Rd., Denair
Empire	February 14, 2011	7:00 pm	18 S. Abbie, Empire
Hickman	February 3, 2011	7:00 pm	13306 4 <sup>th</sup> St., Hickman
Keyes	February 17, 2011	7:00 pm	5601 7 <sup>th</sup> St. Keyes
Salida	February 22, 2011	7:00 pm	4835 Sisk Rd, Salida
South Modesto	February 10, 2011	6:00 pm	3800 Cornucopia Way, Mod.

The following is a summary of the comments or input received from the public at each of the community meetings held throughout the months of January and February 2011 or submitted in writing directly to Stanislaus County:

**Stanislaus County**

Comments Pending

**City of Ceres**

Comments Pending

**City of Hughson**

Comments Pending

**City of Newman**

Comments Pending

**City of Oakdale**

Comments Pending

**City of Patterson**

Comments Pending

**City of Waterford**

Comments Pending

**Town of Denair**

Comments Pending

**Town of Hickman**

Comments Pending

**Town of Salida**

Comments Pending

**Town of Empire**

Comments Pending

**South Modesto**

Comments Pending

**Town of Keyes**

Comments Pending

**Stanislaus County- Final Public Hearing**

Comments Pending

**Monitoring**

Stanislaus County monitors all sub-recipients of Urban County funds on a quarterly basis. Planning staff will monitor the City of Hughson to ensure statutory and regulatory requirements are being met and that information submitted to Stanislaus County is accurate and complete.

An agreement will be executed with the City of Hughson which will clearly state the performance measurement standards, reporting requirements, draw-down requirements, and all applicable federal requirements. The monitoring process emphasizes on-site field visits, desk audits, open communication and assistance to sub-recipients to create an acceptable data collection and reporting system.

**Housing**

The 2007-2012 Consolidated Plan identifies homeownership and rental housing as top priorities to be addressed. The City of Hughson also places high priority on providing decent, safe, and affordable housing to its residents and will pursue the following Consolidated Plan objectives, to the greatest extent possible:

- Increase the supply of affordable housing through the implementation of First Time Home Buyer Down Payment Assistance, and through partnerships with local affordable housing developers.
- Maintain safe and sanitary housing for low-income households through the provision of housing rehabilitation programs.
- Ensure long-term affordability of units for low income households,
- Promote homeownership, retrofit communities and neighborhoods with public infrastructure, and
- Eliminate the physical barriers that deny access to public and community facilities and places to those with limited mobility.
- Affirmatively further fair housing by addressing barriers to fair and affordable housing to the greatest extent possible.

**Non-Housing Community Development Needs:**

The 2007-2012 Consolidated Plan identifies public infrastructure as a high priority non-housing community development need. The City of Hughson also has substantial needs for targeted infrastructure improvements that would alleviate some of the City's current blight. These infrastructure improvements will include related curb, gutters, sidewalks, storm drain, sewer and water line replacements, and subsequent street overlay that follows projects of this nature.

The City of Hughson has submitted a list with a number of potential project areas in which it would like to undertake infrastructure improvements of the nature identified above. These include:

- Pine Street – 4<sup>th</sup> Street to 7<sup>th</sup> Street
- Fox Road – Tully Road to 7<sup>th</sup> Street
- Walker Lane
- 2<sup>nd</sup> Street – Fox Road to Walker Lane
- Whitmore Avenue and 7<sup>th</sup> Street
- 1<sup>st</sup> Street – Walker Lane to Locust Street
- Palmer Court
- 4<sup>th</sup> Street – Fox Road to Locust
- 5<sup>th</sup> Street – Fox Road to Locust
- 4<sup>th</sup> Street – South of Whitmore down to corner at 5<sup>th</sup> Street.

Planning staff will work with the City of Hughson to assess and determine eligibility of infrastructure projects to be included in future Annual Action Plans.

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# COMMUNITY DEVELOPMENT

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# BLOCK GRANT CONSORTIUM



## Annual Action Plan

*Fiscal Year 2011-2012*

***DRAFT***

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



**STANISLAUS COUNTY  
BOARD OF SUPERVISORS**

District 1 William O'Brien  
District 2 Vito Chiesa  
District 3 Chair - Jeff Grover  
District 4 Vice Chair - Dick Monteith  
District 5 Jim DeMartini



Information on this page is subject to change per formal appointment of elected officials.

**CITY OF CERES**

Mayor pending  
Vice Mayor Ken Lane  
Councilmember Bret Durossette  
Councilmember Chris Vierra  
Councilmember Guillermo Ochoa



**CITY OF HUGHSON**

Mayor Ramon Bawanan  
Councilmember Matthew Beekman  
Councilmember George Carr  
Councilmember Jill Silva  
Councilmember Jeramy Young



**CITY OF NEWMAN**

Mayor Ed Katen  
Mayor Pro Tem Robert Martina  
Councilmember Roberta Davis  
Councilmember Nick Candea  
Councilmember Donald Hutchins



**CITY OF OAKDALE**

Mayor Pat Paul  
Mayor Pro Tem Katherine Morgan  
Councilmember Michael Brennan  
Councilmember Jason Howard  
Councilmember Tom Dunlop



**CITY OF PATTERSON**

Mayor Luis Molina  
Mayor Pro Tem Dominic Farinha  
Councilmember Annette Smith  
Councilmember Deborah Novelli  
Councilmember Sam Cuellar



**CITY OF WATERFORD**

Mayor Charlie Goeken  
Vice Mayor Jim Weaver  
Councilmember Michael Van Winkle  
Councilmember Ken Krause  
Councilmember Jose Aldaco



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# Fifth Program Year 2011-2012 Action Plan **GENERAL OVERVIEW**



Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## Executive Summary

As required by the U.S. Department of Housing and Urban Development, (HUD) this document is part of Stanislaus County's Consolidated Plan which describes the needs and strategy for using HUD funds for housing and community development programs/projects. This Annual Action Plan describes the specific programs/projects that will be undertaken during Fiscal Year 2011-2012, from July 1, 2011 to June 30, 2012.

Stanislaus County, along with the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford, form what is known as the CDBG Consortium (federally defined and hereafter referred to as the "Urban County"), annually receive Community Development Block Grant (CDBG) and Emergency Solutions Grant (Previously known as Emergency Shelter Grant) (ESG) entitlement funds from HUD, and is recognized as the "lead entity" under the entitlement programs. The Urban County will be entering its tenth year as an Entitlement Jurisdiction for CDBG and the eighth year as a recipient of ESG funds.

Every three years, participating Cities have an opportunity to remain or withdraw from the Urban County, and non participating cities, not independently receiving entitlement funds, have an opportunity to enter into an agreement to become part of the Urban County. The Urban County is an Entitlement Jurisdiction receiving annual grants based on a formula allocation.

The City of Hughson, has notified the Urban County of its intent to join and all currently participating Urban County Cities wish to remain members for the next three years. Effective Fiscal Year 2011-2012, the Urban County membership will include the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, and Stanislaus County.

Since 1992, Stanislaus County has also been a member of the "City of Turlock and Stanislaus County Home Investment Partnerships Program (HOME) Consortium" (of which the City of Turlock is recognized as the lead entity) which includes Stanislaus County unincorporated communities and the Cities of Turlock, Ceres, Newman, Oakdale, Patterson, and Waterford. Effective Fiscal Year 2011-2012, the City of Hughson will join the HOME Consortium. Beginning Fiscal Year 2011-2012 Stanislaus County, as the Urban County jurisdiction, will take the lead for monitoring the HOME Consortium partners with the exception of the City of Turlock.

The Fiscal Year 2011-2012, the grant allocation amounts under each respective program are approximately:

CDBG	\$ 2,691,538
ESG	\$ 109,464
HOME	<u>\$ 1,535,537*</u>
<b>TOTAL</b>	<b>\$4,336,539</b>

\* Total HOME allocation (including City of Turlock's share).

**OBJECTIVES:**

There are three specific goals of the Federal CDBG/ESG and HOME programs. They are:

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

The Annual Action Plan has been developed to assist the participating jurisdictions achieve these three goals. The overriding consideration that is required of the CDBG and ESG programs is to benefit those members of the population that meet the definition of Targeted Income. A Targeted Income person is one who earns 80% or less of the Area Median Income (AMI). Additionally, if a project benefits a specific neighborhood or community, at least 51% of the population within that geographic boundary must be within the Targeted Income Group (TIG). The following table identifies Stanislaus County's 2010-2011 income limits established by HUD:

Median Income	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$59,500	Extremely Low (30%)	\$12,500	\$14,300	\$16,100	\$17,850	\$19,300	\$20,750	\$22,150	\$23,600
	Very Low (50%)	\$20,850	\$23,800	\$26,800	\$29,750	\$32,150	\$34,550	\$36,900	\$39,300
	Low (80%)	\$33,350	\$38,100	\$42,850	\$47,600	\$51,450	\$55,250	\$59,050	\$62,850

**COMMUNITY NEEDS:**

There is a need in the unincorporated areas of the County, as well as in Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford for new or rehabilitated community infrastructure. Infrastructure in many of the older residential communities has either deteriorated or is non-existent. From sidewalks and storm drainage to community facilities, the lack of these improvements do not promote safe and healthy communities, which in turn negatively impacts quality of life.

Further, CDBG and ESG funds allow an opportunity for the County and the Cities to fund non-profit agencies that provide public services to the community. Staff has received and reviewed thirty-two (32) CDBG and nine (9) ESG competitive applications (some from the same organizations), to obtain funds for the public service and emergency shelter components of the programs, respectively. The Board of Supervisors is presented the eligible applicants for partial or full funding based on scoring recommendations made by a review panel that consisted of six representatives from the CDBG Urban County participating jurisdictions, a representative from the County Behavioral Health and Recovery Services Department, and a representative from the County Chief Executive Office. Although Federal guidelines permit a grantee to budget up to 15% of its allocation to public service programs, the Urban County has agreed to utilize approximately 10%, for this purpose. This allows the Urban County to utilize the additional 5% of the allocation for targeted workforce and economic development related activities.

The following are non-profit organizations that have applied for Fiscal Year 2011-2012 funding under the CDBG/ESG Public Service Programs:

- American Red Cross
- The Arc/Howard Training Center
- CASA
- Catholic Charities
- Center for Human Services
- Children's Crisis Center
- Community Housing and Shelter Services
- Disability Resource Assistance for Independent Living (DRAIL)
- Family Promise
- Federated Church/HOST (Helping Others Sleep Tonight)
- Healthy Aging Association
- Healthy Start
- Hughson Family Resource Center
- Military Families and Veterans Global Transitions, Inc
- National Alliance on Mental Illness
- Parent Institute for Quality Education (PIQE)
- Parent Resource Center
- Salvation Army
- Salvation Army Red Shield
- Second Harvest
- Stanislaus Family Justice Center
- United Cerebral Palsy of Stanislaus County
- United Samaritans Foundation
- We Care of Turlock
- Westside Food Pantry

## Evaluation of Past Performance

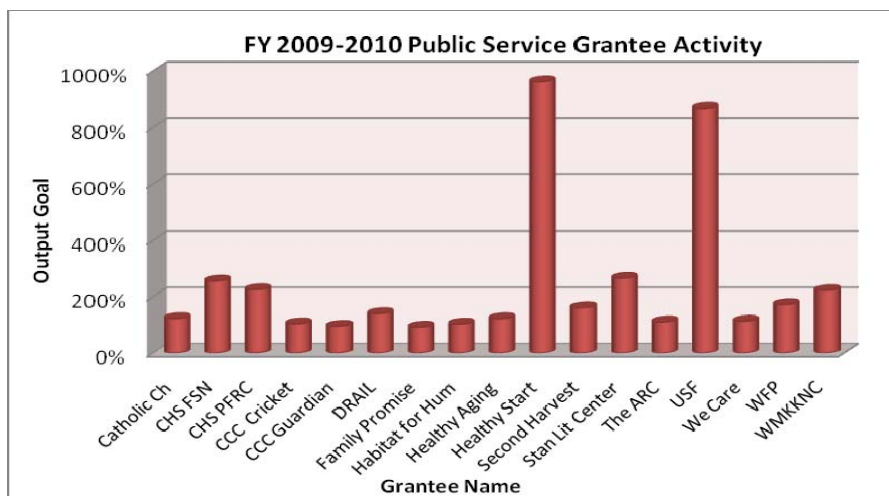
As lead entity of the Urban County, Stanislaus County assumes overall responsibility for administration of CDBG and ESG funds.

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

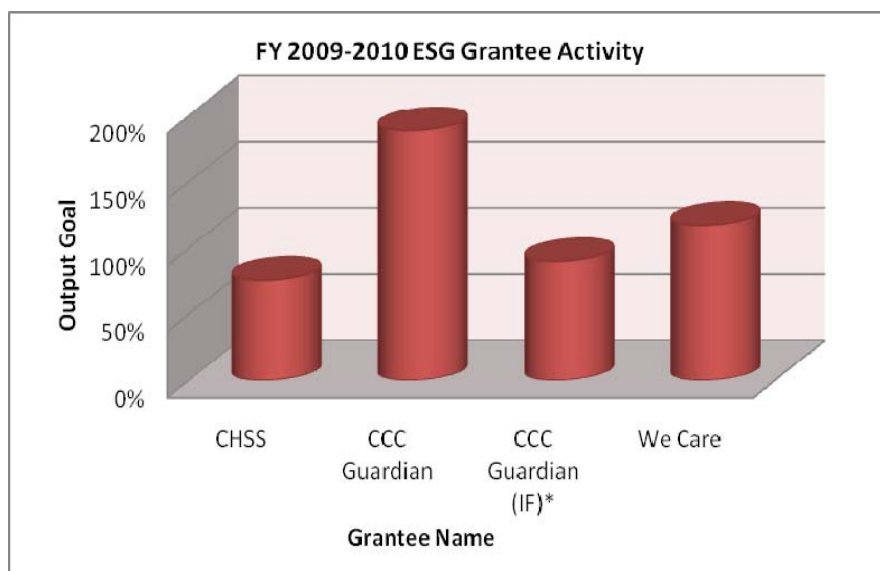
Performance of all Urban County members and public service grantees are tracked in various categories from appropriate use of administrative funds to verifying that outputs and outcomes are being met for all awarded public service related activities and County and City projects.

Public Service/Emergency Shelter Grantees that are not meeting the thresholds they pledged to meet during key points throughout the year are in jeopardy of only receiving partial or no funding in future fiscal years if they reapply for funding. Staff is also monitoring non-profit agency processes used to better track and follow up with participants to ascertain participant outcomes (how the participant is better off after receiving a given service). This process helps to better justify the need for the service they provide within the community.

The following is a graph that demonstrates one aspect of our public service tracking methodology:



The following graph shows similar information from the perspective of the Emergency Shelter Grant Program:



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

Thanks to the processes put in place by, the CDBG 1.5 timeliness expenditure threshold for Fiscal Year 2010-2011 has been met well in advance (approximately 6 months in advance), compared to previous fiscal years. Staff will continue to collaboratively work with its Urban County partners to ensure that timeliness deadlines continue to be met within a comfortable timeframe as done in Fiscal Year 2010-2011.

## Action Plan

Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford identified their target areas through several combined methods. For the development of the Annual Action Plan, the participating jurisdictions used population information derived from the U.S. Census regarding median household income, housing tenure, housing occupancy, disability status, employment status, and poverty status. Information was also compiled from the County's Continuum of Care annual report, adopted Housing Elements of the respective Urban County members, and California State Department of Finance reports. The target areas for the Urban County participants are the very low and low-income areas of the jurisdictions. Although funds are used for all residents of the Urban County's participating jurisdictions, priority is given to programs and projects in the target areas.

As the new member of the Urban County, project target areas for the City of Hughson were identified using similar information as defined above such U.S. Census data relating to population, occupancy, employment status, and poverty status. The City of Hughson will direct its CDBG funds to the low income Census Block Group target areas.

CDBG funds allocated to the Urban County are utilized for various programs including infrastructure improvement, workforce development, economic development, public services, and fair housing. Some programs are funded collectively for the benefit of the entire Urban County, such as public services. Other programs are specific to individual members of the Urban County. Each participating member of the Urban County identifies the specific needs within their respective communities as a means of determine use of their specific allocations. The following represents each participating jurisdiction's focus in relation to the use to their respective CDBG allocations:

### Stanislaus County



Stanislaus County has a continued focus towards needed infrastructure improvements to address blighting conditions that include, but are not limited to, the lack of public infrastructure, deteriorating buildings, declination of economic development activity, and the deterioration of, or the lack of affordable housing.

The Annual Action Plan is the guide by which Stanislaus County performs programs and projects that facilitate infrastructure improvements. Needs within the eligible areas are then categorized as programs and projects within this document. In order to consider these projects for funding, a number of factors need to be taken into consideration. In the case of public infrastructure, these considerations can include, but may not be limited to the following:

- a. Health and safety needs of the program/project and how those needs compare with the needs of other programs/projects (i.e. high per-capita septic system failures).
- b. The willingness and ability of the local community to assess themselves for purposes of contributing towards project costs and costs of ongoing maintenance and operation of improvements inclusive of support of the program/project by the area's Municipal Advisory Council (MAC) or an organized community group (if no MAC exists to represent the area).
- c. Identified and available funding sources for the specific program/project (the ability to



leverage local agency dollars with outside funding sources are critical to ensuring a successful program/project).

- d. For public infrastructure improvement projects: 1) A working partnership between for service provider(s), the local community, and the Agency (Stanislaus County), 2) The availability of engineered designs and a cost analysis for the project, 3) The willingness/ability of the service provider(s) to consider annexation of the improvements to be made.

## City of Ceres



The City of Ceres will continue to focus towards much needed infrastructure improvements that will help alleviate some of the target area's current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks, sewer and waterline replacement, ADA curb cuts, and related storm drainage improvements. Adequate infrastructure improvements are essential for a community to experience community revitalization.

## City of Hughson



As the new member of the Urban County, the City of Hughson also has substantial needs for targeted infrastructure improvements that would alleviate some of the area's current blight. These infrastructure improvements will include related curb, gutters, sidewalks, storm drain, sewer and waterline replacements, and the subsequent street overlay that follows projects of this nature.

## City of Newman



The City of Newman will continue to focus towards much needed infrastructure improvements that will help alleviate some of the target area's current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks, sewer and waterline replacement, and ADA curb cuts. Newman is also focusing on workforce development activities within their local community to offer classes that develop computer skills to provide residents with a competitive edge in their employment search.



## City of Oakdale



The City of Oakdale's focus is similar and in accord with our partnering members with a focus towards much needed infrastructure improvements that will help alleviate some of the target area's current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks, sewer and waterline replacement, replacement of damaged street overlay, and ADA curb cuts.

## City of Patterson



The City of Patterson's multi-phased approach towards much needed infrastructure improvements is an efficient approach to help alleviate some of the target area's current blighting conditions. These infrastructure improvements will include related curb, gutters, sidewalks, storm drain, sewer and waterline replacement, and related street overlay. The City of Patterson is also a partner through workforce development activities within its local community.

## City of Waterford



Waterford continues to face the challenges related to the accuracy of Census data in relation to income eligible Census tracts. The City expects that accurate counts of the 2010 Census will alleviate this challenge in the future, but in the interim the focus will be on pursuing eligible projects from the perspective of an urgent need as designated by HUD, or through an approved survey methodology as approved by HUD, for a specific target area. Waterford also intends to pilot the Targeted Technology Training (T3) program in partnership with the County, Oakdale, Newman, and Patterson.

## General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**
- 2.**

## Stanislaus County

The Urban County Consolidated Planning Area is comprised of the unincorporated portions of Stanislaus County and the cities of Ceres, Newman, Oakdale, Patterson, and Waterford, with the addition of the City of Hughson. Stanislaus County is located just south and east of the San Francisco/Oakland metropolitan region and the San Jose/Silicon Valley area. It is bordered to the north by San Joaquin County, the east by Tuolumne and Calaveras Counties, and the south by Merced County.

State Route 99 and Interstate 5, two of the State's major north/south roadways, pass through the County, offering excellent access in both these directions. Due to the presence of the Union Pacific and the Burlington Northern and Santa Fe railroads, available Amtrak Service, an intercity bus line and a metropolitan airport, the County is strategically located to continue its major role in intra-and interstate trade. This regional transportation network in conjunction with relatively low land and power costs has attracted nonagricultural-related industrial development.

Historically, food processing has been one of the area's largest manufacturing activities.

The increasingly close ties to the San Francisco Bay Area, the Sacramento metropolitan area, and the larger Central Valley have resulted in more interregional travel and have strained the County's roadways.

Stanislaus County is a combination of both urban and rural development. There are thirteen unincorporated communities that are home to 115,137 citizens that reside in the unincorporated limits of the County. There are residential subdivisions, businesses, industrial parks, highway commercial corners, public open space and facilities and farms, both large and small. For the most part, residential urban development has occurred in the community of Salida, but older and larger residential neighborhoods are adjacent to the City of Modesto, the seat of Stanislaus County.

Stanislaus County's approach in the use of CDBG funds for capital improvement projects has been to synchronize with the Stanislaus County Redevelopment Agency to address and alleviate blighting conditions within eligible areas.

The following is a map of Stanislaus County and which includes the geographical locations of all Urban County participants:

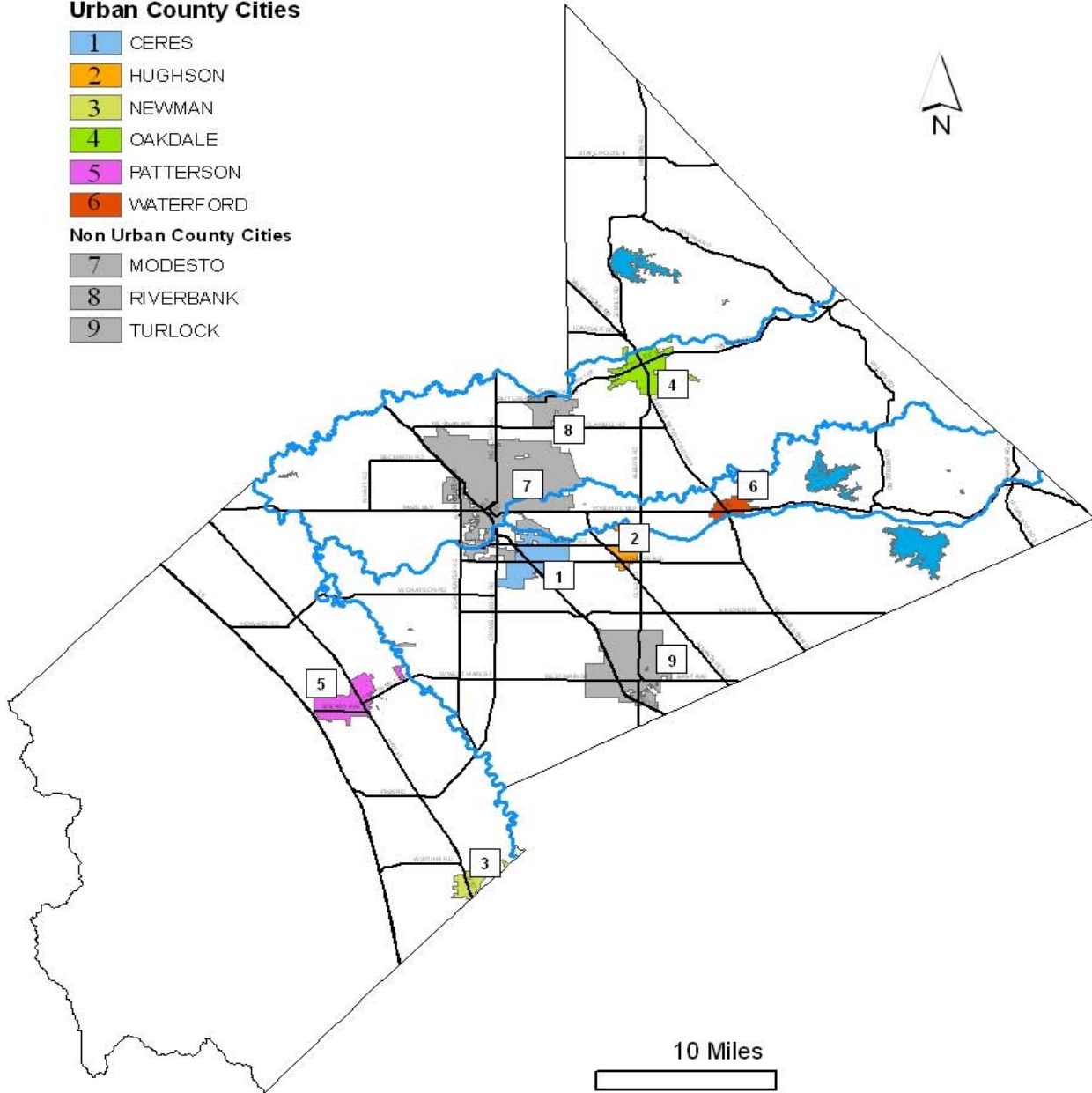
# STANISLAUS COUNTY

## Urban County Cities

- 1 CERES
- 2 HUGHSON
- 3 NEWMAN
- 4 OAKDALE
- 5 PATTERSON
- 6 WATERFORD

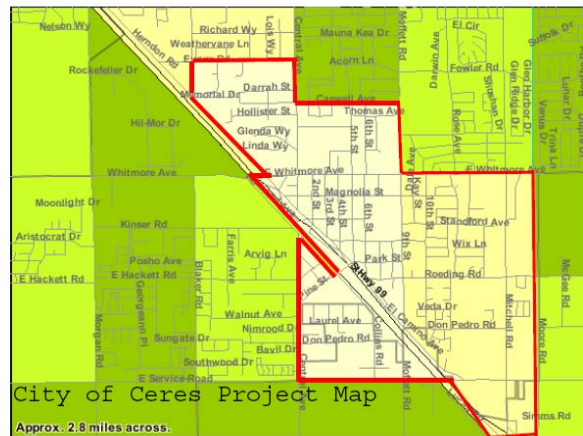
## Non Urban County Cities

- 7 MODESTO
- 8 RIVERBANK
- 9 TURLOCK



March 25, 2010

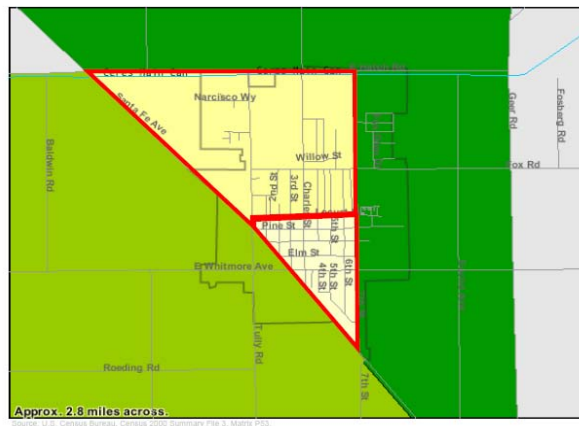
## Ceres



The City of Ceres is located in the heart of Stanislaus County along the Highway 99 corridor. Ceres is in one of the Central Valley's richest and most diverse agricultural areas and is the home of the County's Agriculture Center. Ceres is a growing community with an approximate population of 42,690 in 2008. Source: U.S. Census Bureau.

The City of Ceres will dedicate its CDBG funds to conduct needed infrastructure improvements within the income eligible Census tract block groups as bounded in the above project area map.

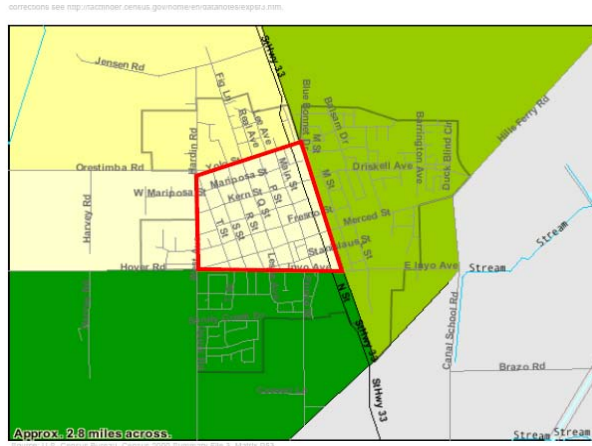
## Hughson



Hughson is the smallest incorporated city in Stanislaus County, but has grown from a population of 3,259 in 1990 to 4,920 in 2002. Hughson is situated to the East of Ceres, to the North of Turlock, and to the Southeast of Modesto. Source: City of Hughson.

The City of Hughson has similar infrastructure improvement needs as the rest of the Urban County jurisdictions. CDBG funds will be used to conduct needed infrastructure improvements within the income eligible Low-Moderate Area (LMA) Census tract block groups as bounded in the above project area map.

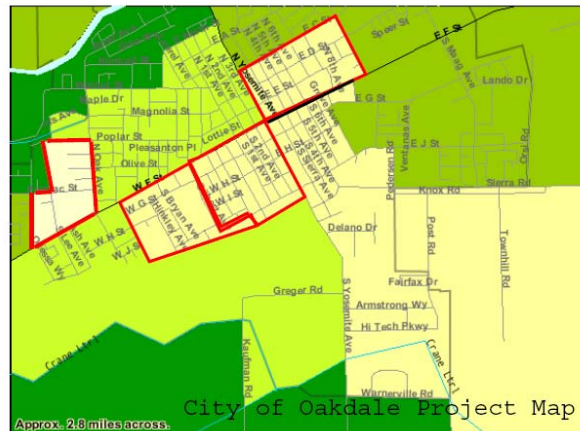
## Newman



The City of Newman is located thirty miles southwest of Modesto, the County seat. The city is located in an agriculturally rich geographical area that includes a large food processing facility, historic downtown buildings, and a variety of light industrial and highway commercial development. Newman is a growing community with an approximate population of 10,000. Source: City of Newman.

The City of Newman will dedicate its CDBG funds to conduct needed infrastructure improvements within the income eligible Census tract block group project area. The project area is bounded by Yolo Street to the north, N Street to the east, Inyo Avenue to the south, and West Avenue to the west as bounded in the above project area map.

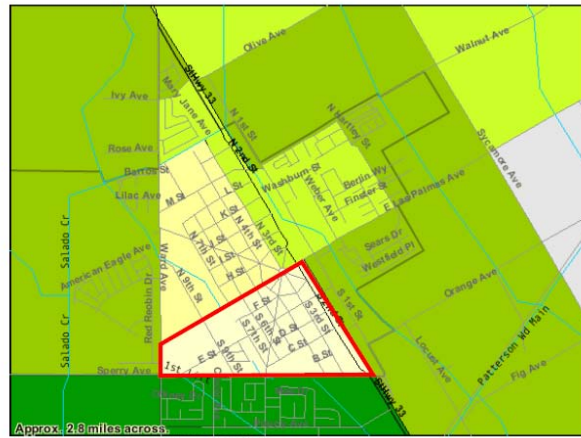
## Oakdale



The City of Oakdale is located in the northeasterly portion of the county, on the south bank of the Stanislaus River, at the intersection of State Highways 108 and 120. The city is situated at the base of the Sierra Nevada Mountains. It is the gateway to Yosemite National Park and the Sierra Nevada foothills. Oakdale has a current city population of approximately 19,300. Source: City of Oakdale.

The City of Oakdale will dedicate its CDBG funds to conduct needed infrastructure improvements within the income eligible Census tract block groups as bounded in the above project area map.

## Patterson

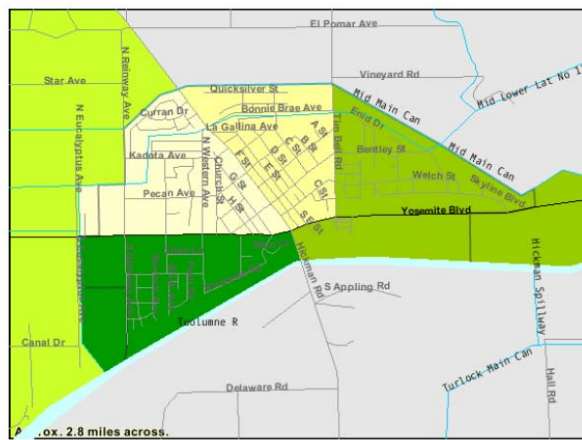


The City of Patterson is situated in western Stanislaus County on Highway 33 between Interstate 5, three miles to the west, and the San Joaquin River, about three miles to the east. Patterson is approximately 15 miles west of Modesto, the County seat.

The population of the City of Patterson was 21,168 as of January 1, 2009, according to the official estimate certified by the California State Department of Finance's Demographic Research Unit. The City derives much of its economic vitality from agriculture, food processing, and distribution. It is also home to a rapidly expanding business park adjacent to Interstate 5. Source: City of Patterson.

The City of Patterson will dedicate its CDBG funds to conduct needed infrastructure improvements within the income eligible Census tract block group project area. The project area is bounded by W. Las Palmas to the north, 2<sup>nd</sup> Street to the east, Sperry Avenue to the south, and Ward Avenue to the west as bounded in the above project area map.

## Waterford



Waterford is the 8th largest city, of nine cities, in Stanislaus County with a population which has grown steadily from 2,683 in 1980 to over 7,800 today. Known as the "Gateway to Recreation", the city plays host to the thousands of people who travel through on their way to the many recreational opportunities in the area. Source: City of Waterford.



According to 2000 Census data, the City of Waterford currently does not contain any eligible low-moderate income Census block groups that would allow Low/Moderate Area (LMA) based activities. One reason for this is the fact that the City's adjacent unincorporated neighbors have higher incomes that influence the Census tract/block data. However, this data does not reflect the conditions in many incorporated residential areas of the City of Waterford that lack basic infrastructure, resulting in obvious signs of blight, typically seen in low-income neighborhoods.

Until 2010 Census data is released (given it provides favorable results for the City of Waterford that allow the City to conduct LMA projects), Stanislaus County will work with the City of Waterford to assess non-infrastructure needs of the community in order to identify potential CDBG eligible programs and projects on a Low/Moderate Clientele (LMC) basis. Stanislaus County will also work with HUD to determine proper procedures and methods to carry out door-to-door surveys and provide an acceptable survey format to determine LMA eligible block group and/or census tract areas in order for the City of Waterford to conduct LMA type projects.

**3. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.**

The main objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding opportunities for persons of low and moderate-income.

Approximately 10% of the Urban County's CDBG entitlement allocation is designated under the "Public Service" program. The Public Service program provides funds to non-profit organizations, through a competitive application process, to provide essential public service programs throughout the participating Urban County jurisdictions.

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

**4. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.**

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

To address this obstacle, the county will continue to seek funding opportunities through different sources, encourage projects or programs that leverage funds, and ensure that projects and programs are operated as effectively and efficiently as possible.

The County, in partnership with the Housing Authority of the County of Stanislaus, continues to support the Family Self Sufficiency program to assist low and moderate-income persons to become homeowners. The County has also partnered with Habitat for Humanity in the purchase of several lots for the construction of affordable housing units to be made available to low and moderate-income households.

Further, Stanislaus County was awarded, for the second time, State of California CalHome funds to assist with the expansion of the Stanislaus County First Time Homebuyer Program during the coming fiscal year. Stanislaus County has also been awarded CalHome funds to assist owner occupied households address health and safety related repairs in their home. These funds will continue to be used to leverage other resources and maximize the number of households to be assisted thereby addressing underserved needs.

Stanislaus County will continue its partnership with the Stanislaus Housing and Support Services Collaborative (SHSSC), a multi-agency collaborative which focuses on the community's housing and social service needs, also allows for the distribution of much needed SuperNOFA funds to affordable housing developers within the County. The Urban County will continue partnering with SHSSC to address the needs of the community and addressing obstacles to meeting underserved needs.

**4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.**

In order to address the many priority needs addressed in the Consolidated Plan a combination of federal, state, and local dollars will continue to be employed to assist those in need of essential services within Stanislaus County. The combination of Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), CalHome (First Time Home Buyer and Housing Rehabilitation Program Funds – State), HOME Investment Partnerships Program (HOME), local Redevelopment Agency funds (RDA), Economic Development Agency (EDA) project matching contributions, Neighborhood Stabilization Program (NSP) funds, Homeless Prevention and Rapid Rehousing funds (HPRP), Community Development Block Grant – Recovery Act (CDBG-R) funds, and other various projects matching fund sources help to address many of the priority needs and objectives identified in the plan.

## Managing the Process

**1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.**

**Community Development Block Grant/Emergency Solutions Grant:**

Stanislaus County is the lead agency of the Urban County. Specifically, the Stanislaus County Planning and Community Development Department, serves as the lead entity for overseeing the development, implementation, and administration of the Consolidated Plan (CP) and Annual Action Plans (AAP).

The CP and AAPs are prepared by staff of the Planning and Community Development Department, with the assistance of staff from the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford. Staff from the following County departments also played a key role in the development of the CP and AAP: Chief Executive Office (CEO), Health Services Agency (HSA), Community Services Agency (CSA), and Behavioral Health and Recovery Services (BHRS), as well as staff from the Housing Authority of the County of Stanislaus. The Housing and Support Services Collaborative of Stanislaus County (which includes representatives from countywide service providers) also provided a significant amount of input.



**HOME Investment Partnerships Program (HOME):**

Currently, the City of Turlock, as the lead agency, contracts independently with Stanislaus County and each of the participating cities. However, starting Fiscal Year 2011-2012, Stanislaus County will be the only member with a direct contract with the City of Turlock. Each of the participating Urban County 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 Urban County Cities (Ceres, Newman, Oakdale, Patterson, Waterford, and the addition of Hughson). The City of Turlock will continue to be the lead entity responsible for overall HOME program activity.

**2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.**

Relationships with the above mentioned resource providers consisted of written contacts, phone interviews, electronic information transfers, and face-to-face meetings, both public and informal, with both public and private sector agencies and service providers. The former were generally utilized to generate data and update previously provided information. The latter, generally taking the form of informal meetings between staff and occasional formal public hearings, were used to review draft documents and receive public comments on those documents, respectively.

**3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.**

The Stanislaus County Planning and Community Development Department, as administrator of the Urban County, coordinates and consults with other program providers, local, state and federal government entities, non-profit and for-profit organizations and business, professional organizations, interest groups, and other parties interested in the implementation of federal programs.

Specifically, they are: Housing Authority (non-profit/County), Health Services Agency (County), Community Services Agency (County), Behavioral Health and Recovery Services (County); Housing and Community Development (State); USDA/Rural Development (Federal), Economic Development Administration (Federal), HUD (Federal); California Coalition for Affordable Housing (non-profit); Habitat for Humanity (non-profit), Stanislaus County Affordable Housing Corporation (STANCO: non-profit), California Rural Legal Assistance (CRLA), and Self-Help Enterprises (SHE: on-profit).

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

The Urban County will maintain its membership and active involvement in the Housing and Support Services Collaborative, a multi-agency collaborative which focuses on the community's housing and social service needs, to continue outreach and information sharing with other county agencies serving similar clientele.

## Citizen Participation

### 1. Provide a summary of the citizen participation process.

Citizen Participation is an integral part of the planning and implementation processes for the CDBG/ESG and HOME Programs, pursuant to the rules and regulations governing administration of the programs. In their attempt to assure adequate opportunity for participation by program beneficiaries and the general public, the County Board of Supervisors have set Annual Action Plan pre-submission, Plan amendment, grantee performance, sub-recipient monitoring, and record maintenance requirements. The Urban County not only complies with Federal regulations, but also wishes to insure that all residents of the participating jurisdictions, and principally families with low or moderate incomes, have the opportunity to participate in the needs identification and strategy formulation process for these programs. This Annual Action Plan outlines the steps developed by the Urban County to ensure compliance with Federal regulations governing implementation of the Federal programs administered by the Stanislaus County Planning and Community Development Department, and meet their mandate to involve local residents in the planning and implementation of related projects and programs. All required elements are contained herein including: encouragement of citizen participation; information to be provided (including specific information regarding public hearings and Plan amendments); access to records; technical assistance; and comments and complaints.

The Annual Action Plan process involves: scheduling, publicizing and conducting meetings and public hearings; providing technical assistance to applicants and other interested persons/groups; and maintaining accurate and current information regarding the CDBG/ESG and HOME programs which are available to citizens upon request.

### 2. Provide a summary of citizen comments or views on the plan.

The Annual Action Plan will be released for its official public review and comment period on January 11, 2011. In order to solicit public participation in the preparation of the Annual Action Plan, public hearing notices were published defining the development process and how persons, agencies and interested groups could participate. Stanislaus County was also able to post announcements regarding the CDBG/ESG and HOME programs on the Planning and Community Development internet homepage, which facilitates the receipt of citizen input online.

A series of public meetings will be held in January and February 2011 to discuss the preparation of the Annual Action Plan and seek public input. The series of meetings include:

<b>JURISDICTION</b>	<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
<b><u>County/Cities</u></b>			
Stanislaus County	January 11, 2011	10:00am/6:00 pm	1010 10 <sup>th</sup> St. Modesto
City of Ceres	January 12, 2011	4:00 pm	2701 Fourth St, Ceres
City of Hughson	January 20, 2011	6:00 pm	7018 Pine St, Hughson
City of Newman	January 5, 2011	5:00 pm	1200 Main St. Newman
City of Oakdale	January 19, 2011	4:30 pm	120 S. Sierra Ave. Oakdale
City of Patterson	January 19, 2011	6:00 pm	1 Plaza, Patterson
City of Waterford	January 4, 2011	5:30 pm	540 C St. Waterford

**Municipal Advisory Councils / Communities**

<b>Denair</b>	<b>February 1, 2011</b>	<b>7:00 pm</b>	<b>3460 Lester Rd., Denair</b>
<b>Empire</b>	<b>February 14, 2011</b>	<b>7:00 pm</b>	<b>18 S. Abbie, Empire</b>
<b>Hickman</b>	<b>February 3, 2011</b>	<b>7:00 pm</b>	<b>13306 4<sup>th</sup> St., Hickman</b>
<b>Keyes</b>	<b>February 17, 2011</b>	<b>7:00 pm</b>	<b>5601 7<sup>th</sup> St. Keyes</b>
<b>Salida</b>	<b>February 22, 2011</b>	<b>7:00 pm</b>	<b>4835 Sisk Rd, Salida</b>
<b>South Modesto</b>	<b>February 10, 2011</b>	<b>6:00 pm</b>	<b>3800 Cornucopia Way, Mod.</b>

The draft AAP will also be taken to the city councils of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford for review and copies will be made available for review at the County Planning and Community Development Department, the Planning Departments of the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford and the Stanislaus County Main Library. A final public hearing will be held on February 15, 2011 before the Stanislaus County Board of Supervisors.

The Planning and Community Development Department will consider all oral and written public comments received in preparing and revising the Plan. A summary of responses to public comments relating to the review of the Annual Action Plan will be included in the Citizen Comment Summary section of this Annual Action Plan.

## Citizen Comment Summary

Throughout the months of January and February 2011, CDBG staff will conduct several public meetings throughout the unincorporated areas and at least one general meeting in each of the CDBG participating jurisdictions.

**Stanislaus County**

Comments Pending

**City of Ceres**

Comments Pending

**City of Hughson**

Comments Pending

**City of Newman**

Comments Pending

**City of Oakdale**

Comments Pending

**City of Patterson**

Comments Pending

**City of Waterford**

Comments Pending

**Airport Neighborhood**

Comments Pending

**Town of Denair**

Comments Pending

**Town of Hickman**

Comments Pending

**Town of Salida**

Comments Pending

**Town of Empire**

Comments Pending

**South Modesto**

Comments Pending

**Town of Keyes**

Comments Pending

**Stanislaus County- Final Public Hearing**

Comments Pending

- 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.**

Every year, English notices for meetings are placed in The Modesto Bee, Ceres Courier, Oakdale Leader, West Side Index, Waterford News, and Patterson Irrigator. In an effort to seek input and participation from the Spanish-speaking population, a Spanish notice is also published in each respective jurisdiction's newspapers. The notices are published ten days before the public meetings. The notices indicate the specific dates by which both written and oral comments must be received and include a telephone number for those who are deaf, hard of hearing, or speech disabled to receive relay communications services. That service is provided by the California Relay Service: 1 (800) 735-2929 (text telephones) and 1 (800) 735-2922 (voice). The notices also include the statement that translator services be provided by the person requiring such service.

- 4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.**

Comments Pending

## Institutional Structure

- 1. Describe actions that will take place during the next year to develop institutional structure.**

To the extent that a gap exists, a strategy of the Consolidated Plan/Annual Action Plan is to take action to close that gap. Example of gap closure is the effort of the Housing and Support Services Collaborative to link potential partners to successfully and fully implement a program project as well as new partnerships formed with agencies supporting the Probation Action Committee Team (P.A.C.T.), which connects ex-prisoners to services such as housing and employment, and other agencies promoting the development and well being of children 0-5 years of age, through the Children and Families Commission.

During public service monitoring, agency-to-agency referrals are also tracked to verify that participants receiving services do not experience any gaps as they strive to reach their goal of independence from the need of public services within the community. The development

of the Homeless Management Information System (HMIS) also has the potential to actively refer consumers of homeless services in a way that greatly reduces, if not eliminates, the needs of those transitioning from the streets towards permanent housing. The Stanislaus County Continuum of Care is providing Homeless Prevention and Rapid Re-housing (HPRP) participants with access to HMIS software operated by Client Track. The six (6) agencies receiving funding for HPRP, within Stanislaus County, have agreed to share limited Universal Data Elements for clients enrolled in HPRP. HMIS data sharing helps reduce the instances of assistance gaps by allowing a streamlined intake process where agencies can refer clients to one another without duplication of intake as well as to prevent the duplication of services. The group also meets monthly in a subcommittee meeting, after the Housing Coalition meeting, to work out any issues with implementation and reporting for HPRP.

## Monitoring

### **1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.**

It is the County's intent to monitor all sub-recipients of HUD Program funds on a regular basis. Monitoring will occur to ensure statutory and regulatory requirements are being met and that information submitted to the County is accurate and complete.

An agreement is executed with all sub-recipients which will clearly state the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, applicable federal requirements, etc. The monitoring process will emphasize on-site field visits, desk audits, open communications and assistance to sub-recipients to create a good data collection and reporting system.

Specifically, the objectives of the County's monitoring program will be to:

- Ensure that sub-recipients implement their program and individual activities, as described in the application and the sub-recipient Agreement.
- Ensure that sub-recipients conduct its activities in a timely manner, in accordance with the schedule included in the Agreement.
- Ensure that sub-recipients costs charged to the project are eligible under applicable laws and CDBG regulations and reasonable in light of the services or products delivered.
- Ensure that sub-recipients conduct activities with adequate control over program and financial performance, and reasonable in light of the services or products.
- Ensure that sub-recipients have continuing capacity to carry out the approved project, as well as other grants for which it may apply.
- Identify potential problem areas and assist the sub-recipients with applicable laws and regulations compliance.
- Assist sub-recipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected and not repeated.
- Comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.
- Determine if any conflicts of interest exist in the operation of the CDBG program per 24 CFR 570.611.
- Ensure that required records are maintained to demonstrate compliance with applicable regulations.
- Verify that the outputs and outcomes are realized in a timely manner.
- Track grantee's progress in fulfilling its goals and objectives set forth in the Consolidated Plan, measured with established guidelines to assure that the program remains on task. Additionally, with data collected by the grantee during monitoring visits and ultimately

entered into the Integrated Disbursement and Information System (IDIS), this program is capable of presenting the data to defend its progression towards accomplishment of its goals and objectives set forth in CP. On a semi-annual basis this information is compiled and compared with the goals and objectives in the Consolidated Plan. If this information reflects the accomplishments set forth in CP, the programs will proceed as planned. If this information falls short of the goals set forth, appropriate adjustments will be made and notification sent to the respective sub-recipients to be cognizant of their need to meet certain milestones and timeliness requirements to assure receipt of program expected funds for their respective programs.

## Lead-based Paint

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.**

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

If the source of lead exposure is related to the residential physical environment (e.g. peeling paint that indicates the presence of lead) then the Housing Rehabilitation Program may participate in the source eradication.

Stanislaus County has an established Lead Poisoning Prevention Program that actively works to reduce the number of lead poisoning cases. From 2005 through 2009, there were 16 confirmed housing related lead poisoning cases countywide. The Urban County currently has various programs in place that are increasing the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

During the implementation of local housing rehabilitation programs, appropriate steps are taken when the presence of lead-based paint is detected. Steps include full encapsulation, complete abatement (removal), painting or spot-repair (as per HUD-sponsored abatement course). These actions are part of the overall strategy of the Consolidated Plan and will continue their implementation in activities funded by that Plan.

The Urban County will continue to purchase bank owned homes through the Neighborhood Stabilization Program (NSP). The homes that are purchased by the Urban County jurisdictions are rehabilitated and then made available for purchase or long-term rental by families of extremely low to moderate incomes. The majority of the homes that the Urban County has purchased have been homes that were built after 1978. To date, the Urban County has purchased five homes that were built before 1978 and four of those homes are scheduled to be demolished and replaced with new single-family homes. Any homes purchased by the Urban County that were built prior to 1978 will be tested for lead-based paint. If lead based paint is found, lead abatement will be conducted by qualified



contractors. Any homes determined to not contain lead-based paint, will have the interior and exterior repainted.

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) is required to comply with the Lead-Based Pointing Prevention Act. Lead Based Paint inspections must be conducted on housing units for families with children 6 years of age or younger who are living in, or will move into units constructed prior to 1978. The inspections must be completed prior to the payment of any financial assistance, which include rental assistance, utilities assistance, utility/security deposits, and rental/utility arrears.

## HOUSING

### Specific Housing Objectives



**1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.**

The Consolidated Plan identifies homeownership and rental housing as top priorities to be addressed. The specific housing objectives in the coming fiscal year are to:

- Increase the supply of affordable housing through the continued implementation of the Neighborhood Stabilization Program (NSP), First Time Home Buyer Down Payment Assistance Program, and through partnerships with local affordable housing developers (such as Habitat for Humanity, Housing Authority of the County of Stanislaus), the State of California, and Federal Housing and Urban Development.
- Maintain safe and sanitary housing for low-income households through the continued provision of housing rehabilitation programs,
- Ensure long-term affordability of units for low-income households,
- Promote homeownership, retrofit communities and neighborhoods with public infrastructure, and
- Eliminate the physical barriers that deny access to public and community facilities to those with limited mobility.

**2. Describe how federal, state, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.**

Stanislaus County anticipates approximately \$2,691,538 in Community Development Block Grant, \$109,464 in Emergency Shelter Grant, and \$1,109,272 in Home Investment Partnerships Program (HOME) funding for the Fiscal Year 2010-2011 program year.

Over the next plan year, the County intends to continue the pursuit of other federal, state, and local funds to increase the amount of resources available to assist low and moderate

income families and individuals. The following summarizes these resources:

**Federal Resources**

CDBG, ESG, HOME, NSP, HPRP, and CDBG-R (American Recovery and Reinvestment Act funds) funds will continue to be used by the Urban County to fill funding gaps for affordable housing projects/programs as needed to help leverage other funds when possible.

**State Resources**

The County will continue the use of State of California funds designed to fund affordable housing projects/programs. Stanislaus County is a recipient CalHome funds to provide down payment assistance to first time home buyers and for housing rehabilitation.

**Redevelopment Agency Housing Set Aside**

The Stanislaus County Redevelopment Agency will continue to set aside up to 25% of its tax increment to be dedicated to the creation of affordable housing. Urban County Cities also make use of their respective Redevelopment Agency dollars for the provision of affordable housing programs.

**HUD Section 8 Program**

The Housing Authority of the County of Stanislaus administers the HUD Section 8 Voucher program which is vital in providing affordable housing opportunities to low and moderate-income households.

**McKinney Vento Act Funds**

The Urban County is not a direct recipient of McKinney Vento Act funds, but members of the Stanislaus County Housing and Support Services Collaborative (SCHSSC) will continue to seek this funding source on an individual basis to address housing needs for the homeless in Stanislaus County. Wherever possible, the Urban County will collaborate with the SCHSSC in the implementation and delivery of services to the homeless.

**Needs of Public Housing**



- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.**

The Urban County will continue to assist the Housing Authority in the rehabilitation of its existing public housing units and in the search for opportunities to increase their housing inventory.

Credit counseling and home ownership courses are also offered to low/moderate-income individuals/households through partnerships with Community Housing and Shelter Services, Habitat for Humanity, and Project Sentinel. This allows first time homebuyer households to better prepare for homeownership and the homeownership process.

The County will also continue partnering with the Housing Authority to provide housing opportunities for migrants, homeless, special needs, low-income families, and multiple-family construction projects.



- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.**

Not Applicable. The Housing Authority of the County of Stanislaus has been identified as a "High Performer."

## Barriers to Affordable Housing



- 1. Describe the actions that will take place during the next year to remove barriers to affordable housing.**

### General Overview

In 2009 an updated Analysis of Impediments (AI) was prepared for Stanislaus County by Project Sentinel. The 2009 AI identifies the continued shortage of affordable rental housing, particularly for larger families.

An area in which improvement was made (compared to the previous AI), is the area of comprehensive fair housing services and addressing the potential for housing discrimination and predatory practices. The 2009 AI indicates that this impediment has been largely addressed and satisfactorily resolved by virtue of the Urban County's annual funding of comprehensive fair housing services.

In addition to an updated evaluation of these issues, the 2009 AI broadened its scope to include all the current participating cities, with the exception of Hughson. These new areas of analysis included Stanislaus County's relationship to the Housing Authority of the County of Stanislaus, an examination of zoning ordinances and reasonable accommodations policies, and the allocation of community development resources. Ultimately the items described below were highlighted as potential or existing impediments to fair housing within Stanislaus County:

### 2009 Analysis of Impediments to Affordable Housing

#### Jobs & Housing Imbalance

A jobs and housing imbalance continues to be prevalent throughout Stanislaus County. The average wage earned by a Stanislaus County resident that earns less than 80% of the area median income is not sufficient to afford a home in Stanislaus County. Data from the 2000 Census and American Community Survey (ACS) reflect the increasing housing cost burden throughout the County, both in general, and with respect to rental housing in particular. The 2000 Census reported that as of 1999, 28.7% of owners spent 30% or more of their income on housing costs, whereas 42.8% of renters devoted 30% or more of their income to rent. By 2005-2007, the percentage of owners expending more than 30% of their income on housing costs had risen to 39.6%. For renters, this figure had jumped to an alarming 54.4%.

### **Immigrant Rates**

For families fleeing the prohibitively high cost of housing in many Northern California areas, the County is viewed as one of the most affordable areas in the state. Conversely, new immigrants, who have accounted for much of the Urban County's population growth, face a different set of challenges. Many of these residents have lower-paying jobs, larger families with young children, limited English proficiency, and limited education. For them, the County offers great promise, but the lack of housing affordable to low and very low income household's results in stifling housing and cost burdens. The same is true of persons with disabilities, female-headed households, and elderly residents with fixed incomes.

### **Multi-Family Housing Development**

Since 2005 there have been two high density affordable housing projects for seniors, either approved or in the process of construction. One is located within the City of Oakdale and one is located within the City of Patterson. As economic conditions improve and growth returns, the need for affordable multi-family rental units will likely resurface.

### **Zoning Policies**

The 2009 AI review of zoning regulations in the Urban County showed overall compliance. The City of Patterson has adopted an inclusionary zoning provision and four out of the five Urban County cities have adopted density bonus ordinances.

The amount of land zoned for residential development is minimal within unincorporated Stanislaus County areas. There are some areas that are vacant, but lack the sewer and water infrastructure that is necessary for any type of dense development to occur. Affordable housing development is encouraged to occur within the cities of Stanislaus County as they have the infrastructure available to support the development of housing. Due to the passage of Measure E, zoning for housing development within the County unincorporated area needs the provision of a ballot measure, which greatly increases barriers to affordable housing as outlined in our most recent Analysis for Impediments. NIMBYism (Not in My Back Yard), is a complex affordable housing barrier which continues to act as an obstacle to affordable multi-family housing development.

### **The Foreclosure Crisis**

The changed economic circumstances confronted in Stanislaus County, especially those affecting homeownership and rental housing markets, must be viewed as potential threats to fair housing choice. Clearly, vacancy rates in single-family dwellings have been rising rapidly throughout Stanislaus County as more and more homes have gone into foreclosure or been abandoned, while the number of properties teetering on the verge of delinquency and default remains high and continues to grow. The Urban County member territories have collaborated with the SCHA, mortgage lenders, Habitat for Humanity and first time home buyers to coordinate implementation of the NSP program. In addition, County staff will continue to stay involved in foreclosure related seminars and workshops to assist households in danger of foreclosure through the No Homeowner Left Behind (NHLB) Central Valley initiative. In Fiscal Year 2009-2010, the No Homeowner Left Behind collaborative was expanded from Stanislaus County to Merced County and staff continues to collaborate in the coordination of foreclosure workshops. The Home Mortgage Disclosure Act (HMDA) and other data indicate that the mortgage crisis negatively impacted a higher proportion of African-American, Hispanic and other minority households. To assist these populations receive the necessary assistance to refinance their sub-prime loans, foreclosure seminars were offered for both Spanish and English speakers.

## **Actions to Address Barriers to Affordable Housing**

In an effort to address the barriers to affordable housing, the Urban County will implement the following programs/projects during the coming fiscal year:

### **Neighborhood Stabilization Program (NSP)**

In an effort to maximize the overabundance of vacant single-family properties in the Urban County as a potential resource for affordable housing for moderate, low and very-low income households, the Urban County has and will continue to participate in the Neighborhood Stabilization Program (NSP). NSP connects first time homebuyers to Down Payment Assistance (DPA) and affordable single family homes within the Urban County. In order to offset a shortfall of available DPA funds, NSP program income is now being used to serve program eligible participants in their pursuit of their first home.

### **Redevelopment Agency Housing Set-Aside**

In Fiscal 2011-2012, the Stanislaus County Redevelopment Agency (RDA) will utilize approximately \$1,000,000 of its Housing Set-Aside funds to leverage NSP activities such as acquisition, rehabilitation/demolition, and reconstruction of foreclosed housing units within Redevelopment sub-areas. Once these housing units are brought up to local standards, they will be made available for purchase or rental by households of low to moderate incomes.

### **Down Payment Assistance Programs**

Urban County members will continue to offer down payment assistance programs to eligible first time home buyers. This assistance makes homeownership a reality for first time home buyers who are qualified to purchase a home but do not have the means to provide a down payment. The current activity focus is NSP unit centric, to assist in program momentum and funding leverage. This approach allows for a larger number of foreclosed units to return to active housing stock within the Community, that would otherwise remain vacant.

### **Multi-Family Housing Development**

To address the need for multi-family housing, the City of Oakdale will undertake a fifty unit affordable housing project for extremely low, very low, and low-income seniors. The estimated project cost is \$11.2 million and will be financed with a variety of sources including Redevelopment Agency Housing Set-Aside, HOME Investment Partnerships Program, and low-income housing tax credits.

### **Homeless Prevention & Rapid Re-Housing Program (HPRP)**

The Urban County will continue the implementation of The Homeless Prevention & Rapid Re-Housing Program (HPRP). HPRP provides Urban County residents who are experiencing homelessness or are at risk for homelessness with an opportunity to attain a jobs and housing balance through a combination of case management & affordable rental housing search & placement. This program places individuals and families in both single family and multi-family rental units.

## **HOME/American Dream Down Payment Initiative (ADDI)**

The Urban County is a member of the City of Turlock and Stanislaus County Home Investment Partnerships Program (HOME) Consortium (hereinafter referred to as the "HOME Consortium"). The City of Turlock is the "lead entity" with responsibility for implementing and administering HOME funds to the HOME Consortium. Beginning Fiscal year 2011-2012, Stanislaus County, as the "lead entity" for the Urban County, will take the lead in monitoring participating Urban County members' use of HOME funds.

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

The Fiscal Year 2011-2012 estimated HOME Consortium allocation is \$1,535,537. The members of the Urban County will continue to use their HOME funds to address the variety of housing needs within their individual jurisdictions. The Urban County's CP identifies homeownership and rental housing as top priorities. As such, the Urban County 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 following includes narrative responses to AAP questions, relating to this section, as a requirement to be compliant with CP regulations:

**1. Describe other forms of investment not described in § 92.205(b).**

The Urban County is a participating jurisdiction under the City of Turlock HOME Consortium. The Urban County utilizes its annual HOME funds allocation to assist low and moderate income households through its First Time Home Buyers Down Payment Assistance Program (DPA). ADDI funds are utilized by the City of Turlock's DPA program, and Workforce Initiative Subsidy for Homeownership (WISH) funds are utilized by the Housing Authority in partnership with their Family Self-Sufficiency program.

**2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.**

Stanislaus County will utilize the 92.254 affordability requirements as the minimum threshold (i.e. – 20 years), but whenever possible the membership will incorporate the Redevelopment laws 45 to 55 year affordability recapture criteria.

The County imposes recapture requirements to recapture the entire amount of the County investment from the homeowner, to ensure affordability. However, when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the County investment due, the County can only recapture the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than County investment) and any closing costs.

If the net proceeds are not sufficient to recapture the full County investment plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the owner since purchase, the County will share the net proceeds. The net proceeds are the sales price minus loan repayment (other than County investment) and closing costs. The net proceeds will be divided proportionally as set forth in the following mathematical formulas:

$$\frac{\text{County investment}}{(\text{County investment} + \text{homeowner investment})} \times \text{Net proceeds} = \text{County amount to be recaptured}$$

$$\frac{\text{Homeowner investment}}{(\text{County investment} + \text{homeowner investment})} \times \text{Net proceeds} = \text{amount to homeowner}$$

- 3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:**

Not Applicable

## Non-Homeless Special Needs Housing

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.**

The Urban County will continue to serve the non-homeless special needs populations such as those victimized or in jeopardy of experiencing domestic violence. Through the public service programs we will support single parents and children that are victimized by this violence.

The Urban County also offers public service programs to other non-homeless special needs populations including but not limited to the elderly and frail, those diagnosed with mental, developmental, and physical illnesses, those suffering from alcohol and drug addictions, HIV and AIDS.

Whenever possible, the Urban County will partner with agencies such as Stanislaus Community Assistance Project (SCAP) to address the housing needs of these special needs populations.

## HOMELESS PROGRAMS

### Homeless Prevention

- 1. Sources of Funds—identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.**

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

CA-510 - Turlock/Modesto/Stanislaus County CoC					
Applicant Name	Project Name	Program	Component	Grant Term	Award Amount
Community Housing and Shelter Services	Supportive Services to Housing	SHP	SSO	3 Years	\$264,026
Housing Authority of the County of Stanislaus	Miller Pointe Project Shelter plus Care	S+C	PRA	1 Year	\$142,200
Housing Authority of the County of Stanislaus	Shelter plus Care 1-4 Project Renewal	S+C	TRA	1 Year	\$579,240
Housing Authority of the County of Stanislaus	Stanislaus HMIS Project	SHP	HMIS	3 Years	\$249,631
Stanislaus Community Assistance Project	HALO Apartments	SHP	PH	3 Years	\$658,575
<b>Total:</b>					<b>\$1,893,672</b>

Source: HUD Fiscal Year 2009-2010 Continuum of Care Grants Award

#### **Program Types**

SHP – Supportive Housing Program  
Information System  
S+C – Shelter Plus Care

#### **Component Types**

HMIS – Homeless Management  
PH – Permanent Housing  
PRA – Project-based Rental Assistance  
TRA – Tenant-based Rental Assistance  
SSO – Supportive Services

The Emergency Solutions Grant Program (ESG) and the Homeless Prevention & Rapid Re-Housing Program (HPRP) are also tools available to Urban County residents to address homelessness. Currently, programs within Stanislaus County receiving HPRP funds provide case management, emergency shelter, transitional shelter and financial assistance to rapidly re-house homeless individuals or families or to prevent them from becoming homeless. Implementation of the HEARTH Act will take place in Fiscal Year 2011-2012, which redesigned ESG to focus on shelters, permanent housing and homeless prevention activities. Although the regulations for this revised grant program have not been finalized, HUD has produced draft documents that indicate the program will combine elements of the existing Emergency Shelter Grants Program with the Recovery Act's Homeless Prevention and Rapid Re-Housing Program. Many Fiscal Year 2010-2011 ESG recipients are already implementing both the ESG and the HPRP Programs for Urban County area residents.

**2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.**

With continued funding for our Housing Rehabilitation programs, we are able to limit/reduce the amount of affordable housing units that fall into disrepair. If these units are maintained and are able to meet appropriate health and safety standards, then the families/individuals are able to maintain their housing status without having to face the prospect of homelessness.



Through the Emergency Solutions Grant (ESG) and Homeless Prevention & Rapid Re-Housing (HPRP) Programs, Stanislaus County residents facing short-term financial crisis are able to seek assistance through agencies such as Community Housing and Shelter Services, who provide rental vouchers and monthly rental payments to prevent people in jeopardy of becoming homeless within seven (7) to ten (10) days.

Shelters receiving ESG and HPRP funds also assist the transition of individuals and families from homelessness to permanent housing through the combination of emergency and transitional shelter with case management and housing search and placement. ESG funds are also utilized by funded agencies to provide basic food, shelter and access to showers and clean clothing to assist in meeting the basic needs of the homeless community. These resources ease the financial burden of the homeless and assist in the facilitation of achieving permanent shelter.

**3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.**

Approval of the Stanislaus Housing and Support Services Collaboratives' (SHSSC), federally recognized as the Continuum of Care, 10-Year Plan (2002-2012) to End Long-Term Homelessness has been received from all Urban County participants and the City of Modesto. SHSSC will provide annual updates regarding the plan and continue to develop the vision of addressing the housing and support service needs of this population; as well as, updates about the communities goal of meeting the pledged number of affordable housing units intended to serve the chronically homeless by the end of Fiscal Year 2012.

In addition to providing basic food, shelter and access to showers and clean clothing, agencies that have received ESG and HPRP funds through the Urban County assist the transition of individuals and families from homelessness to permanent housing by combining shelter with case management and housing search and placement. The goal of the HPRP program is to house 78 homeless individuals, comprised of 38 households, by the end of the Fiscal Year 2011-2012.

The Urban County members will continue to work with service providers to address the needs of the homeless by leveraging funding and work with institutions such as social service agencies, the correctional system, mental health system, that may have a direct engagement in the lives of the homeless and those at risk of becoming homeless.

**4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.**

With continued funding for our Housing Rehabilitation programs, we are able to limit/reduce the amount of affordable housing units that fall into a state of disrepair. If these units are maintained and are able to meet appropriate health and safety standards, then the families/individuals are able to maintain their housing status without having to face the prospect of homelessness.

Through the Emergency Solutions Grant (ESG) and Homeless Prevention & Rapid Re-Housing (HPRP) Programs, Stanislaus County residents facing short-term financial crisis are able to seek assistance through non-profit organizations, which provide temporary rental assistance in combination with case management and referral services to prevent people in jeopardy of becoming homeless within seven (7) to ten (10) days. HPRP is aiming to assist 169 individuals, comprised of 49 households, with maintaining their permanent housing by



the end of the Fiscal Year 2011-2012. Shelters receiving ESG & HPRP funds also assist the transition of individuals and families from homelessness to permanent housing through the combination of emergency and transitional shelter with case management and housing search and placement. These resources ease the financial burden of the homeless and assist in the facilitation of achieving permanent shelter.

**5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.**

On July 10, 2001 the Board of Supervisors of Stanislaus County unanimously designated the Stanislaus Housing and Support Services Collaborative (SHSSC) as the planning and coordinating body for homeless programs and services in Stanislaus County; directed staff to seek Modesto City Council Support for similar designation to facilitate the collaboration of efforts on behalf of the homeless (City of Modesto adopted June 26, 2001, by Resolution No. 2001-313); directed staff to explore the feasibility of a collaborative effort to fund a grant writing capability to be shared by the City/County and Housing Authority; requested SHSSC submit bylaws for Board review; and, designated the SHSSC to develop and implement the Continuum of Care Plan as required by HUD – BHRS and CSA Resolution No. 2001-530.

The Board of Supervisor’s designation of the SHSCC to develop and implement the Continuum of Care Plan includes the following discharge policy (excerpt from the SHSSC Continuum of Care Plan):

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

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

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

In Stanislaus County, Social Service Agencies are responsible for ensuring that children and youth in foster care settings are returned to their families or to settings other than homeless circumstances. During Fiscal Year 2003-2004 a planning group comprised of mental health representatives and the members of the SCHSSC who provide transitional and permanent supportive housing to youth out of foster care or other children's systems of care developed a comprehensive policy designed to decrease discharges to McKinney Vento beds, emergency shelters, psychiatric hospitalization and homelessness. In October 2003, the Stanislaus County Youth Focus Group developed a report, which is now utilized statewide to address the needs of youth exiting children's systems of care. With direction from the focus group, the needs assessment was conducted by consumer representatives within the mental health system who interviewed and evaluated their young adult peers and developed an assessment of gaps in services.

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

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

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

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

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

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

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

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

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

- United Samaritan Foundation - meals
- Employment Development Dept. - employment opportunities
- Dept. of Motor Vehicles - identification
- Advancing Vibrant Communities - matches needs with providers
- King-Kennedy Memorial Center - educational skills
- People's Christian Fellowship Church - supportive living
- Modesto Learning Center - education
- AEGIS Medical Systems - addiction treatment

- New Hope Recovery - addiction treatment
- Friends Outside - job development
- Salvation Army - meals, rehabilitation
- Reformers Unanimous - faith-based
- Modesto Gospel Mission - meals, shelter
- AGAPE House - shelter, discipleship
- Solidarity Fellowship - shelter, sober living communities, employment opportunities
- Community Rehabilitation and Educational Services - shelter, recovery program for men
- Celebrate Recovery - recovery program
- Dept. of Child Support Services - Angel Tree Network
- Proposition 36 - drug treatment programs

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

These agencies include:

- We Care
- Family Promise
- Community Housing and Shelter Services
- Interfaith Ministries

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

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

## Emergency Solutions Grant (ESG)

### Overview of Program

Funds are set aside to allow non-profit organizations and service providers to apply through a competitive process for an Emergency Solutions Grant Program (ESG) grant. The maximum amounts that an eligible organization may apply for is not yet known. The program was recently revised by the HEARTH Act. Although the regulations for this revised grant program have not been finalized, HUD has produced draft documents that indicate the program will combine elements of the existing Emergency Shelter Grants Program with the Recovery Act's Homeless Prevention and Rapid Re-Housing Program. Many Fiscal Year 2010-2011 ESG recipients are already implementing both the ESG and the HPRP Programs for Urban County area residents. The ESG grant is intended for services provided to eligible Urban County residents. The activities funded must meet the regulations to be released early next year by HUD. Applications were released on November 17, 2010 and were due for submittal December 6, 2010. Submitted applications were received by the Stanislaus County Planning and Community Development Department and reviewed and scored by a review team, consisting of a representative from each Urban County City, the Stanislaus County Chief Executive Office, and a representative from the Housing and Support Services Collaborative. This year's grant applicants presented to the grant review

team on December 13 and 14, 2010. Final recommendations regarding funds are provided below. All agencies recommended for ESG funding will be trained on the revised grant regulations prior to finalization of Fiscal Year 2011-2012 Grant Agreements.

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

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

ESG serves a variety of homeless persons and families, with no restrictions. Any targeting of ESG funds results from local service and shelter providers design of programs to address the specific needs of various homeless subpopulations, such as victims of domestic violence, youth, mentally ill, veterans, or families with children. A portion of ESG may be used to serve persons at imminent risk of losing their permanent housing and becoming homeless.

While flexible, in terms of serving all homeless subpopulations and preventing persons from becoming homeless, the ESG program legislation and implementing regulations will limit the types of activities and amounts of funds that can be spent on different activities. In addition to providing basic shelter for homeless persons, the upcoming program changes are anticipated to emphasize homeless prevention and rapid re-housing for those at risk of homelessness or for those currently experiencing homelessness.

The previous ESG program had regulatory caps on the following five categories of eligible activities:

- Renovation, Rehabilitation, Conversion (Fiscal Year 2010-2011 received \$27,366)
- Essential Services (Fiscal Year 2010-2011 capped at \$32,839)
- Operational Costs (Fiscal Year 2010-2011 capped at \$10,946)
- Homeless Prevention Activities (Fiscal Year 2010-2011 capped at \$32,839)
- Administrative Costs (Fiscal Year 2010-2011 capped at \$5,473)
- Total Fiscal Year 2010-2011 ESG award - \$109,464

The program, as amended by the HEARTH Act, will eliminate these caps and replace them with a 60% maximum (or Hold Harmless Need "HHN" maximum) of grant funds to be spent on shelter and street outreach activities. The remaining grant funds will be set aside for Homeless Prevention and Rapid Re-Housing activities. In addition, the Administration cap will remain but is proposed to be increased from 5% to 7.5% of the total grant allocation. All ESG recipients will be required to participate in HMIS for the 2011-2012 Fiscal Year. The ESG formula for the allocation of funds is proposed to stay the same as the current ESG program allocation formulas.

## **Program Eligibility**

To be eligible for ESG assistance, an ESG project must serve extremely low, very low, and low income households. These income categories are defined as those at or below 80% of the area median income.

Area Median Income (AMI) Levels

Median Income	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$59,500	Extremely Low (30%)	\$12,500	\$14,300	\$16,100	\$17,850	\$19,300	\$20,750	\$22,150	\$23,600
	Very Low (50%)	\$20,850	\$23,800	\$26,800	\$29,750	\$32,150	\$34,550	\$36,900	\$39,300
	Low (80%)	\$33,350	\$38,100	\$42,850	\$47,600	\$51,450	\$55,250	\$59,050	\$62,850

Source: HUD May 2010

## 2011-2012 ESG Applicants

Final funding recommendations are pending confirmation from HUD regarding the enacted Fiscal Year 2011-2012 award amount and final application scoring results. Below is a list of all ESG applicants for Fiscal Year 2011-2012.

### Children's Crisis Center

#### *Marsha's Protective Infant/Toddler Project*

This project will provide necessary shelter opportunities and specialized care for an impoverished population of high risk infants and toddlers living in Newman, Crowslanding, Ceres, Patterson, Waterford, Salida, and the unincorporated areas of Modesto. Each infant and toddler's physical, emotional, therapeutic, and nutritional needs will be attended by qualified, caring staff, trained in early childhood development, crisis management and emergency intervention. Case Management staff will guide families with the supportive services of crisis counseling, resource identification, referral services, and parent education. This integration of services will protect children from unstable or violent living conditions and afford high risk parents opportunities to address the family circumstances responsible for creating homelessness.

### Catholic Charities

#### *Emergency Utility Assistance*

Catholic Charities will work with an established network of agency partners to help prevent families at risk of becoming homeless with utility assistance payments. Partner agencies will be located throughout the county and include St. Vincent de Paul Societies and other faith-based social ministries, family resource centers, Oakdale CAPS, United Samaritans and others. They will follow clearly delineated criteria to interview and collect required documentation that establishes eligibility for assistance with electrical, gas, water, and sewer bills and determines the level of assistance to be provided. Documentation will include utility statements, income verification, household size and residency within the Consolidated Plan boundaries.

### Community Housing and Shelter Services

#### *Homeless Prevention Program*

Funds will be used to provide rental/mortgage assistance to 44 households, 154 individuals. Households that have obtained a valid rental agreement and have not moved in call our Rental Assistance Hotline line and are screened for their eligibility to given deposit to move in. They must be residents of Stanislaus County and be at or below 80% of the median income for the County. An appointment is set and the household is given a list of documents they must provide. The rental assistance staff works with the household and the landlord, to obtain necessary information and documentation. The address and property owner are verified through the County Assessors office or a title company. Rent reasonableness is determined.



**Family Promise of Greater Modesto**

***Shelter Services for Homeless Families***

Family Promise of Greater Modesto provides shelter to families who are homeless. We provide families with a safe environment to remain together with their families, food, overnight accommodations, a Day Center to operate from, including showers and laundry facilities, phone and internet access and transportation from the Day Center to the shelter. This project will support 26 families, up to 100 individuals in the year to empower them to move out of homelessness into permanent housing. We will provide Life Skills training once a week in group meetings and daily intensive case management to assist them in moving out of homelessness.

**Federated Church**

***HOST (Helping Others Sleep Tonight) Winter Shelter***

In collaboration with the Federated Church and the Patterson Ministerial Association, HOST (Helping Others Sleep Tonight) will provide emergency shelter during the Winter months to homeless adults in Patterson and surrounding areas. It is anticipated the shelter will operate from November 2011 through March 2012. HOST and their partners will provide outreach to the homeless individuals through our lunch programs at North Park, and work with local churches, schools, government and other community agencies to promote the program and provide information to potential homeless clients.

**Military Families and Veterans Global Transitions, Inc.**

***Veterans Transitions and Homeless Prevention***

MFV Global Transitions Homeless Prevention program is designed to serve and assist military men and women veterans and their families. The program will help service men and women who have discharged from the military transition by providing referral services for obtaining Veterans and non-Veterans benefits and entitlements SSI/SDI, medical, legal and advocacy referrals, child care, and income support resources. They will also assist vets with obtaining permanent housing.

**Salvation Army**

***Emergency Shelter***

The Salvation Army Modesto Citadel Corps operates the Emergency Shelter in the City of Modesto. The Emergency Shelter is a year round program, offering emergency beds for at-risk homeless individuals who are unable to find shelter elsewhere. The facility provides up to 100 beds per night to homeless citizens a refuge of warmth and safety. The Shelter's target population is adult homeless persons who are over the age of 18 and without dependents. The Salvation Army Shelter Programs will also be expanding their services to the homeless population by adding medical/dental/optometry examination rooms to do minor triage and referrals to medical facilities to the homeless individual.

**Salvation Army**

***Berberian Transitional Living Facility***

The Salvation Army Transitional Living Programs are designed to help participating clients meet the three goals as set by HUD: 1) obtain and remain in permanent housing; 2) increase their skills and/or income; and 3) achieve greater self-determination. These program components provide a total of 40 beds as a "next step" in the continuum of care for homeless adults who have stabilized in the emergency shelter or another facility and are committed to moving towards self-sufficiency and permanent housing. The transitional living program offers quality housing and supportive services for up to 24 months. The programs provide extensive case management, needs assessment, including follow-up services led by a dedicated case manager; job readiness instruction; life skills training, including personal budgeting, landlord/tenant relations and household management; assistance with legal issues; HIV/AIDS testing and counseling; medical screening;



assistance accessing government benefits; assistance accessing permanent housing; substance abuse recover supports and transportation assistance.

### **We Care**

#### ***Emergency Cold Weather Shelter***

The We Care Program (WCP) Emergency Cold Weather Shelter serves chronically homeless men over the age of 18 throughout Stanislaus County. The WCP's Cold Weather Shelter has the capacity to shelter 34 homeless individuals a night during the worst part of the winter. The Shelter will operate from December 1, 2011 to March 31, 2012, seven days a week from 6:30 p.m. to 8:00 a.m. Nutritious meals are provided nightly by various churches, organizations, clubs, individual families, and CSU Stanislaus faculty and students.

### **Homeless Prevention & Rapid Re-Housing Program (HPRP)**

Title XII of the American Recovery and Reinvestment Act of 2009 provided \$1.5 billion through the Department of Housing and Urban Development (HUD) for homeless prevention and re-housing assistance to provide temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless or are in danger of becoming homeless. The Urban County received \$1,023,163 in HPRP funds for a three year program. The Children's Crisis Center, Community Housing & Shelter Services, Inter-Faith Ministries, Salvation Army and We Care of Turlock all received funds from the Urban County to provide eligible HPRP participants with case management and housing search & placement services. Each agency targets a different population, such as chronic homeless, homeless veterans, single mothers with children, at-risk children or families. Eligible participants may receive up to 18 months of financial assistance with rental & utility payments, rental & utility arrears and/or rental & utility deposits. Eligible participants must be at or below 50% of the Area Median Income and be either homeless or lack the financial resources and support networks needed to obtain immediate housing or remain in its existing housing. Program success is based off of numbers of program participants that are able to sustain housing after the subsidy ends.

The homeless prevention goal of the HPRP program is maintain 169 individuals, comprised of 49 households, in stable permanent housing by the end of the Fiscal Year 2011-2012. The rapid re-housing goal of the HPRP program is to stably house 78 homeless individuals, comprised of 38 households, by the end of the Fiscal Year 2011-2012. As of the 5<sup>th</sup> quarter, ending on September 15, 2010, the program has served 115 individuals, comprised of 46 households, with Rapid Re-Housing services and 124 individuals, comprised of 36 households with Homeless Prevention services.

# COMMUNITY DEVELOPMENT

## Community Development Block Grant (CDBG)

- 1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.**

### Public Improvement & Facilities

All of the participants in the Urban County are faced with either the non-existence of certain public infrastructure or the deterioration of existing infrastructure caused by time, material, and installation methodology used decades ago. Examples of public infrastructure and services include water systems and sewer lines and community facilities.

Funding for public improvements and facilities can come from a variety of resources that include, but are not limited to: Redevelopment Agency, CDBG, USDA/RD, state infrastructure bank, and regional water board.

### Non-Homeless Persons with Special Needs

Stanislaus County continues the implementation of workforce development. This program will commence its final expansion into the community of Ceres in the coming fiscal year, where the program intends to assist an additional 200 individuals in their goals to attain the necessary technological related skills necessary to be employable within growing technology sector of our community.

### Public Services

The Urban County has agreed to set aside approximately ten percent (10%) of its Fiscal Year 2011-2012 CDBG allocation, or \$269,154, to fund non-profit organizations under the Public Service Grant Program. Non-profit organizations and service providers may competitively apply for grants of up to \$20,000. The Urban County also has \$109,464 available in Emergency Solutions Grant Program (ESG) funds that will be distributed to agencies that applied through a competitive grant process.

Grant applications were made available in a CDBG/ESG Technical Workshop held on November 17, 2010. Applications received were reviewed and scored by a committee consisting of four (4) representatives from the Urban County (from four of six participating cities), a representative from the county's CEO office, and a representative from the County's Behavioral Health and Recovery Services Agency. The recommendation for funding will be presented to the Board of Supervisors for approval on February 15, 2011 at a public hearing. The activities funded will further the goals and objectives of the Consolidated Plan.

### Annual Allocations

The figures in the budget below have been projected based on the previous Fiscal Year 2010-2011 HUD allocations. However, with the addition of the City of Hughson to the Urban County in Fiscal Year 2011-2012, it is expected that the Urban County's allocation will increase. Final allocation amounts will be adjusted once Fiscal Year 2011-2012 award amounts are released by HUD, which are expected to be available in April 2011. Planning staff will make the necessary budget adjustments to be submitted to HUD, and will be reflected in the Special Revenue Grants Fiscal Year 2011-2012 Proposed and Final Budgets.

<b>Jurisdiction</b>	<b>Community Development Block Grant</b>
Stanislaus County (includes admin.)	\$1,038,881
City of Ceres	\$268,589
City of Hughson	\$171,391
City of Newman	\$198,766
City of Oakdale	\$230,672
City of Patterson	\$243,064
City of Waterford	\$187,021
Public Service Grant Program	\$269,154
Workforce Development	\$20,000
Economic Development	\$20,000
Analysis of Impediments	\$10,000
Fair Housing	\$34,000
<b>Total</b>	<b>\$2,691,538</b>

A summary description of the activities to be funded by the above noted allocations is provided in the section below.

It is anticipated that all projects included in this Annual Action Plan will be implemented during this Fiscal Year 2011-2012. However, there may be some projects (e.g. extensive infrastructure) that may require funding from multiple years to complete the project. It is expected that for these projects, at least preliminary work will begin in the year in which the projects are initially funded.

## Proposed CDBG Projects for Fiscal Year 2011-2012

The following is an overview of the activities to be carried out by each of the Urban County participating jurisdictions:

### Stanislaus County

#### **Stanislaus County-CDBG Program Administration**

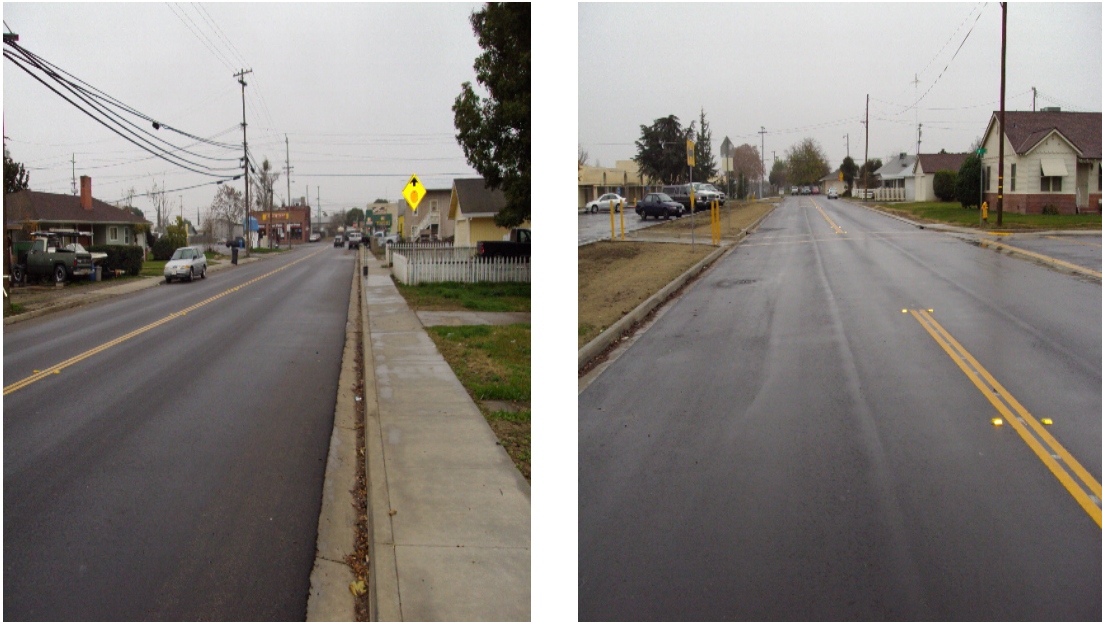
Stanislaus County will provide management and administration services to the Urban County program participating jurisdictions. The funds will cover the costs of salary, publications, public notices, and other eligible costs directly related to the program. These funds will also cover administration costs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

#### **Empire Infrastructure Project: Phase 1B**

During Fiscal Year 2010-2011, construction work was conducted and consisted of the installation of curb, gutters, handicap returns, associated replacement of street sections damaged by improvements, and a self-contained French drain in the area generally bounded by "A" Street to the West, McCoy Avenue to the north, North & South Avenue to the east, and South Avenue to the south.

In Fiscal Year 2011-2012, Stanislaus County anticipates completing the engineering and design of Phase 1B of this project. Phase 1B consists of the installation and connection of storm drain facilities, Phase 1A and B, to the Modesto Irrigation District's (MID) river outfall. The scope of work includes the installation of underground storm drainage and street overlays. Project costs will be financed through the leveraging of Redevelopment Agency and CDBG funds.

This project phase is contingent upon confirmation of the condition of the existing MID outfall lateral. If the utility company determines that environmental review requires any measures to be taken, then this project will follow suit and conduct its own additional environmental review (NEPA and CEQA), before moving to the next phase. The project will also require a formal agreement between the County and the utility company to use the same pipeline. Finally, the community will have to approve an operations and maintenance agreement to offset related infrastructure improvement costs over the life of the improvement.



*Photos reflect the installation of underground storm drain, curb, gutter, sidewalk, and street asphalt replacement within the Phase 1A project area.*

### **Fair Housing Program**

The County will be contracting with a qualified fair housing agency during the 2011-2012 Fiscal Year to carry on its Fair Housing Program. Funds will be used to provide fair housing information, housing counseling and tenant/landlord mediation services to residents of the Urban County. The qualified agency will provide housing advocacy to the Urban County's jurisdictions through community forums, town-hall meetings, and housing fairs.

### **Analysis of Impediments to Fair Housing**

The Analysis of Impediments (A.I.) identifies obstacles/impediments to fair housing choice through a comprehensive review and analysis of policies, procedures and practices, in both the public and private sectors of the locality that directly or indirectly impose on equal housing opportunities. This analysis will review practices and policies in the Urban County jurisdictions. These include but are not limited to land use, zoning, lending, complaint referrals, advertising, and housing affordability. Demographic information such as income, housing stock and geographic concentration of ethnic groups will also be reviewed.

The report will identify affordability and ways to educate the front line and managerial staff in all levels of government on how to identify fair housing complaints and how to make appropriate referrals as the primary impediments to fair housing.

### **Stanislaus Workforce Development (T3) Program**

One of the main goals of the program is to create pathways that lead to increased skills, wages and opportunities for low-income residents, families and communities through the involvement of technology training.

Through the County's Workforce Development Collaborative there is a commitment to provide job and career development opportunities to the under-served in the community. Through the utilization of the T3 Program, the Center will be able to assist its program participants develop and further their computer skills.

The T-3 Program participants will be able to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Approximately 400 individuals will be participating in the technology program.

At the conclusion of this fiscal year, those partners that have experienced a community benefit for income eligible residents can elect to continue the program within their community. Otherwise, workforce development will be incorporated into an eligible component of a revitalization strategy within targeted areas of the Urban County.

### **Economic Development**

Stanislaus County will continue this program to provide economic development opportunities for eligible individuals that have participated in the Workforce Development Targeted Technology Training (T3) Program. The program is designed as a second step in the Urban County's Workforce Development 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 or government agency. This program will place the eligible participant within a non-profit or government agency to assist the participant in developing the necessary knowledge and skills to start a career of their own. This internship allows for resume and skillset development, with the focus of obtaining the prerequisite skills to leverage a livable wage job within the related field of training.

### **Stanislaus County-CDBG Program Income**

Stanislaus County may receive approximately up to \$20,000 from residential rehabilitation loans paid back to the County. These loans were originally granted with CDBG funds to low-income individuals. Program income funds serve to increase the unallocated fund balance available for re-distribution to the County's rehabilitation programs.

## **City of Ceres**

### **Project Administration**

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

### **Infill Infrastructure Project**

The City of Ceres will undertake an infill type infrastructure improvement project. The project will consist of installation of curb, gutter, sidewalks, ADA accessible curb cuts, and storm drain improvements where these facilities do not exist. These improvements will be conducted along the following locations:

- Magnolia Street: From Central Avenue to the east to El Camino to the west
- El Camino Avenue: From Magnolia to the north to Central to the south
- 10<sup>th</sup> Street: From Lawrence Street to the north to Don Pedro Road to the south



- Roeding Road: From 9<sup>th</sup> Street to the west to Mitchell Road to the east
- Holly Court
- Don Pedro Road: From 9<sup>th</sup> Street to the west to Mitchell Road to the east

### **T3 Workforce Technology Development**

This program will be expanded into the City of Ceres and will provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Up to 200 individuals will be participating in the technology program.

## **City of Hughson**

### **Project Administration**

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

### **Pine Street Infrastructure Project**

The City of Hughson will undertake the Pine Street Infrastructure project. The project is bounded by 4<sup>th</sup> Street to the west to 7<sup>th</sup> Street to the east. The project will include engineering and design work and the installation of curb, gutter, storm drain, and sidewalks and ADA curb cuts, as needed.

### **4<sup>th</sup> Street Infrastructure Project**

The City of Hughson will conduct engineering and design work on a second infrastructure project. The Fox Road project will consist of installation of curb, gutter, storm drain, sidewalks, and ADA curb cuts as needed. The project is bounded by Whitmore Avenue to the north, down to 5<sup>th</sup> Street the east.

## **City of Newman**

### **Project Administration**

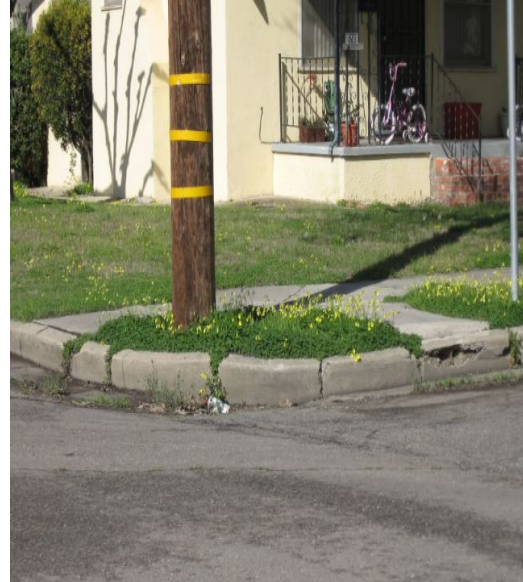
This expenditure includes costs associated management, oversight, and coordination of the related CDBG infrastructure projects.

### **PQRST/Fresno/Merced/Patchett/West Ave Infrastructure Project**

#### **– Allocation:**

The City of Newman will continue onto Phase III of this project. The project areas either lack basic infrastructure such as curb, gutter and sidewalk or have badly damaged infrastructure due to age, tree roots, etc. and pose potential health and safety threats. This project will consist of installation of curb, gutter, and sidewalks. In Fiscal Year 2011-2012, construction will be conducted in the following areas:

- P Street, from Yolo to Stanislaus Streets
- Q Street, from Tulare to Kern Streets
- R Street, from Yolo to Merced Streets



*Photos reflect antiquated infrastructure within the project area in need of replacement or improvements.*

### **Street Reconstruction Project**

This project is in concurrence with PQRST/Fresno/Merced/Patchett/West Ave Infrastructure Project and Storm Drain Replacement Project. Construction to include street repair and overlay (due to infrastructure repairs) in the following areas:

- P Street, from Yolo to Stanislaus Streets
- Q Street, from Tulare to Kern Streets
- R Street, from Yolo to Merced Streets

### **Tulare Street Infrastructure Project**

In Fiscal Year 2011-2012, the City of Newman will undertake a new infrastructure project. The Tulare Street Infrastructure Project will be located along Tulare Street between S and T Streets. Project improvements will consist of installation of curb, gutter, sidewalks, and street repaving.

### **T3 Workforce Technology Development**

This program will provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Up to 300 individuals will be participating in the technology program.

## **City of Oakdale**

### **Project Administration**

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

### **Davitt Avenue Infrastructure Project – Phase I**

The City of Oakdale will begin the construction phase of the Davitt Avenue Infrastructure Project. The project is bounded between G Street to the north to the southern terminus. This project will consist of water and sewer main replacement, and installation of curb, gutter, sidewalk, ADA ramps, and storm drain improvements as needed.





*Photos reflect antiquated infrastructure in need of replacement or improvements along Davitt Avenue.*

### **T3 Workforce Technology Development – Allocation: \$5,000**

This program will provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Up to 300 individuals will be participating in the technology program.

## **City of Patterson**

### **Project Administration**

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

### **Fourth Street Infrastructure Project:**

In Fiscal Year 2011-2012, the City of Patterson will conduct engineering and design of a new infrastructure project. The project will consist of the replacement of water main and installation of curb, gutter, storm drain, sidewalks, and street repaving. This project is bounded by E Street to the north and Sperry Avenue to the south, and is part of the greater Downtown Infrastructure Improvements Project.

### **T3 Workforce Technology Development**

This program will provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Approximately 200 individuals will be participating in the technology program.

## **City of Waterford**

### **Project Administration**

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

The City of Waterford is limited as to conducting Low-Moderate Area (LMA) based activities/projects due to 2000 Census data. Census data indicates that the City of Waterford does not contain any eligible low-moderate income Census block groups that

would allow LMA type projects. However, this data does not reflect the conditions in many incorporated residential areas of the City of Waterford that lack basic infrastructure, resulting in obvious signs of blight, typically seen in low income neighborhoods.

Until 2010 Census data is released (given it provides favorable results for the City of Waterford that allow the City to conduct LMA projects), Stanislaus County will work with the City of Waterford to assess non-infrastructure needs of the community in order to identify potential CDBG eligible programs and projects. Stanislaus County will also work with HUD to determine proper procedures and methods to carry out door-to-door surveys and provide an acceptable survey format to determine LMA eligible block group and/or census tract areas in order for the City of Waterford to conduct LMA type projects.

### **T3 Workforce Technology Development**

This program will expand into the City of Waterford to provide participants the opportunity to acquire and further develop computer skills that will allow them to re-enter the workforce and in many cases gain a competitive edge in the field they select to enter. Up to 150 individuals will be participating in the technology program.

## **CDBG Public Service Grant Program**

### **CDBG Public Service Program Overview**

The CDBG Urban County Public Service Grant Program will distribute approximately \$269,154 to eligible non-profits and agencies for public service programs throughout the participating jurisdictions of the Urban County. To be eligible for Community Development Block Grant (CDBG) funds, a project must first meet one of the three National Objectives of the Community Development Block Grant Program. They are established by the U.S. Department of Housing and Urban Development (HUD). These objectives are: 1) Directly benefit low and moderate income people; 2) Prevent or eliminate slum and blight conditions; or 3) Meet a particular urgent community development need. (The last objective is generally considered by HUD to mean an unusual condition posing an immediate threat to health and welfare such as an earthquake or other natural disaster.) HUD has established a list of eligible activities, and allows the local grantee, Stanislaus County, to select activities in accordance with its own community development objectives.

Public services include, but are not limited to: job training, child care, drug abuse counseling and treatment, services for senior citizens, health care, recreation programs, energy conservation counseling, services for homeless persons, education programs, public safety services, and fair housing counseling.

Funds will be set aside for this program that allows non-profits and service providers to apply through a competitive process for a public service grant. The maximum amount that an eligible organization may apply for is \$20,000. The public service grant requires that the service provider provides a new or expanded service to eligible Stanislaus County Urban County residents.

Applications for funding were released on November 17, 2010 and were due December 6, 2010. Submitted applications were reviewed and scored by a team consisting of a representative from the cities of Hughson, Oakdale, and Patterson, Waterford, the County Chief Executive Office, and County Behavioral Health and Recovery Services. This year's grant applicants presented their proposals to the grant review team on December 13 or 14, 2010.

## Public Service Program Applicants

The following is a summary of the programs and services offered by Fiscal Year 2011-2012 non-profit Public Service program applicants:

### **American Red Cross**

#### ***Emergency Response Shelter Services***

Emergency Response Shelter Services supports clients after a household fire or other justifiable unexpected event that makes a home uninhabitable (tree, vehicle, etc.) CDBG funding will help to insure that very low, low and moderately low-income residents within the Urban County targeted communities have access to safe emergency motel shelter, food and clothing. Individualized case assessment determines level of service needed and includes community resource contacts, referrals, recovery/relocation plans, emotional support systems and follow-up.

### **Court Appointed Special Advocates (CASA)**

#### ***Stanislaus County Training and Support Project***

The CASA program consists of volunteers who undergo intense training, and are appointed by judges, to watch over and advocate for abused and neglected children, to make sure they don't get lost in the overburdened legal and social service system or languish in inappropriate group or foster homes. Volunteers stay with each case until it is closed and the child is placed in a safe, permanent home. For many abused children, their CASA volunteer will be the one constant adult presence in their lives. This project will enhance program growth, quality and efficiency by providing the means to enhance the Stanislaus County program by creating a Case Supervisor position. With a new case supervisor in place, the current program will have the capacity to recruit, train and implement services for 20 additional advocates - and, in turn, serve a minimum of 20 to 30 additional children by adding those additional advocates.

### **Catholic Charities**

#### ***Senior Assisted Transportation Program***

The Catholic Charities Senior Assisted Transportation (CC-SAT) program addresses transportation needs for the elderly with scheduled rides to and from medical appointments and for grocery shopping. A full time program coordinator works with the client to assess need, enroll in the program, and develop schedules. Volunteers and one paid driver transport residents in a small fleet of privately owned vehicles or agency vans. (One van is equipped with a wheelchair lift). The service covers the entire county including areas that are simply not serviced by public transportation.

### **Catholic Charities**

#### ***Stopping Elder and Dependent Abuse***

Catholic Charities Stanislaus Elder Abuse Prevention Alliance (SEAPA) will use CDBG support to acquire education and outreach materials and for labor expense related to presentation preparation, local forum formation and coordination, and event coordination. The SEAPA coordinator and local SEAPA forum members will provide information and training to both low and moderate income residents. The information we deliver will result in safer, more self-sufficient and independent living by a special needs population, elderly and disabled residents of the consolidated plan area. SEAPA staff and volunteers will connect victims with appropriate agencies such as adult protective services, LTC Ombudsman, law enforcement Area Agency on Aging and other social services. In addition to training would be victims, SEAPA staff and volunteers will conduct training for mandated and non-mandated potential reporters to recognize abuse, and know how and what to do with the information they discover.

## **Community Housing & Shelter Services**

### ***Homeless Prevention***

The purpose of the program will be to address the specific needs of the homeless as well as households that are at risk of losing their permanent housing and becoming homeless. The program will provide eligible Urban County residents housing counseling, rental assistance with move-in rent or rent to avoid eviction and short-term emergency shelter.

## **Center for Human Services**

### ***Ceres Partnership for Healthy Children Utility Assistance***

CPHC's Family Resource Center provides case management services to families referred from Ceres Unified School District, Ceres Public Safety, Community Services Agency, local businesses, and/or self-referred. CPHC is proposing to implement a Utility Assistance Program to provide additional assistance for these families. Families will receive a strength based assessment to help with goal planning. Families that are in need of utility assistance would agree to work with a Family Advocate for three sessions of a Budget and Financial Planning Training to receive the utility assistance. The training will help families learn to live within their means.

## **Center for Human Services**

### ***Oakdale Family Resource Center***

In order to support and assist homeless, low and moderate-income individuals and families residing in the Eastside communities of Oakdale, Knights Ferry and Valley Home, CHS is proposing strategies designed to assist families and individuals seeking needed resources, becoming self-sufficient, and learning to adapt in the face of personal and economic crisis. The proposed activities supporting these strategies will be implemented at CHS' Oakdale Counseling and Family Resource Center and include brief case management and crisis intervention, utility assistance and resource and referral for identified services. CHS will work with community partners on the Eastside to maximize the number and depth of resources provided to the homeless or low-income residents seeking our services and support.

## **Center for Human Services**

### ***Westside Family Resource Center***

The Patterson and Newman Family Resource Centers will provide brief case management and crisis intervention, utility assistance and resource and referral for low and moderate-income individuals and families residing in the Westside communities of Patterson, Newman, Crows Landing, Westley and Grayson. CHS will work with many community partners on the Westside to maximize the number and depth of resources provided to the homeless or low-income residents seeking our services and support.

## **Children's Crisis Center**

### ***Child Victims of Violence Project @ the Stanislaus Family Justice Center***

This project is a part of a new partnership formulated to provide safe and compassionate care for child victims of family violence and crime. As a partner in the newly formed Stanislaus Family Justice Center (SFJC), the Children's Crisis Center (CCC) is one of the committed community partners from the public and private sectors, including law enforcement, the District Attorney's office, Haven Women's Center, CAIRE Center, and Behavioral Health & Recovery Services (BHRS), all housed under one roof to better facilitate service delivery to victims of violence, and dedicated to ending the cycle of abuse. CCC's role in this alliance is to serve (1) children who have been victimized by physical or sexual abuse, directly or indirectly, and (2) children fleeing from domestic violence. Children will receive individualized care by qualified, caring staff, trained in early childhood development, crisis management and emergency intervention. During their stay at SFJC, children will



begin the healing process through therapeutic activities offered within the secure, soothing atmosphere staffed by CCC, located in the SFJC building.

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

#### ***Essential Child Shelter Project – Southwest County***

This project will provide shelter opportunities and specialized care for an impoverished population of high risk children living in southwest Stanislaus County. These children will be from the communities of Ceres, Patterson, Westley, Crowslanding, Denair, Keyes, Grayson, Newman and unincorporated Modesto. This project will offer Emergency Shelter and protective care to high risk children, age's birth – 14 years. These children will be from families living in very low to moderately low income households, experiencing numerous domestic issues and traumas. These children will have endured traumas stemming from issues such as domestic violence, substance abuse, poverty, mental illness or homelessness. While these low income, high risk children, are securely sheltered within Cricket's House, Case Management staff will guide parents with the supportive services of crisis counseling, resource identification, referral services, and education.

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

#### ***Essential Child Shelter Project – East County***

This project will provide shelter opportunities and specialized care for an impoverished population of high risk children living in east Stanislaus County. These children will be from the communities of Oakdale, Valley Home, Waterford, Hickman, Empire and Hughson. Services will operate from Guardian House in Oakdale. This project will offer Emergency Shelter and protective care to high risk children, age's birth – 17 years. These children will be from families living in very low to moderately low income households, experiencing numerous domestic issues and traumas. Each child's physical, emotional, therapeutic, and nutritional needs will be met by qualified, caring staff, trained in child development, crisis management and emergency intervention. While these low income, high risk children, are securely sheltered within Guardian House, Case Management staff will guide parents with the supportive services of crisis counseling, resource identification, referral services, and education.

### **DRAIL**

#### ***Assistive Technology Program***

DRAIL is a cross disability agency who serves anyone with a disability regardless of age or ethnicity. The Assistive Technology Program would serve extremely low to low income or moderate income individuals with disabilities who need any durable medical equipment or other device that would empower them to be self-sufficient. Many devices are not covered by insurances or are only covered partially with a share of cost required by the individual. The consumers who DRAIL serves are either receiving SSDI or SSI or are in the process of applying for benefits with no income at the time.

### **Family Promise**

#### ***Case Management***

Family Promise (FP) of Greater Modesto is a 30 day shelter program that provides shelter and intensive case management to families who are homeless, assisting them in finding permanent housing. The Case Manager will seek housing leads, assist with applications, build budgets, assist with financial management, map out weekly goals, set up schedules to achieve the goals, perform mock interviews, and prepare for interviews during bi-weekly meetings. In the weekly group Life Skills classes, the Case Manager will do group activities related to housing, communication and responsibility, job searches, problem solving, nutrition. The Case Manager will do follow up support for 6 months - year with each family.

### **Healthy Aging Association**

#### ***Young at Heart Program***

The purpose of the "Young at Heart" Program is to provide strength training classes and fall prevention education/outreach to seniors in the communities of Oakdale, Patterson, Westley/Grayson, Newman, and Waterford. Seniors will improve their physical fitness through exercising, improving their health and well-being.

### **Healthy Start**

#### ***Orville Wright***

This program provides students at Orville Wright with activities that promote self-esteem, leadership skills, healthy conflict resolution, and academics. It also provides parental education and development.

### **Hughson Family Resource Center**

#### ***Family Wellness for Hughson & Waterford***

The Hughson Family Resource Center (HFRC) Family Wellness for Hughson/Waterford area will educate economically disadvantaged families in the areas of fitness/nutrition in the prevention of health issues such as obesity, diabetes and asthma; provide case management resource/linkages to include case planning, budgeting and health insurance and food stamp application assistance along with limited family assistance for utilities/housing in the prevention of homelessness; and will provide substance abuse counseling, English as Second Language classes, computer skills training and resume development to increase employability and self-sufficiency of individuals.

### **National Alliance on Mental Illness**

#### ***Beth & Joanna Friends in Recovery Program***

The Beth & Joanna Friends in Recovery program seeks to increase the self sufficiency and quality of life of individuals with severe mental illness such as schizophrenia, bipolar disorder, clinical depression, or post traumatic stress disorder. People with these biological brain diseases frequently do not seek treatment or inappropriately stop it. Usually this leads to isolation and recovery relapse which frequently leads to repeat hospitalization, homelessness, or even suicide. NAMI's Friends in Recovery program aims to increase the wellness and reduce the isolation of the individual through the support and friendship of a trained mentor called a Pal.

### **Parent Institute for Quality Education (PIQE)**

#### ***(Waterford) Promoting Self Sufficiency through Parent Engagement in Education***

PIQE's Parent Engagement in Education Program is designed as a nine week course taught at 90 minute intervals. It is free to all parents, offered in 16 languages, and parents choose to participate in either the morning or evening sessions depending on their individual schedules. PIQE's curriculum teaches parents how to more effectively communicate with teachers and counselors so that they can accurately determine their child's progress relative to grade level standards. There are lessons for parents on how to (1) enhance their child's reading, writing, and math skills; (2) better communicate with their child, offering positive discipline techniques that enhance self-esteem; and (3) help their child avoid drugs, violence, and gang involvement.

### **Parent Institute for Quality Education (PIQE)**

#### ***(Patterson) Promoting Self Sufficiency through Parent Engagement in Education***

PIQE's Parent Engagement in Education Program is designed as a nine week course taught at 90 minute intervals. It is free to all parents, offered in 16 languages, and parents choose to participate in either the morning or evening sessions depending on their individual schedules. PIQE's curriculum teaches parents how to more effectively communicate with teachers and counselors so that they can accurately determine their child's progress relative

to grade level standards. There are lessons for parents on how to (1) enhance their child's reading, writing, and math skills; (2) better communicate with their child, offering positive discipline techniques that enhance self-esteem; and (3) help their child avoid drugs, violence, and gang involvement.

### **Parent Institute for Quality Education (PIQE)**

#### ***(Newman-Crows Landing) Promoting Self Sufficiency through Parent Engagement in Education***

PIQE's Parent Engagement in Education Program is designed as a nine week course taught at 90 minute intervals. It is free to all parents, offered in 16 languages, and parents choose to participate in either the morning or evening sessions depending on their individual schedules. PIQE's curriculum teaches parents how to more effectively communicate with teachers and counselors so that they can accurately determine their child's progress relative to grade level standards. There are lessons for parents on how to (1) enhance their child's reading, writing, and math skills; (2) better communicate with their child, offering positive discipline techniques that enhance self-esteem; and (3) help their child avoid drugs, violence, and gang involvement.

### **Parent Resource Center**

#### ***Airport Neighborhood Partnership***

Parent Resource Center's (PRC) Airport Neighborhood Partnership (ANP) brings much needed family focused services to one of Modesto's most impoverished and socioeconomically challenged areas. PRC brings 18 years of expertise in providing intensive case management, parent education and supportive services to their collaborative site shared between PRC, Orville Wright Elementary School and Wright Start-Healthy Start. The CDBG funds requested will provide resources to facilitate a parent education group, intensive case management services and onsite childcare while parents attend parent education groups. The parent education provided uses a research based, nurturing, positive parenting curriculum.

### **Salvation Army**

#### ***Emergency Shelter***

The Salvation Army Modesto Citadel Corps operates the Emergency Shelter for the City of Modesto. This 100-bed facility provides the homeless citizens of Modesto a refuge of warmth and safety. The Shelter's target population is adult homeless persons who are over the age of 18 and without dependents. The Emergency Shelter exists to provide a warm, dry, and safe place for homeless persons to sleep each night. The ability to spend the night out of the bitter cold and rain offers hope and health to each homeless person who enters the shelter. As of June 2009, the Emergency Shelter expanded to a year round program, offering emergency beds for at-risk homeless individuals who are unable to find shelter elsewhere, during the months the Winter Shelter is not in operation.

### **Salvation Army Red Shield**

#### ***SAY (Salvation Army Youth) After-School Program***

The Salvation Army Red Shield Community Center currently operates as a place, where the poorest and neediest youth in Modesto are served. Currently there are approximately 100 + youth that participate daily in programs offered at the center. Many of these youth are left with little or no adult supervision after school or during the summer months. The Red Shield Center is a safe place for many of the youth to develop friendship and receive hearty and nutritious snacks after school. The children who currently participate in programs offered at the Red Shield have shown changed behavior through their participation in team work activities (aquatic programs/sports leagues) and receive help in dealing with personal problems through character building activities.



## **Second Harvest**

### ***Food 4 Thought***

The Food 4 Thought Program is an innovative program to address the nutritional needs of hungry school children and offers them the incentive to improve their academic skills. By operating through existing tutorial programs at local schools, community centers, and Give Every Child A Chance tutoring centers, we can more consistently reach this most vulnerable of populations. Children participate in after school tutorial programs each week and for their participation in the after school studies, Second Harvest Food Bank gives each child a 15-18 pound bag of nutritious supplemental groceries twice a month. Each bag contains staples like cereals, breads, fresh fruits and vegetables, canned fruits and vegetables, and dry supplemental groceries for the children.

## **Second Harvest Food Bank**

### ***Food Assistance Program***

The Food Assistance program interacts with non-profit charities that have a food pantry program of their own. This program is currently serving 22 non-profit organizations in the Cities of Ceres, Newman, Oakdale, Patterson, Waterford, and the unincorporated cities of Stanislaus County. Each non-profit organization visits the Food Bank to select packaged groceries, canned fruits and vegetables, cereals and breads, dairy products, meats, and fresh fruits and vegetables. Through the Food Assistance program, Second Harvest Food Bank is able to collect, store, and distribute a large quantity and diversity of food product, and in turn make these groceries available to local non-profit charities.

## **Stanislaus Family Justice Center**

### ***Stanislaus Family Justice Center Foundation***

The Stanislaus Family Justice Center (SFJC) is a one-stop help center providing services and support to victims of domestic violence, sexual assault, child abuse or elder abuse. Major services that are provided to victims include advocacy, basic needs, counseling, crisis intervention, employment and financial assistance, housing and shelter assistance, law enforcement and prosecution, legal assistance, life skills, chaplaincy, and translation services. The SFJC will provide services to the residents of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, and the unincorporated areas of Stanislaus County.

## **The Arc of Stanislaus County/ Howard Training Center**

### ***Senior Meals Program***

The Senior Meals Program Provide seniors 60 years and older a nutritious meal 5 days a week at congregate sites throughout the county, and delivered to the homes of seniors who are homebound. The program offers seniors appropriate nutrition education materials, linkages/referrals for additional services needed, and contact with caring staff.

## **United Cerebral Palsy of Stanislaus County**

### ***Community Project for Safe Seniors (North County)***

The project serves two populations, 1) elderly persons and 2) people with disabilities. A work crew consisting of three persons with disabilities (consumers) and one job coach will perform light maintenance work in the homes of elderly persons. Tasks will include cleaning potential blight concerns outside the homes of elderly persons. Other work performed will include changing light bulbs, testing smoke alarms and changing their batteries, clear walkways, identify potential safety hazards (loose rugs, tripping potentials, etc.), and light janitorial work such as vacuuming and cleaning windows. This project will serve elderly persons living in the central and north county (Ceres, Waterford, Hughson, Oakdale, and surrounding areas).

**United Cerebral Palsy of Stanislaus County**

***Community Project for Safe Seniors (South County)***

The project serves two populations, 1) elderly persons and 2) people with disabilities. A work crew consisting of three persons with disabilities (consumers) and one job coach will perform light maintenance work in the homes of elderly persons. Tasks will include cleaning potential blight concerns outside the homes of elderly persons. Other work performed will include changing light bulbs, testing smoke alarms and changing their batteries, clear walkways, identify potential safety hazards (loose rugs, tripping potentials, etc.), and light janitorial work such as vacuuming and cleaning windows. This project will serve elderly persons living in the south county (Patterson, Newman and Westley).

**United Samaritans Foundation**

***Daily Bread Mobile Lunch Program (Hughson Truck)***

This program serves nutritious lunch five days a week, 52 weeks a year to very low income, low income and homeless people throughout Hughson, Waterford, Hickman and Denair.

**United Samaritans Foundation**

***Daily Bread Mobile Lunch Program (Keyes/Ceres Truck)***

This program serves nutritious lunch five days a week, 52 weeks a year to very low income, low income and homeless people throughout the Keyes and Ceres area.

**We Care of Turlock**

***Emergency Cold Weather Shelter***

The purpose of the We Care Cold Weather Temporary Shelter is to serve a segment of the homeless population that would otherwise not be eligible for assistance from any social service organization. It is a program designed to shelter between 58-63 homeless individuals during the worst part of the winter.

**Westside Food Pantry**

***Emergency Food Program***

The Westside Food Pantry provides emergency food assistance for families out of work, single mothers unable to make ends meet, senior citizens stretching budgets to cover medical expenses and the terminally ill. The organization will also provide books to children under 13 who visit the pantry with their parents, as it has been proved to be as nourishing to the needy families as the groceries dispensed. The funds will be used for food purchases for the organization to distribute to the residents of the Westside communities and the City of Patterson.

- 2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low and moderate-income persons.**

**Workforce Development Targeted Technology Training (T3)**

During this Consolidated Plan period, one of the major areas that is being addressed regarding economic development opportunities is the development of a workforce that has the technological skills necessary to be considered for employment in our changing local economy. During Year 1 of the Consolidated Plan, we expanded our Workforce Development Technology Training Program (T3) throughout the Unincorporated Areas of the County (including, but not limited to Empire, South Modesto, Airport Neighborhood, Robertson Road, Shackelford, El Concilio and the Hispanic population, the homeless population through workshops at the Santa Fe Project). In the past three fiscal years the

program has expanded to four (4) partnering Consortia cities: Newman, Oakdale, Patterson, and Waterford. The City of Ceres has agreed to join the current participating Urban County Cities by providing this program to City of Ceres residents during Fiscal Year 2011-2012. The intent has been to increase the service area of the program by a minimum of one partnering city per fiscal year to include all partnering cities by the end of the Consolidated Planning cycle.

In Fiscal Year 2011-2012, Stanislaus County will continue the program initiated this past fiscal year designed to provide economic development opportunities for eligible individuals that have participated in the Workforce Development Targeted Technology Training (T3) Program. The program was designed as a second step in the Urban County's Workforce Development 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 place the eligible participant in the non-profit organization to assist them in developing capacity to gain the necessary knowledge and skills to start a micro enterprise web-based business.

## Providing Decent Housing

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

### **Neighborhood Stabilization Program (NSP)**

The Urban County will continue the implementation of the Neighborhood Stabilization Program (NSP) to increase affordable housing stock within Stanislaus County. This program is designed to acquire foreclosed properties within the Urban County areas and provide safe and decent affordable housing to eligible households, either through rental programs for families at or below 50% of the AMI or purchase for families at or below 120% of AMI. The NSP program will also serve to stabilize communities hard hit by the recent foreclosure crisis.

### **Community Development Block Grant - Recovery (CDBG-R)**

On August 2009, Stanislaus County was awarded \$669,134 in Community Development Block Grant Program funding under the American Recovery and Reinvestment Act (ARRA) of 2009. Following the intent of the Recovery Act, Stanislaus County's CDBG-R funds are being utilized to modernize and improve energy efficiency and expand educational opportunities within the housing industry. These services are being provided in the form of rehabilitation or retrofitting of Neighborhood Stabilization Program (NSP) acquired units with solar systems and other related energy efficiency improvements. These improvements are helping those impacted by the recession by reducing their energy costs and foster energy independence for first time home buyers.

A total of twenty eight (28) NSP housing units have been retrofitted with energy efficiency weatherization improvements and sixteen of those (16) with photovoltaic solar systems.

During Fiscal Year 2011-2012, the Urban County will continue the implementation of this program. Stanislaus County's CDBG-R anticipates retrofitting a minimum of ten (10) additional NSP housing units with solar systems and weatherization energy efficiency improvements, by the end of the program cycle (September 30, 2012). This program will contribute to the efforts of the County to increase decent and affordable housing stock within the County.

### **Homeless Prevention & Rapid Re-housing Program & Emergency Shelter Grant**

Through the Emergency Shelter Grant (ESG) and Homeless Prevention & Rapid Re-Housing (HPRP) Programs, Urban County residents facing short-term financial crisis are able to seek assistance through agencies such as Community Housing and Shelter Services, who provide rental vouchers to prevent people in jeopardy of becoming homeless within seven (7) to ten (10) days. Shelters receiving ESG & HPRP funds also assist the transition of individuals and families from homelessness to permanent housing through the combination of emergency and transitional shelter with case management and housing search and placement. These resources ease the financial burden of the homeless and assist in the facilitation of achieving permanent housing.

## **Anti-poverty Strategy**

### **1. Describe the actions that will take place during the next year to reduce the number of poverty level families.**

The California Employment Development Department (EDD) provides employment training through a partnership with Modesto Junior College (MJC) and facilitates General Education Diploma (GED) instruction. In collaboration with EDD and MJC the Stanislaus County Workforce Investment Board (The Alliance Work-net) is cultivating relationships with area employers for entry-level employment opportunities. The following are the tools currently used by this collaborative and other partners to create employment opportunities and thereby reduce the number of poverty level families:

- Cal-WORKS, a program implemented and administered by the Stanislaus County Community Services Agency, is designed to place former recipients of Aid to Families with Dependent Children in employment that ultimately weans the participant from public assistance. This program mandates work activity to those receiving the assistance.
- The County expanded the program to include other fields by creating a new work experience program in partnership with the Department of Employment and Training. In collaboration with the West Modesto King Kennedy Collaborative the County has implemented a grass roots outreach and recruitment, case management and basic skills training within income eligible communities of County and City of Modesto residents.
- The first component consists of construction and building industry curriculum and training. The training involves general education, literacy courses, employment skills and direct training experience in the construction industry. The second component is hands-on work experience for the students enrolled in the program at Habitat for Humanity construction sites and other local construction. Students are provided the opportunity to learn about plumbing, wiring and other construction skills at designated sites with experienced instructors, and other professionals of the trade. The third component, the Small Contractors Center serves as a resource center to building contractors who are interested in assistance with meeting bonding, insurance, bidding, and licensing requirements. The program as a whole has been extremely successful in placing program graduates with various companies that use building trade's apprentices and professionals.
- The County of Stanislaus partners with the Alliance Worknet, which provides a wide range of employment and training services to the community through various programs under the Federal Workforce Investment Act (WIA). The Alliance is overseen by two separate entities: the Stanislaus County Board of Supervisors and the Stanislaus Economic Development and Workforce Alliance Board (Alliance). The

primary function of the Alliance is to increase the readiness of the local workforce to accept employment opportunities.

- The Urban County will continue to partner with the Alliance Worknet and MUC in the creation and provision of programs that provide training and employment opportunities for low and moderate income individuals such as the Community Development Block Grant-Recovery (CDBG-R) funded program through which displaced workers are being trained in green jobs and assisted in obtaining competitive jobs within the field.

The Alliance partners with Stanislaus County and its cities in fulfilling the following objectives:

- Promotion of Stanislaus County and its nine incorporated cities as a desirable location for new and expanding businesses.
- To work with public agencies and local businesses to promote cooperation in the economic development process.
- To assist in business retention and expansion efforts by offering programs for technical and financial assistance.

The Alliance offers these programs: Technical Assistance, Training and Education, and Loan Programs. The Alliance's Certified Development Corporation Loan Program can provide up to one million dollars for plant and equipment for local business. This corporation also offers confidential, one-on-one counseling to businesses needing assistance in a variety of areas, and a small business center that offers a wide variety of training seminars and conferences for the business community throughout the year.

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

## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on February 15, 2011, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to conduct public hearings to consider the following items:

**6:35 p.m.:**

An amendment to the Consolidated Plan Fiscal Year (FY) 2007-2012 and Annual Action Plan FY 2010-2011 to incorporate Neighborhood Stabilization Program 3 (NSP3) with funding of \$4,175,947;

**6:40 p.m.:**

An amendment to the Consolidated Plan FY 2007-2012 to add the City of Hughson into the Urban County, effective Fiscal Year 2011-2012; Approval of the Draft Annual Action Plan FY 2011-2012.

At these hearings, comments received from interested persons and agencies during the 30-day review period relating to the above items shall be discussed.

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

**Consolidated Plan/Annual Action Plan Amendment:**

The Amendment to Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 outlines the goals and policies for utilizing NSP3 funds to assist low-income persons and households in the areas of housing and the foreclosure market.

For Fiscal Years 2010-2011 through 2012-2013, the Urban County will spend approximately \$4,175,947 of NSP3 funds on the following activities:

- Acquisition of foreclosed properties for utilization as long term public rental housing.
- Acquisition, rehabilitation, and/or reconstruction of foreclosed housing units.
- Program administration
- Down Payment Assistance (DPA) to first time home buyers below 120% of the Area Median Income (AMI) to purchase acquired foreclosed housing units.
- Energy efficiency improvements and sustainable development opportunities for all NSP3 assisted units.

The Amendment to the Consolidated Plan FY 2007-2012 also adds the City of Hughson into the Urban County. Every three years, non-participating cities have an opportunity to enter into an agreement to become part of a qualified Urban County. The City of Hughson has notified the Urban County of its intent to join the Urban County effective FY 2011-2012. If the proposed amendment is approved, effective FY 2011-2012, the Urban County membership will include Stanislaus County and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford.

### **Annual Action Plan FY 2011-2012:**

The Annual Action Plan FY 2011-2012 outlines the goals and policies for utilizing CDBG, HOME, and ESG funds to assist low income persons and households in the areas of housing, associated infrastructure, and economic development.

For FY 2011-2012, the Urban County will spend new funds on the following activities:

- Facilitate the construction of public infrastructure.
- Construction or rehabilitation of public facilities.
- Program administration.
- Public service programs.
- Fair housing services.
- Program delivery costs.
- Workforce and Economic Development
- First Time Home Buyer Program
- Owner-Occupied Housing Rehabilitation
- Prevent Homelessness and Rapidly House Homeless
- Revitalization of Foreclosed Properties

**PLAN PREPARATION AND PROCESS** - The preparation of the Draft Consolidated Plan FY 2007-2012/ Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan FY 2011-2012 utilized consultation and coordination among various agencies, private groups (for- and non-profit) and individuals. Relationships with these resource providers consisted of face-to-face meetings. Most important among them were the meetings with the Urban County partners and the input from the membership of the Stanislaus County Housing and Support Services Collaborative.

The Draft Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Draft Annual Action Plan FY 2011-2012 will be released for a 30-day review on January 11, 2011, to solicit input from the public with formal adoption by the Board of Supervisors on February 15, 2011.

**CITIZEN PARTICIPATION** - Public participation in the Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan FY 2011-2012 process will include public hearings held within the Urban County. Input will be sought from citizens and local service agencies regarding the foreclosure situation and the needs within the unincorporated areas of Stanislaus County, as well as participating Urban County Cities. Each member of the Urban County will conduct a public meeting to approve the Draft Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan FY 2011-2012. A 30-day public comment period will be initiated and Comments received during the public comment period will be incorporated in the final document prior to submittal to HUD.

**CONCLUSION** - The HOME and CDBG Entitlement Programs give an opportunity to address needs and challenges that are faced by the members of the Urban County. If any member of the public has a question regarding the Consolidated Plan FY 2007-2012/Annual Action FY 2010-2011 Amendment or Annual Action Plan 2011-2012, 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 10<sup>th</sup> 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 Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan 2011-2012 will be available on January 11, 2011 for review at the Planning Departments of each member of the Urban County (Stanislaus County and the Cities of Ceres, Hughson [AAP 2011-2012], Newman, Oakdale, Patterson, and Waterford) and online at <http://www.stancounty.com/planning/cdbg/cdbg.shtm>

Interested persons may submit written comments to Stanislaus County regarding the proposed amendments. Comments should be addressed to Kirk Ford, Planning Director of the Stanislaus County Department of Planning and Community Development at the above-referenced address or call (209) 525-6330. Persons with hearing or speech impairments may receive relay communication services by the California Relay Service using the following numbers: 1 (800)735-2929(text telephones) and 1 (800)735-2922 (voice). All comments relating to the items in this Public Hearing Notice must be submitted in writing.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: January 11, 2011

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

BY: Elizabeth A. King, Assistant Clerk

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Public Hearing Notice for both 2-15-10.doc

## AVISO DE AUDICIONES PUBLICAS

SE DA AVISO POR ESTE MEDIO que el dia 15 de Febrero del 2011, p.m., la mesa directiva de el Condado de Stanislaus se reunira en el despacho de juntas publicas en el 1010 10<sup>th</sup> St, Modesto, CA para considerar los siguientes temas:

### **6:35 p.m.:**

La enmienda al Plan Consolidado de los años 2007-2012 y el Plan de Accion Anual del año fiscal 2010-2011, para incluir la disposicion de \$4,175,947 de fondos bajo el programa Estabilizacion de Viviendas 3 (Neighborhood Stabilization 3 – NSP3);

### **6:40 p.m.:**

La enmienda al Plan Consolidado de los años 2007-2012 para integrar a la Ciudad de Hughson el Condado Urbano, de ser efectivo el año fiscal 2011-2012; La aprobacion de la version preliminar del Plan de Accion anual del año fiscal 2011-2012.

En estas audiciones, los comentarios recibidos durante el periodo de revision de 30 dias de personas y agencias interesadas relacionados a los temas mencionados seran discutidos.

INTRODUCCION – Las tres metas especificas del programa CDBG son: 1) Proveer viviendas decentes; 2) Proveer un medio ambiente compatible para vivir; 3) Expandir oportunidades economicas.

### **Enmienda del Plan Consolidado y Plan de Accion Annual:**

La enmienda del Plan Consolidado 2007-2012 y el Plan de Accion Anual del año fiscal 2010-2011 describe las metas y polizas para la utilizacion de los fondos NSP3 para asistir a familias de bajos recursos en la area de viviendas y el mercado de viviendas reposeidas por instituciones bancarias.

Durante los años fiscales 2010-2011 al 2012-2013, el Consorcio dispondra aproximadamente \$4,175,947 de fondos NSP3 para ejercer las siguientes actividades:

- Adquisicion de viviendas reposeidas por instituciones bancarias para utilizacion como viviendas publicas.
- Adquisicion, rehabilitacion, y/o reconstruccion de viviendas reposeidas por instituciones bancarias.
- Administracion de el programa.
- Asistencia a familias debajo de 120% de ingresos promedios de el area (AMI) en la compra de las viviendas adquiridas.
- Proveer mejoramientos de eficacia energetica a viviendas y oportunidades de desarrollo sostenible para todas las viviendas asistidas por el programa NSP3.

La enmienda al Plan Consolidado 2007-2012 y Plan de Accion Annual 2010-2011 tambien servira el proposito de integrar a la Ciudad de Hughson a el Condado Urbano. Cada tres años, las ciudades no-participantes en el Consorcio tienen la oportunidad de entrar en un contrato para convertirse parte del condado urbano y ser elegible para recibir fondos bajo el programa CDBG. La Ciudad de Hughson ha notificado al Condado Urbano de su

intento de intregarse a el Condado Urbano de ser efectivo el año fiscal 2011-2012. Si la propuesta enmienda es aprobada, los miembros del Condado Urbano incluirea al Condado de Stanislaus y las Ciudades de Ceres, Hughson, Newman, Oakdale, Patterson, y Waterford de ser efectivo el año fiscal 2011-2012.

**Plan de Accion Anual 2011-2012:**

El Plan de Accion Anual 2011-2012 describe las metas y polizas para la disposicion y el uso de fondos bajo los programas CDBG, HOME, ESG, y NSP para asistir a personas y familias de bajos recursos en las areas de viviendas, infraestructura, y desarrollo economico.

Durante el Año Fiscal 2011-2012, el Condado Urbano gastara fondos nuevos en el las siguientes actividades:

- Facilitar la construccion de infraestructura publica.
- Construccion o rehabilitacion de instalaciones publicas.
- Administracion de el programa.
- Programas de servicios publicos.
- Servicios de vivienda justa
- Costos relacionados a la administracion de proyectos.
- Desarrollo economico y labor
- Programa de primeros compradores de casa
- Programa de rehabilitacion de viviendas
- Prevenir perdidas de hogar y proveer vivienda a personas desamparadas
- Revitalizacion de casas reposeidas por instituciones bancarias

PREPARACION Y PROCESO DE EL PLAN – La preparacion de la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 fue llevado acabo en consulta y coordinacion con varias agencias, organizaciones, y individuos. 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 preliminarria de la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 sera disponible por un periodo de 30 dias el 11 de Enero del 2011 para solicitar comentarios del publico, seguido por la adopcion formal de el Consejo de el Condado de Stanislaus el 15 de Febrero del 2011.

PARITCIPACION DE LA COMUNIDAD – Participacion publica en el proceso de el la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 incluirea varias juntas publicas llevadas acabo en varias localidades y horarios dentro de las areas del Condado Urbano. Se buscaran comentarios del publico relacionados a la situacion de perdidas hipotecarias y las necesidades de las comunidades dentro de las areas Condado Urbano. Cada miembro del Condado Urbano llevara acabo una junta publica seguida por un periodo de 30 dias de comentario publico. Los comentarios recibidos durante el periodo de revision publica seran integrados a los documentos finales antes de someter a HUD.

CONCLUSION – Los Programas de HOME y CDBG dan la oportunidad de dirigir y responder a las necesidades y desafíos enfrentados en cada comunidad por los miembros del Condado Urbano. Si algún miembro de el publico tiene alguna pregunta referente a la enmienda del Plan Consolidado y Plan de Accion Anual, debera comunicarse con Juan Gonzalez al (209) 525-5984, o visitar el Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus en el 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA entre las horas de 8:00 am y 5:00 pm, de Lunes a Viernes.

La copia de la version preliminar de la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y Plan de Accion Anual 2011-2012 sera disponible para revision el 11 de Enero del 2011 en los departamentos de Planning en cada ciudad que forma parte de el Consorcio y en el internet: [www.stancounty.com/planning/cdbg/cdbg.shtm](http://www.stancounty.com/planning/cdbg/cdbg.shtm).

Las personas interesadas pueden someter comentarios en escrito a el Condado de Stanislaus referente a las propuestas enmiendas. Los comentarios deberan ser sometidos a Kirk Ford, Director del Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus a la direccion referente arriba o llamar al (209) 525-6330. Las personas con impedimentos auditivos o de habla pueden recibir servicios de transmision proveidos por el Servicio de Transmision del Estado de California usando los siguiente numerous de telefono: 1-800-735-2929 (telefonos con texto) y 1-800-735-2922 (telefonos de voz). Todos los comentarios relacionados a los temas de este aviso de audicion publica deben ser sometidos en escrito.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: **January 11, 2011**

ATTEST: 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:

Jan 14, 2011

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

January 14th, 2011

(By Electronic Facsimile Signature)

*Marie Hickman*

**NOTICE OF PUBLIC HEARINGS**

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At these hearings, comments received from interested persons and agencies during the 30-day review period relating to the above items shall be discussed.

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For FY 2011-2012, the Urban County will spend new funds on the following activities:

- Facilitate the construction of public infrastructure.
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**PLAN PREPARATION AND PROCESS** - The preparation of the Draft Consolidated Plan FY 2007-2012/ Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan FY 2011-2012 utilized consultation and coordination among various agencies, private groups (for- and non-profit) and individuals. Relationships with these resource providers consisted of face-to-face meetings. Most important among

them were the meetings with the Urban County partners and the input from the membership of the Stanislaus County Housing and Support Services Collaborative. The Draft Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Draft Annual Action Plan FY 2011-2012 will be released for a 30-day review on January 11, 2011, to solicit input from the public with formal adoption by the Board of Supervisors on February 15, 2011.

**CITIZEN PARTICIPATION** - Public participation in the Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan FY 2011-2012 process will include public hearings held within the Urban County. Input will be sought from citizens and local service agencies regarding the foreclosure situation and the needs within the unincorporated areas of Stanislaus County, as well as participating Urban County Cities. Each member of the Urban County will conduct a public meeting to approve the Draft Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan FY 2011-2012. A 30-day public comment period will be initiated and Comments received during the public comment period will be incorporated in the final document prior to submittal to HUD.

**CONCLUSION** - The HOME and CDBG Entitlement Programs give an opportunity to address needs and challenges that are faced by the members of the Urban County. If any member of the public has a question regarding the Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment or Annual Action Plan 2011-2012, 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 Consolidated Plan FY 2007-2012/Annual Action Plan FY 2010-2011 Amendment and Annual Action Plan 2011-2012 will be available on January 11, 2011 for review at the Planning Departments of each member of the Urban County (Stanislaus County and the Cities of Ceres, Hughson [AAP 2011-2012], Newman, Oakdale, Patterson, and Waterford) and online at <http://www.stancounty.com/planning/cdbg/cdbg.shtm>

Interested persons may submit written comments to Stanislaus County regarding the proposed amendments. Comments should be addressed to Kirk Ford, Planning Director of the Stanislaus County Department of Planning and Community Development at the above-referenced address or call (209) 525-6330. Persons with hearing or speech impairments may receive relay communication services by the California Relay Service using the following numbers: 1 (800)735-2929 (text telephones) and 1 (800)735-2922 (voice). All comments relating to the items in this Public Hearing Notice must be submitted in writing. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: January 11, 2011. 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 AUDICIONES PUBLICAS**

SE DA AVISO POR ESTE MEDIO que el día 15 de Febrero del 2011, p.m., la mesa directiva de el Condado de Stanislaus se reunira en el despacho de juntas publicas en el 1010 10th St, Modesto, CA para considerar los siguientes temas:

**6:35 p.m.** : La enmienda al Plan Consolidado de los años 2007-2012 y el Plan de Accion Anual del año fiscal 2010-2011, para incluir la disposicion de \$4,175,947 de fondos bajo el programa Estabilizacion de Viviendas 3 (Neighborhood Stabilization 3 - NSP3);

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los comentarios recibidos durante el período de revisión de 30 días de personas y agencias interesadas relacionados a los temas mencionados serán discutidos.

**INTRODUCCION** - Las tres metas específicas del programa CDBG son: 1) Proveer viviendas decentes; 2) Proveer un medio ambiente compatible para vivir; 3) Expandir oportunidades económicas.

**Enmienda del Plan Consolidado y Plan de Accion Anual:**

La enmienda del Plan Consolidado 2007-2012 y el Plan de Accion Anual del año fiscal 2010-2011 describe las metas y polizas para la utilización de los fondos NSP3 para asistir a familias de bajos recursos en la area de viviendas y el mercado de viviendas repositadas por instituciones bancarias. Durante los años fiscales 2010-2011 al 2012-2013, el Consorcio dispondra aproximadamente \$4,175,947 de fondos NSP3 para ejercer las siguientes actividades:

- Adquisición de viviendas repositadas por instituciones bancarias para utilización como viviendas publicas.
- Adquisición, rehabilitación, y/o reconstrucción de viviendas repositadas por instituciones bancarias.
- Administración de el programa.
- Asistencia a familias debajo de 120% de ingresos promedios de el area (AMI) en la compra de las viviendas adquiridas.
- Proveer mejoramientos de eficacia energetica a viviendas y oportunidades de desarrollo sostenible para todas las viviendas asistidas por el programa NSP3.

La enmienda al Plan Consolidado 2007-2012 y Plan de Accion Anual 2010-2011 tambien servira el proposito de integrar a la Ciudad de Hughson a el Condado Urbano. Cada tres años, las ciudades no-participantes en el Consorcio tienen la oportunidad de entrar en un contrato para convertirse parte del condado urbano y ser elegible para recibir fondos bajo el programa CDBG. La Ciudad de Hughson ha notificado al Condado Urbano de su intento de integrarse a el Condado Urbano de ser efectivo el año fiscal 2011-2012. Si la propuesta enmienda es aprobada, los miembros del Condado Urbano incluira al Condado de Stanislaus y las Ciudades de Ceres, Hughson, Newman, Oakdale, Patterson, y Waterford de ser efectivo el año fiscal 2011-2012.

**Plan de Accion Anual 2011-2012:**

El Plan de Accion Anual 2011-2012 describe las metas y polizas para la disposicion y el uso de fondos bajo los programas CDBG, HOME, ESG, y NSP para asistir a personas y familias de bajos recursos en las areas de viviendas, infraestructura, y desarrollo economico. Durante el Año Fiscal 2011-2012, el Condado Urbano gastara fondos nuevos en el las siguientes actividades:

- Facilitar la construcción de infraestructura publica.
- Construcción o rehabilitación de instalaciones publicas.
- Administración de el programa.
- Programas de servicios publicos.
- Servicios de vivienda justa
- Costos relacionados a la administración de proyectos.
- Desarrollo economico y labor
- Programa de primeros compradores de casa
- Programa de rehabilitación de viviendas
- Prevenir pérdidas de hogar y proveer vivienda a personas desamparadas
- Revitalización de casas repositadas por instituciones bancarias

**PREPARACION Y PROCESO DE EL PLAN**

- La preparación de la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 fue llevado acabo en consulta y coordinación con varias agencias, organizaciones, y individuos. Comunicación 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 participación de los miembros de el Colaborativo de Viviendas y Servicios de el Condado de Stanislaus. La version preliminaría de la enmienda del

Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 sera disponible por un período de 30 días el 11 de Enero del 2011 para solicitar comentarios del publico, seguido por la adopción formal de el Consejo de el Condado de Stanislaus el 15 de Febrero del 2011.

**PARITICIPACION DE LA COMUNIDAD** - Participación publica en el proceso de el la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y el Plan de Accion Anual 2011-2012 incluira varias juntas publicas llevadas acabo en varias localidades y horarios dentro de las areas del Condado Urbano. Se buscaran comentarios del publico relacionados a la situación de pérdidas hipotecarias y las necesidades de las comunidades dentro de las areas Condado Urbano. Cada miembro del Condado Urbano llevara acabo una junta publica seguida por un período de 30 días de comentario publico. Los comentarios recibidos durante el período de revisión publica serán integrados a los documentos finales antes de someter a HUD.

**CONCLUSION** - Los Programas de HOME y CDBG dan la oportunidad de dirigir y responder a las necesidades y desafios enfrentados en cada comunidad por los miembros del Condado Urbano. Si algun miembro de el publico tiene alguna pregunta referente a la enmienda del Plan Consolidado y Plan de Accion Anual, debere comunicarse con Juan Gonzalez al (209) 525-5984, 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.

La copia de la version preliminaría de la enmienda del Plan Consolidado 2007-2012/Plan de Accion Anual 2010-2011 y Plan de Accion Anual 2011-2012 sera disponible para revisión el 11 de Enero del 2011 en los departamentos de Planning en cada ciudad que forma parte de el Consorcio y en el internet: [www.stancounty.com/planningcdbg/cdbg.shfm](http://www.stancounty.com/planningcdbg/cdbg.shfm).

Las personas interesadas pueden someter comentarios en escrito a el Condado de Stanislaus referente a las propuestas enmiendas. Los comentarios deberan ser sometidos a Kirk Ford, Director del Departamento de Planos & Desarrollo Comunitario de el Condado de Stanislaus a la dirección referente arriba o llamar al (209) 525-6330. Las personas con impedimentos auditivos o de habla pueden recibir servicios de transmisión proveidos por el Servicio de Transmisión del Estado de California usando los siguiente numeros de telefono: 1-800-735-2929 (telefonos con texto) y 1-800-735-2922 (telefonos de voz). Todos los comentarios relacionados a los temas de este aviso de audición publica deben ser sometidos en escrito. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: January 11, 2011. ATTEST: Christine Ferraro Tallman, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Assistant Clerk  
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