

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

DEPT: Planning and Community Development *AK*

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE March 4, 2014

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Open a 30-day Public Comment Period and Set a Public Hearing on April 8, 2014 at 9:05 a.m. to Consider Approval of the Fiscal Year 2014-2015 Annual Action Plan (AAP)

STAFF RECOMMENDATIONS:

1. Open the 30-day public comment period to consider approval of the Fiscal Year 2014-2015 Annual Action Plan (AAP).
2. Set a Public Hearing for April 8, 2014 at 9:05 a.m. to close the public comment period and consider approval of the Fiscal Year 2014-2015 Annual Action Plan (AAP).

FISCAL IMPACT:

The funds for implementation of the AAP, being considered are derived entirely from special revenues administered by the United States Department of Housing and Urban Development (HUD). A delay in opening the public comment period or setting a public hearing may impact receipt of the Fiscal Year 2014-2015 funding for the Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG).

BOARD ACTION AS FOLLOWS:

No. 2014-104

On motion of Supervisor Withrow, Seconded by Supervisor Monteith
and approved by the following vote,

Ayes: Supervisors: O'Brien, Withrow, Monteith, and Chairman De Martini

Noes: Supervisors: None

Excused or Absent: Supervisors: Chiesa

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

This is a request to open a 30-day public comment period and set a public hearing on April 8, 2014, at 9:05 a.m. to consider Approval of the Fiscal Year 2014-2015 Annual Action Plan (AAP).

Federal regulations require a 30-day public comment period prior to local approval of an AAP. A draft version of the AAP to be considered for approval on April 8, 2014 will be available for public review between March 4, 2014 and April 8, 2014 at the Planning Departments of each member of the Stanislaus Urban County, and online at <http://www.stancounty.com/planning/index-cdbg.shtm>. The following discussion provides an overview of the actions to be considered at the April 8, 2014 public hearing:

FISCAL YEAR 2014-2015 ANNUAL ACTION PLAN (AAP)

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

The AAP is part of the Stanislaus Urban County's three year CDBG Consolidated Plan (CP), and describes the specific projects and activities that will be undertaken during Fiscal Year 2014-2015 utilizing Housing and Urban Development (HUD) sponsored program funds including Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program. The following is an overview of the projects and activities identified in the AAP by grant and funding types:

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

Based on current HUD funding projections and general uncertainty regarding Federal funding levels, the Stanislaus Urban County's CDBG and ESG allocations for Fiscal Year 2014-2015 are estimated to be:

• CDBG	\$1,874,100
• ESG	<u>\$ 143,917</u>
TOTAL	\$2,018,017

The estimated CDBG allocation reflects an 11% reduction from Fiscal Year's 2013-2014 allocation. The allocations to each respective Stanislaus Urban County member reflected in the table below have been determined based on the above funding projections and U.S. Census poverty and population data. Final allocation amounts for each Stanislaus Urban County member are subject to change based on final HUD grant allocations, expected to be released in April 2014. Final allocation amounts will be adjusted once Fiscal Year 2014-2015 award amounts are confirmed by HUD.

Allocation amounts to each Urban County member and special activities (i.e. public services allocation) identified in the Annual Action Plan will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. Respective Urban County activities will be adjusted to match actual individual member allocation amounts. Per HUD's instruction (CPD Notice 13-010), this Annual Action Plan will not be submitted to HUD until FY 2014-2015 allocations are announced reflecting actual and final allocations, but no later than August 16, 2014.

Planning staff will make the necessary budget adjustments to be submitted to HUD, and will be reflected in the Special Revenue Grants Fiscal Year 2014-2015 Proposed and Final Budgets submitted to HUD.

**TABLE ONE
CDBG AND ESG ALLOCATION ESTIMATES**

Consortium Member	Activities	Administration	Total
Ceres	\$208,915	\$12,970	\$221,885
Hughson	104,490	12,970	117,460
Newman	118,659	12,970	131,629
Oakdale	130,925	12,970	143,895
Patterson	118,527	12,970	131,497
Waterford	108,820	12,970	121,790
Stanislaus County	521,534	272,000	793,534
Public Services	187,410		187,410
Fair Housing	25,000		25,000
CDBG Subtotal	\$1,524,280.00	\$349,820	\$1,874,100
ESG	133,843	10,074	143,917
Total	\$1,658,123	\$359,894.00	\$2,018,017

Activities identified within the AAP must be consistent with the Stanislaus Urban County's adopted CP, which outlines the communities' needs and priorities for the plan period. The Fiscal Year 2014-2015 CP identifies the need for new or rehabilitated community infrastructure. To address these needs, the Stanislaus Urban County members utilize their respective yearly CDBG fund allocations for infrastructure improvements in U.S. Census designated low-income residential neighborhoods. Infrastructure improvements include, but are not limited to, sewer/water line installation/replacement, and installation of curb, gutter, storm drain, and sidewalks where these facilities do not exist.

Community Development Block Grant (CDBG) Funding

The following is an overview of the proposed Fiscal Year 2014-2015 CDBG projects and activities for all the Stanislaus Urban County members:

Stanislaus County:

Empire Storm Drain Project

The Empire Storm Drain Project was initiated in Fiscal Year 2006-2007 as a Stanislaus County Redevelopment Agency (RDA) project with the intent to leverage CDBG funds and RDA resources (with RDA funds being the major funding source). This project was engineered and designed to build a “positive storm drain system” and as such, Phase 1A (the first phase of four phases) was completed in 2010, serving 80 parcels for approximately \$2.5 million utilizing both CDBG and RDA funds. With the State of California’s elimination of redevelopment agencies in 2011, Stanislaus County was left facing an incomplete project, with three remaining phases at an estimated cost of approximately \$12.4 million.

Because of the substantial cost to complete the remaining phases of this project, coupled with the limited funding opportunities for storm drain projects, CDBG funds alone are not adequate to continue the project without the community of Empire’s financial contribution through a County Service Area (CSA) that would allow Stanislaus County to secure a loan to finance the project. Throughout Fiscal Year 2013-2014, Stanislaus County has been exploring different options that would allow the delivery of the remainder of the Empire Storm Drain Project at the most reasonable cost to the community.

A potential source that Stanislaus County has identified is United States Department of Agriculture (USDA) Rural Development’s Water and Waste Disposal Loan and Grant program. However, in order for Stanislaus County to secure USDA loan funds to fund the construction of this project, it must develop a method to repay the loan acquired. Staff has determined that the most feasible method is the formation of a CSA in the Empire community. This would entail implementing a Proposition 218 ballot measure for Empire residents to vote for or against assessing themselves for the purposes of contributing toward the project costs and costs of ongoing operation and maintenance of the improvements.

Public Works and Planning and Community Development staff have conducted several CSA analyses to provide an approximation of the monthly assessment amount each property owner would be required to pay based on estimated project costs and available funding. According to these estimates, staff has determined that Empire property owners would be faced with an assessment amount of approximately \$120 per month.

In an effort to identify a lower-cost effort, staff is exploring the possible alternative of a Low Impact Development (LID) swale storm water drainage system.

During Fiscal Year 2014-2015 Stanislaus County will continue analyzing options that would allow Stanislaus County to continue with the original project design as well as conduct LID project design studies and engineer's report to determine LID project feasibility and cost. As part of that effort, staff will conduct public outreach/education of the alternative LID system and work with USDA and/or other agencies to identify and secure the funding resources necessary for implementation of either option. Staff will work on developing the Prop 218 ballot measures for a CSA formation for both the positive and LID system options

Airport Sewer Project

The completion of the first Phase of the Parklawn Sewer Infrastructure Project took place in Fiscal Year 2013-2014 (fully funded with CDBG funds). Stanislaus County will construct the remaining phases of this project with the support from the California State Water Board during Fiscal Year 2014-2015. This will allow Stanislaus County to allocate Fiscal Year 2014-2015 CDBG funds to the next project ready for construction - the Airport Neighborhood Sewer Project.

The Airport Neighborhood is an unincorporated disadvantaged community on the southeast side of the City of Modesto with approximately four hundred eighty one (481) residential parcels that rely on septic tanks for treatment of sewage. The project is proposed in response to health and safety concerns associated with failing septic systems. The project scope will include the installation of a sewer system with approximately 23,000 linear feet of sewer main, a pump station (if necessary), and street overlays. The total cost of these improvements is approximately \$9.5 million. The system will allow for individual sewer connections and removal of existing septic systems and may provide an opportunity to connect commercial and industrial properties in the future. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system.

Engineering and design was completed in Fiscal Year 2012-2013 for this project. In November 2013, City of Modesto voters approved Measure M, thereby approving the extension of sewer services to the unincorporated portion of the Airport Neighborhood.

Fiscal Year 2014-2015 CDBG funds will be utilized to follow the same model used with the Parklawn Infrastructure Project. Funds will be used to install a sewer "trunk-line" along Kerr Avenue as an initial phase. The Kerr Trunk Line Project is proposing to connect into the existing City sewer system on Oregon Drive and running northerly to Page Court. The project will consist of trunk line, fly line and associated manholes and sewer laterals. The project cost estimate is \$825,000. Unlike the Parklawn project, this initial phase will be available for use once constructed and not dependent on future project phases.

Economic Development

Stanislaus County developed an economic development program which was included as part of the Fiscal Year 2012-2013 CDBG Annual Action Plan (AAP) approved by the Board of Supervisors on April 17, 2012. The plan proposed to create a partnership between Stanislaus County and the Alliance Worknet that would result in a job creation program. While the program was developed in accordance with guidance provided by HUD, the Stanislaus Urban County's local HUD representative does not believe the program

qualifies as an eligible activity. The program was subsequently put on hold throughout Fiscal Year 2012-2013 due to discussions with HUD regarding the eligibility of proposed activities. None of the allocated funds for the Economic Development program have been spent.

Stanislaus County is in the process of identifying potential Economic Development activities with the assistance of HUD approved technical assistance (TA) providers. In developing a viable Economic Development program, Stanislaus County must ensure that all CDBG Economic Development standards are met. Stanislaus County expects to have an Economic Development program up and running by the beginning of Fiscal Year 2014-2015.

Neighborhood Revitalization Strategy Areas (NRSAs)

The NRSA's for the Parklawn and Airport Neighborhoods, approved by HUD in December 2012, cover a five year period (Fiscal Years 2012-2017) during which Stanislaus County staff proposed to target CDBG and other grants funds in the neighborhoods. The ultimate objective of the Revitalization Strategy (RS) is to empower low-income residents through a targeted approach aimed at revitalizing the neighborhoods by investing resources that will improve/add housing stock, provide economic development opportunities through job creation, install needed infrastructure, and provide public services.

In addition to pursuing implementation of the next phases of the Parklawn and Airport sewer projects, and continuing to try to purchase homes through the NSP program in the Parklawn and Airport neighborhoods, staff will continue to work with neighborhood residents to pursue establishing a Community Based Development Organization (CBDO). Additionally, the following public service projects will be funded with CDBG Public Service funds for Fiscal Year 2014-2015 to provide public services such as case management, financial literacy training, parenting classes, and resource and referral assistance in the Airport and Parklawn Neighborhoods:

Orville Wright Elementary – Healthy Start FRC
Parent Resource Center (PRC) - Airport Neighborhood Partnership (ANP)
Center for Human Services - Ceres Partnership for Healthy Children

City of Ceres:

The City of Ceres will install Americans with Disabilities Act (ADA) compliant handicap ramps in the Morrow Tract, San Ramon Estates #2 and Palm Estates areas to meet ADA requirements. A majority of these areas have no handicap ramps and in areas where they do exist, the ramps are very old and do not meet current ADA requirements. The project will result in the installation of approximately 60 ADA compliant ramps with minor sidewalk repairs where needed and required.

City of Hughson:

The City of Hughson will undertake two sidewalk infill projects in income eligible neighborhoods: The Hughson Avenue and the Fox Road Sidewalk Infill Projects. These projects will include sidewalk infill, curb, gutter, and ADA ramps, storm drainage improvements, and street paving as necessary.

Both projects are located within areas that do not meet Low-Moderate Area (LMA) benefit requirements for CDBG activities according to HUD 2010 Census Block Group data. The only alternative to carry out these projects as LMA based projects is to conduct a door-to-door survey of project area households to determine if they meet the CDBG income eligibility threshold, which requires that at least 51% of the households in the project area are low-income.

Stanislaus County staff recently developed a survey tool that meets HUD's standards and will be implemented before Fiscal Year 2014-2015 so that the City of Hughson may begin project implementation. Because of neighborhood conditions and City of Hughson's knowledge about the neighborhood's demographics, there is confidence that these project areas will meet CDBG LMA income eligibility thresholds.

City of Newman:

The City of Newman will begin construction of its Water Line Infrastructure Project in Fiscal Year 2014-2015. The project will replace existing water lines and outdated fire hydrants in various sections of the CDBG eligible project area. Current lines and hydrants are non-compliant and pose a potential health and safety issue.

The City of Newman will also undertake a new infrastructure project consisting of the infill installation and repair of curb, gutter and sidewalk and street repair and overlay for a street within its CDBG eligible area. The project will be on the north side of Inyo Avenue, from P Street to Merced Street. The City of Newman will conduct the first phase of the project which will consist of engineering and design.

City of Oakdale:

The City of Oakdale will continue construction of the Davitt Avenue Phase II project. Due to higher project costs than anticipated, the City of Oakdale was forced to split the project into several phases. Phase II has been split into two parts. The first part has been completed using Fiscal Year 2013-2014 funds. The next part of Phase II will be funded using Fiscal Year 2014-2015 funds. The construction will consist of water and sewer line replacement and installation of curb, gutter and sidewalks along Davitt Road from West J Street to the north and ends at the Burlington Northern Santa Fe Railroad right-of-way to the south.

City of Patterson:

In Fiscal Year 2014-2015, the City of Patterson will begin the first phase of the 5th Street Infrastructure Project. Depending on funding availability and project cost, this project may need to be further phased. The project will consist of replacement of water main and installation of curb, gutter, storm drain, sidewalks, and street repaving. The project is located on 5th Street and is bounded by E Street to the north and C Street Sperry Avenue to the south, and is part of the greater Downtown Infrastructure Improvements Project.

City of Waterford:

The City of Waterford will begin the first construction phase of the La Gallina Avenue Infrastructure project for Fiscal Year 2014-2015. The project has experienced delays over the past fiscal year as the City of Waterford has been working with the Modesto Irrigation District (MID) to strategize a relocation plan for utility poles located in the project area.

The project will include installation of curb, gutter, sidewalk, ADA accessible ramps, and storm drain, infrastructure improvements along La Gallina Avenue from F Street on the west to C Street on the east. This will be a multi-phased project due to the loss of redevelopment funds and the extensive work required to complete the project.

CDBG Public Services:

CDBG funds allow the opportunity for the Stanislaus Urban County to fund non-profit organizations that provide public services. In accordance with HUD public services cap regulations, approximately ten percent of the total Fiscal Year 2014-2015 CDBG allocation, estimated to be \$187,410, is proposed to be set-aside for this purpose. As part of this funding cycle, the Stanislaus Urban County received and reviewed twenty-nine (29) CDBG competitive applications for funds. Organizations that have applied for public service funding include, but are not limited to, organizations that provide services to at-risk youth, seniors, and the homeless. Recommendations for funding were made by a review panel that consisted of seven representatives from the Stanislaus Urban County members, a representative from the Stanislaus County Continuum of Care, and a representative from the Stanislaus County Chief Executive Office. The draft AAP includes CDBG Public Service funding recommendations for the following organizations:

American Red Cross – Emergency Response Shelter Services
Court Appointed Special Advocates (CASA) – Direct Services
Center for Human Services – Ceres Partnership for Healthy Children
Center for Human Services – Oakdale Family Resource Center
Center for Human Services – Westside Family Resource Center
Children’s Crisis Center – Ceres Respite Shelter
Healthy Aging – Young at Heart Program
Howard Training Center – Senior Meals Program
The Salvation Army – Child Development Program
The Salvation Army Red Shield – Tutoring and Mentoring Program
Second Harvest – Food Assistance Program

Second Harvest – Food 4 Thought Program
We Care – Emergency Shelter Program

Final approval for the CDBG public service grants will be requested during the April 8, 2014 public hearing.

Fair Housing Program: As a HUD mandated requirement, the Stanislaus Urban County must provide a fair housing program designed to combat impediments to fair housing choice through education, investigation, and litigation. The Stanislaus 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.

CDBG Program Administration: Stanislaus County Planning and Community Development Department staff will continue to provide administrative services to each of the Stanislaus Urban County's members, as well as to its own activities. As the "lead entity" of the Stanislaus 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 timely expenditure of funds, environmental documentation for projects, eligibility determination of programs and those persons accessing the services of the programs, and program monitoring.

Emergency Solutions Grant (ESG) Funding

As with CDBG Public Service funding, ESG funds allow the opportunity for the Stanislaus Urban County to fund non-profit organizations that provide public services to the homeless. ESG funds will be used to provide operational and essential services funding for transitional and emergency homeless shelters, for the development of the Homeless Management Information System (HMIS), and to provide financial assistance, in combination with case management, to stabilize housing for persons experiencing homelessness or who are at-risk of becoming homeless. This year, the Stanislaus Urban County received and reviewed ten (10) ESG competitive applications for funds (the application review was conducted by the same review committee identified above for CDBG Public Service grants). The draft AAP includes ESG funding recommendations for the following organizations:

Children's Crisis Center – Oakdale Respite Shelter Program
Community Housing and Shelter Services – Santa Fe Project
Community Housing and Shelter Services – Homeless Prevention & Rapid Re-Housing Program (HPRP)
Community Housing and Shelter Services – HMIS
The Salvation Army – Emergency Shelter
We Care of Turlock – Emergency Cold Weather Shelter
We Care of Turlock – Rapid Re-Housing Program

Neighborhood Stabilization Program (NSP)

The Stanislaus Urban County will continue the implementation of the NSP to increase affordable housing stock within Stanislaus County. This program is designed to acquire foreclosed properties within the Stanislaus 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 Area Median Income (AMI) or purchase for families at or below 120% of AMI.

In Fiscal Year 2014-2015, Stanislaus County will develop a program that will allow Stanislaus County to use NSP Program Income to fund the removal of blighted, dangerous buildings in NSP target areas. NSP staff will be working with Stanislaus County's Building Division staff to remove buildings that have been identified as blighted and a nuisance to NSP target areas. This activity will be added to the Stanislaus Urban County NSP 1 and NSP 3 Action Plans through a substantial amendment to each plan. The substantial amendments will be processed independently of this Annual Action Plan.

HOME Investment Partnerships Program (HOME)

The Stanislaus Urban County is also a member of City of Turlock and Stanislaus County HOME Consortium (referred to as the "HOME Consortium"). The City of Turlock is the "lead entity" with responsibility for implementing and administering the HUD funded HOME Investment Partnerships Program (HOME) funds for the HOME Consortium.

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 2014-2015 estimated HOME Consortium allocation is \$482,837 (allocation amount for Stanislaus Urban County members only, not including the City of Turlock's allocation). Final Fiscal Year 2014-2015 award amounts will be determined by HUD and ultimately adopted by the City of Turlock.

Currently, the City of Turlock contracts independently with each of the Stanislaus Urban County members and, as discussed earlier, is the "lead entity" with responsibility for implementing and administering HOME funds to the HOME Consortium.

The members of the Stanislaus Urban County will continue to use their HOME funds to address the variety of housing needs within their individual jurisdictions. The Stanislaus Urban County's CP identifies homeownership and the need to maintain safe and sanitary housing for low-income households through the continued provision of housing rehabilitation programs as top priorities. As such, the Stanislaus 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, Stanislaus County Affordable Housing Corporation (STANCO), and the Housing Authority of the County of Stanislaus).

POLICY ISSUES:

Approval of the proposed Annual Action Plan furthers the Board's priorities of A Safe Community, A Healthy Community, Effective Partnerships, A Well Planned Infrastructure System, and Efficient Delivery of Public Services by providing the community with the necessary funds to implement needed programs and projects.

The programs and projects represented in the AAP are consistent with the goals and objectives of the Stanislaus County Consolidated Plan, General Plan, specifically the Housing Element, 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 and ESG funds allocated to the Stanislaus Urban County. In addition to monitoring the program and project files of each of the participating Stanislaus Urban County cities, County Planning Department staff is responsible for monitoring the program and project files of each organization receiving funds from the Stanislaus Urban County. Annually, the number of different activities receiving CDBG and/or ESG funds varies between 18 and 27. Planning Department staff also assists participating Stanislaus 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.

CONTACT PERSON:

Angela Freitas, Director of Planning & Community Development
Telephone: 209-525-6330

ATTACHMENTS: (Available from Clerk)

1. Draft Fiscal Year 2014-2015 Annual Action Plan



COMMUNITY DEVELOPMENT BLOCK GRANT



STANISLAUS URBAN COUNTY

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

ANNUAL ACTION PLAN Fiscal Year –2014-2015 **DRAFT**

April 2014

**STANISLAUS COUNTY
BOARD OF SUPERVISORS**

District 2 Vito Chiesa,
District 5 Jim DeMartini, Chairman
District 1 William O'Brien
District 3 Terry Withrow, Vice-Chairman
District 4 Dick Monteith



CITY OF CERES

Mayor Chris Vierra
Vice Mayor Bret Durossette
Councilmember Mike Kline
Councilmember Ken Lane
Councilmember Linda Ryno



CITY OF HUGHSON

Mayor Matthew Beekman
Mayor Pro Tem Jeramy Young
Councilmember George Carr
Councilmember Jill Silva
Councilmember Harold Hill



CITY OF NEWMAN

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



CITY OF OAKDALE

Mayor Pat Paul
Councilmember Tom Dunlop
Councilmember Michael Brennan
Councilmember Farrell Jackson
Councilmember Donald Peterson



CITY OF PATTERSON

Mayor Luis Molina
Councilmember Dominic Farinha
Councilmember Sheree D. Lustgarten
Councilmember Deborah Novelli
Councilmember Larry Buehner



CITY OF WATERFORD

Mayor Charlie Goeken
Vice Mayor Jose Aldaco
Councilmember Joshua Whitfield
Councilmember Michael Van Winkle
Councilmember Ken Krause



TABLE OF CONTENTS

GENERAL OVERVIEW.....	1
EXECUTIVE SUMMARY	1
EVALUATION OF PAST PERFORMANCE	4
ACTION PLAN	6
GENERAL QUESTIONS	8
MANAGING THE PROCESS.....	14
CITIZEN PARTICIPATION.....	16
CITIZEN COMMENT SUMMARY	17
INSTITUTIONAL STRUCTURE	19
MONITORING.....	20
LEAD BASED PAINT	21
HOUSING	22
SPECIFIC HOUSING OBJECTIVES	22
NEEDS OF PUBLIC HOUSING	23
BARRIERS TO AFFORDABLE HOUSING	24
HOME/AMERICAN DREAM DOWN PAYMENT INITIATIVE (ADDI).....	26
NON-HOMELESS SPECIAL NEEDS HOUSING	28
HOMELESS PROGRAMS.....	28
HOMELESS & SPECIAL NEEDS.....	28
EMERGENCY SOLUTIONS GRANT (ESG)	38
COMMUNITY DEVELOPMENT	61
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)	61
PROPOSED CDBG PROJECTS FOR FISCAL YEAR 2014-2015	63
CDBG PUBLIC SERVICE GRANT PROGRAM	75
PROVIDING DECENT HOUSING	79
ANTI-POVERTY STRATEGY.....	80

Third Program Year 2014-2015 Action Plan **GENERAL OVERVIEW**



This 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.

Executive Summary

As required by the U.S. Department of Housing and Urban Development (HUD) this document is part of Stanislaus Urban County's Fiscal Year 2012-2015 Consolidated Plan (CP) which describes the needs and strategy for using HUD funds for housing and community development programs/projects for Fiscal Years 2012 – 2015 (beginning July 1, 2012 and ending June 30, 2015). This Annual Action Plan (AAP) describes the specific programs/projects that will be undertaken during Fiscal Year 2014-2015, from July 1, 2014 to June 30, 2015.

Stanislaus County, along with the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford, form what is known as the CDBG Consortium (hereafter referred to as the "Stanislaus Urban County"). The Stanislaus Urban County is an Entitlement Jurisdiction and receives Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) entitlement funds from HUD on an annual basis based on a formula allocation. Stanislaus County is recognized as the "lead entity" under these entitlement programs. The Stanislaus Urban County will be entering its thirteenth year as an Entitlement Jurisdiction for CDBG and the eleventh year as a recipient of ESG funds.

Since 1992, the Stanislaus Urban County has also been 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 the HUD funded HOME Investment Partnerships Program (HOME) funds for the HOME Consortium. During Fiscal Year 2014-2015 the City of Turlock, will remain the "lead entity" for the Stanislaus Urban County, and will take the lead in monitoring participating Stanislaus Urban County members' use of HOME funds. Ultimately, the City of Turlock is responsible for ensuring that all HOME Consortium funded activities meet the program requirements.

The Fiscal Year 2014-2015 grant allocation amounts under each respective program are approximately*:

CDBG	\$ 1,874,100
ESG	\$ 143,917
HOME	\$ <u>482,837</u> (allocation amount for CDBG Stanislaus Urban County members)
TOTAL	\$2,500,854

* The above allocation amounts are estimates. Final allocation amounts are subject to final HUD allocations expected to be released in April 2014. All proposed activities identified in this Action Plan will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. Per HUD’s instruction (CPD Notice 13-010), this Annual Action plan will not be submitted to HUD until FY 2014-2015 allocations are announced reflecting actual and final allocations, but no later than August 16, 2014

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 AAP has been developed to assist the participating jurisdictions achieve these three goals. The overriding consideration that is required of the CDBG program 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) for CDBG funds, and 30% or less than the AMI for ESG grant funds. 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 Urban County’s Fiscal Year 2014-2015 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
\$52,700	Extremely Low (30%)	\$11,800	\$13,450	\$15,150	\$16,800	\$18,150	\$19,500	\$20,850	\$22,200
	Very Low (50%)	\$19,600	\$22,400	\$25,200	\$28,000	\$30,250	\$32,500	\$34,750	\$37,000
	Low (80%)	\$31,400	\$35,850	\$40,350	\$44,800	\$48,400	\$52,000	\$55,600	\$59,150

COMMUNITY NEEDS:

As identified by the CP for Fiscal Years 2012-2015, priority will be given to projects in the following areas: Infrastructure, Economic Development, Housing Assistance, Housing Programs, and Public Services.

There is a need in the Stanislaus Urban County for new or rehabilitated community infrastructure. Infrastructure in many of the older residential communities has either deteriorated or is non-existent. From sewer infrastructure and storm drainage to sidewalks, the lack of these improvements does not promote safe and healthy communities, which in turn negatively impacts quality of life.

The CP feedback indicated a strong desire for an economic development program with a high emphasis on job creation. Stanislaus County has been working with HUD throughout Fiscal Year 2013-2014 to identify potential Economic Development activities that would be a good fit for Stanislaus County. . In developing a viable Economic Development program, Stanislaus County must ensure that all CDBG Economic Development standards are met. Stanislaus County will continue to work with HUD to develop an Economic Development strategy and expects to have an Economic Development program up and running by the beginning of Fiscal Year 2014-2015.

Housing assistance and programs were also identified as a community need via the CP process. In Fiscal Year 2014-2015, Stanislaus Urban County members will continue to use any funds available including State CalHome housing funds (not all Stanislaus Urban County members are recipients of CalHome funds) and their HOME funds to address the variety of housing needs within the jurisdiction. Although the Stanislaus Urban County has identified housing assistance and housing programs as one of the top three priorities, the Stanislaus Urban County members' ability to considerably contribute toward the provision and development of affordable housing programs/projects has been drastically limited both by the State of California's elimination of Redevelopment Agencies (which was the most significant tool for the provision of affordable housing, economic development, job creation and elimination of blight), as well as by the continued reduction of HOME funds in recent years.

Further, CDBG and ESG funds allow an opportunity for Stanislaus Urban County to fund non-profit agencies that provide public services to the community. Stanislaus Urban County received and reviewed twenty-nine (29) CDBG Public Service and ten (10) ESG competitive applications (some from the same organizations serving new community needs), 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 seven representatives from the Stanislaus Urban County members, a representative from the Stanislaus County Continuum of Care, and a representative from the Stanislaus County Chief Executive Office. Although Federal guidelines permit a grantee to budget up to 15% of its allocation to public service programs, the Stanislaus Urban County has traditionally agreed to utilize approximately 10%, for this purpose.

The following are non-profit organizations that are recommended for Fiscal Year 2014-2015 funding under the CDBG/ESG Public Service Programs. Final recommendations will be presented to the Board of Supervisors during the April 8, 2014 public hearing:

Emergency Solutions Grant (ESG):

Children's Crisis Center
Community Housing and Shelter Services*
We Care Program, Turlock*
The Salvation Army

* Organization recommended for more than one ESG award (Specific overview of programs listed is provided in the ESG Program section of this document).

Community Development Block Grant (CDBG):

American Red Cross
Court Appointed Special Advocates (CASA)
Center for Human Services*
Children's Crisis Center *
Healthy Aging
Howard Training Center
The Salvation Army Red Shield
The Salvation Army
Second Harvest Food Bank*
We Care

- * Organization recommended for more than one CDBG award (Specific overview of programs listed is provided in the CDBG Public Services Grant Program section of this document).

Evaluation of Past Performance

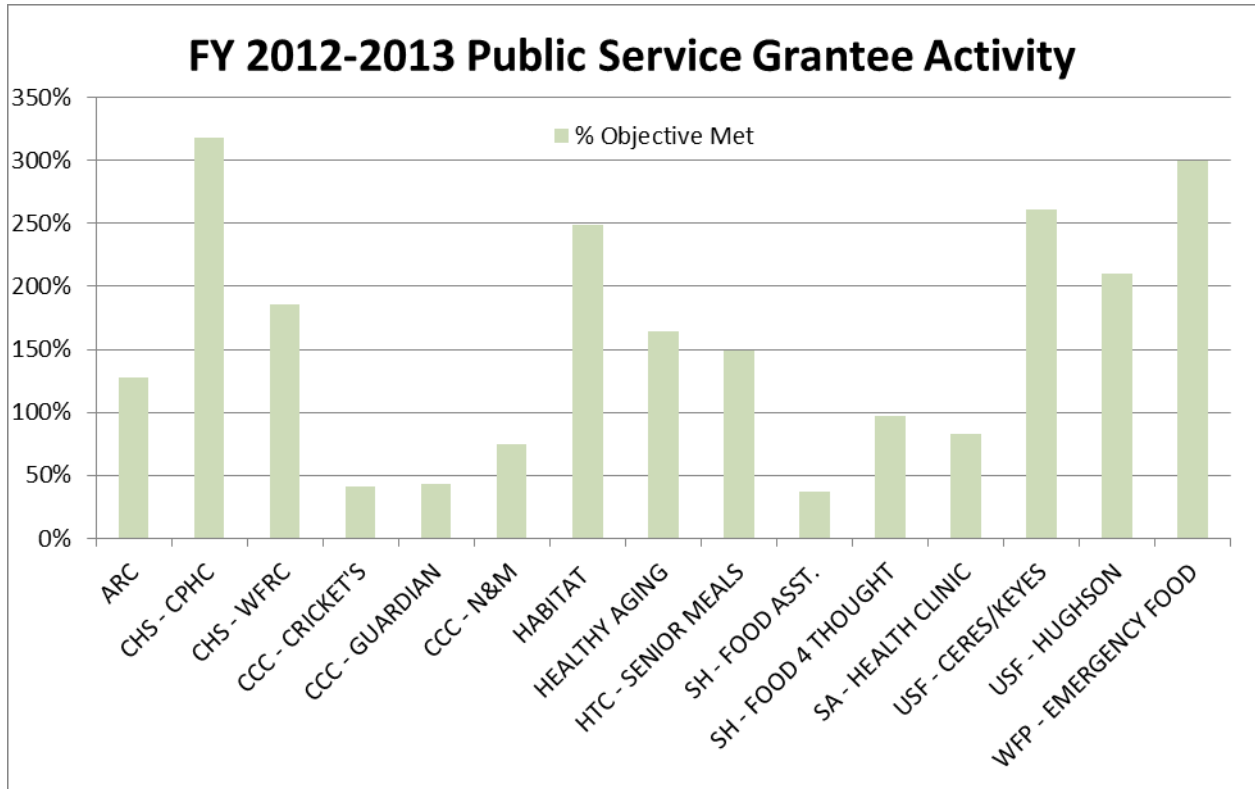
As lead entity of the Stanislaus Urban County, Stanislaus County staff assumes overall responsibility for administration of CDBG and ESG funds.

One of HUD's requirements is that entitlement communities must not have more than 1.5 times their annual allocation amount on account by April of every Fiscal Year. The Stanislaus Urban County has successfully incorporated the 1.5 annual allocation timeliness guidelines to apply to all participating Stanislaus Urban County members individually. This reduces burden being placed upon any one participating member in the Stanislaus 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.

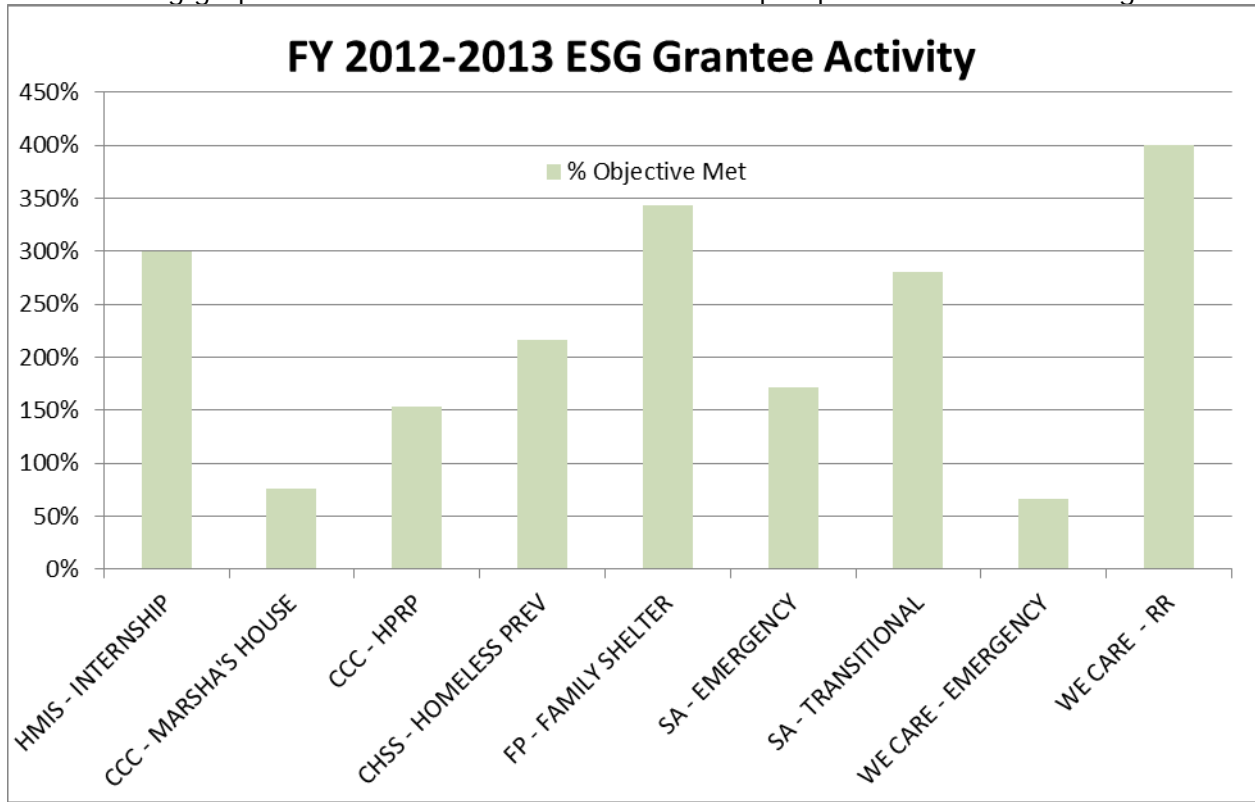
Performance of all Stanislaus Urban County members and public service grantees are tracked in various categories from appropriate use of administrative funds to verifying that outputs (numbers served) and outcomes (how those served are better off after receiving the service) are being met for all awarded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

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

The following is a graph which measures how each activity performed in terms of meeting their targets for the number of individuals to be served with their FY 2012-2013 grant funds. This graph demonstrates one aspect of our public service tracking methodology:



The following graph shows similar information from the perspective of the ESG Program:



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

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

Action Plan

The Stanislaus Urban County Area is comprised of the unincorporated portions of Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford. 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 Stanislaus 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, Stanislaus 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 industries.

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 Stanislaus County's roadways.

Stanislaus County is a combination of both urban and rural development. There are thirteen unincorporated communities that are home to 110,480 citizens that reside in the unincorporated limits of the Stanislaus 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 and to a lesser degree the town of Keyes, but older and larger residential neighborhoods are adjacent to the City of Modesto, the seat of Stanislaus County.

Stanislaus Urban County's traditional approach in the use of CDBG funds for capital improvement projects was to synchronize with their former Redevelopment Agencies to address and alleviate blighting conditions within eligible areas; however in 2012, the State of California eliminated this valuable tool. This has greatly impacted the Stanislaus Urban County's ability to carry out meaningful housing and community development projects. Most Urban County members leveraged CDBG and HOME funds with Redevelopment dollars, but have been forced to scale back on planned projects, or stretch the projects over several phases as funds allow. The Stanislaus Urban County members have been forced to re-strategize to meet affordable housing and community development objectives as they continue to seek-out other resources to leverage with CDBG and HOME funds in order to allow these essential projects to take place.

The following is a map of Stanislaus County including the geographical locations of all Stanislaus Urban County members:

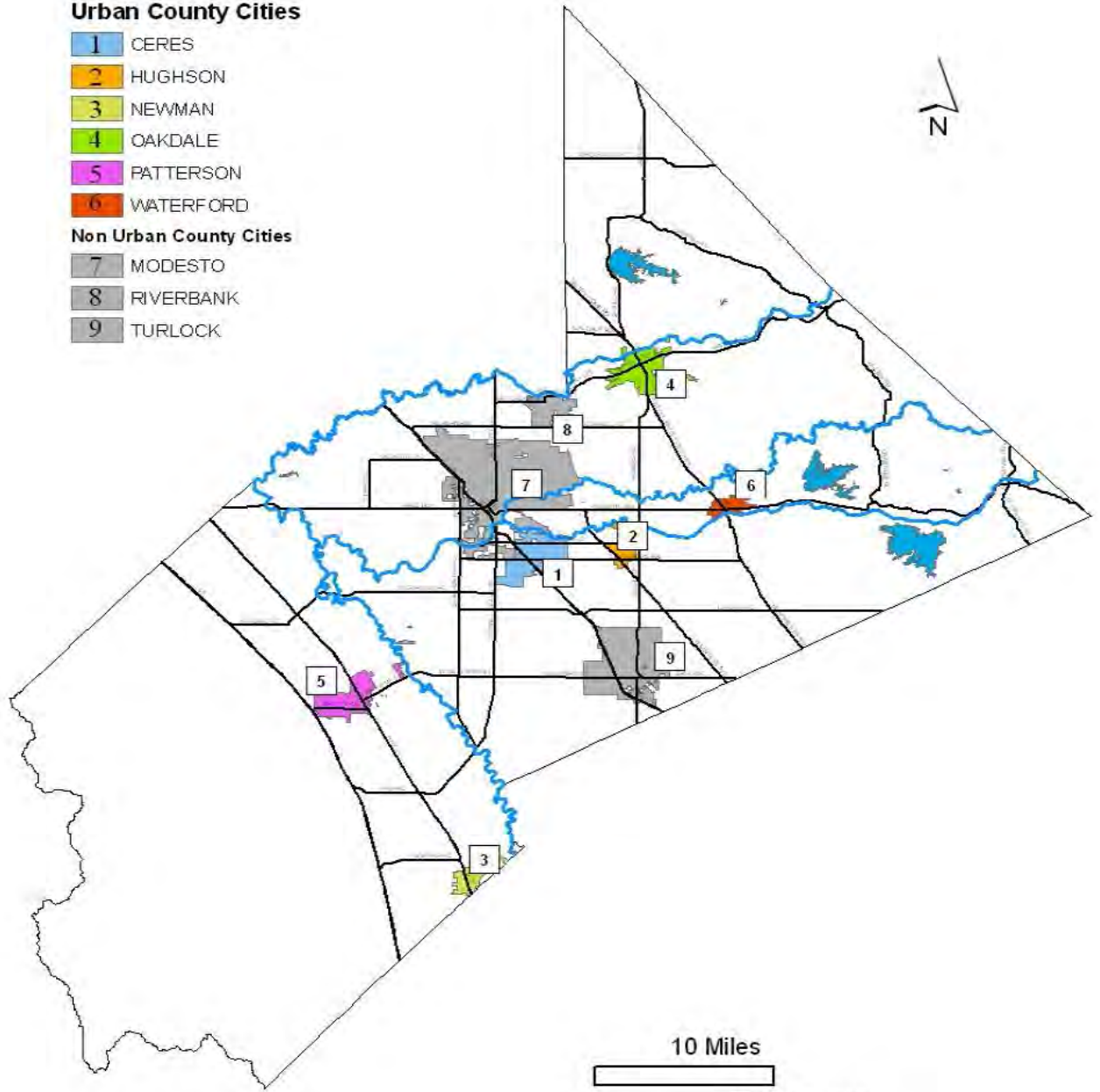
STANISLAUS COUNTY

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

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.**

For the development of the AAP, the participating jurisdictions used population information derived from the U.S. Census regarding median household income. The target areas of the Stanislaus Urban County members are the very low and low-income areas of the jurisdictions. Although funds are used for all residents of the Stanislaus Urban County's members, priority is given to programs and projects in the target areas.

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

Stanislaus County

Stanislaus County will continue its 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 AAP is the guide by which Stanislaus County staff 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 the service provider(s), the local community, and 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.

Fiscal Year 2014-2015 Planned Infrastructure Activities

Parklawn Sewer Infrastructure Project

In Fiscal Year 2014-2015 Stanislaus County will begin construction on the remaining phase of the Parklawn Sewer Infrastructure Project. Construction of the first phase was completed during Fiscal Year 2013-2014 and was completely funded with CDBG funds. The first phase consisted of installation of the sewer “backbone” along Church Lane, Parklawn Avenue, Midway Avenue, Nelson Way and Morgan. Approximately 7,000 linear feet of sewer main were installed in this first phase of the project.

During Fiscal Year 2013-2014, Stanislaus County was able to secure funding through the State of California’s State Water Board Revolving Fund (CWSRF) and is currently in the final stages of executing funding agreements to finance the remaining phase of the Parklawn Sewer Project. Final funding agreements are anticipated to be executed by the end of the current fiscal year. Through this loan, Stanislaus County will be able to complete the much needed Parklawn Sewer system.

Empire Storm Drain Infrastructure Project

Because of the substantial cost to complete the remaining phases of this project, CDBG funds alone are not adequate to continue the project. In an effort to identify a lower-cost effort, staff is exploring the possible alternative of a lower-cost Low Impact Development (LID) swale storm water drainage system.

In Fiscal Year 2014-2015 Public Works and Planning and Community Development Department staff will work together to determine the most feasible project alternative (either the positive storm drain system or LID swale drainage system) and seek financing options for either alternative.

No additional CDBG funds will be allocated to this project for Fiscal Year 2014-2015.

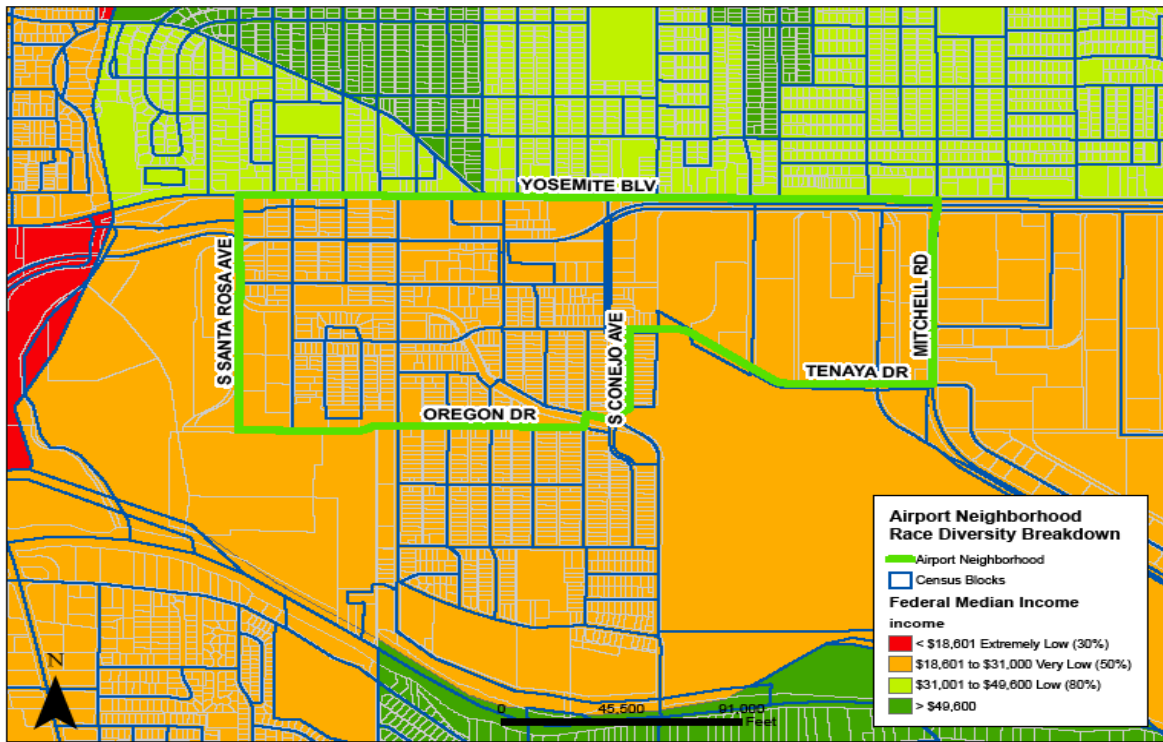
Airport Sewer Infrastructure Project

In November 2013, City of Modesto voters voted in favor of Measure V. The ballot measure was an advisory vote to extend sewer services to the Airport Neighborhood. The City of Modesto requires an advisory vote before the city extends sewer service to a new area.

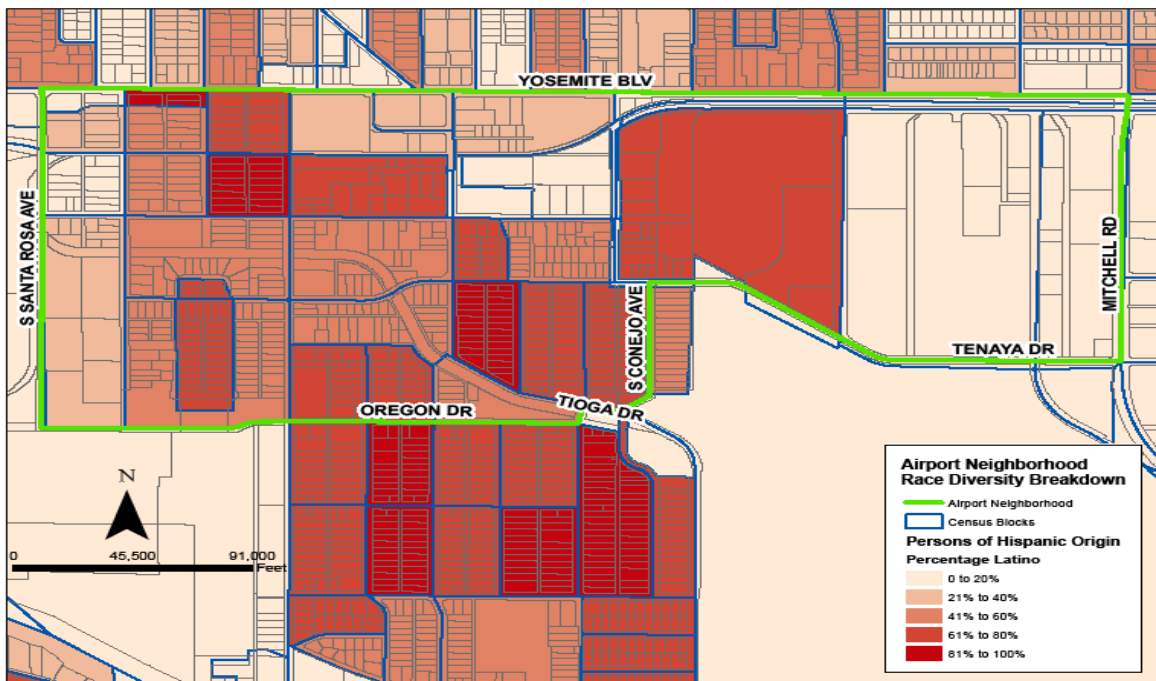
Fiscal Year 2014-2015 CDBG funds will be utilized to fund the first phase of the Airport Neighborhood Sewer system. Similar to the Parklawn Sewer Infrastructure Project, Stanislaus County will also seek State Water Board funds to finance the remaining phases of the Airport project.

The following maps are demographic maps of Airport Neighborhood in which CDBG funds will be used for sewer improvements:

Airport Neighborhood Median Income Map

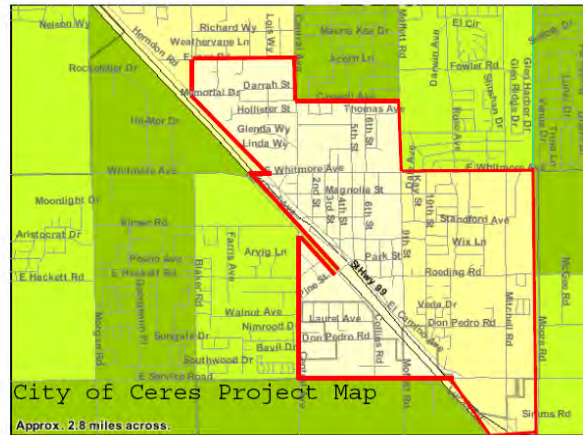


Airport Neighborhood Percentage of Residents of Hispanic Origin



City of Ceres

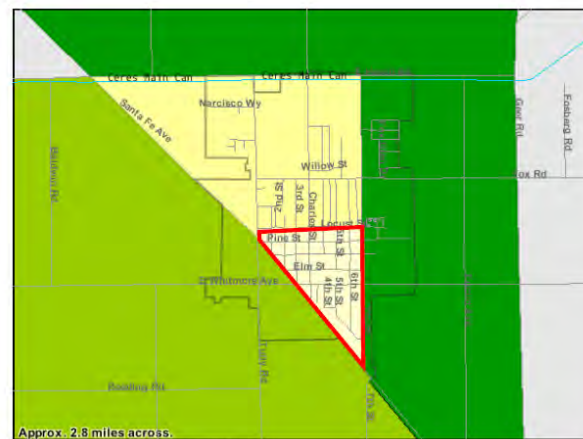
The City of Ceres will continue to focus on infrastructure improvements. The City of Ceres' target area is composed of its lowest income Census Block Groups as outlined in the map below. These infrastructure improvements will include ADA curb cuts and minor related sidewalk repairs. Adequate infrastructure improvements are essential for a community to experience community revitalization.



City of Hughson

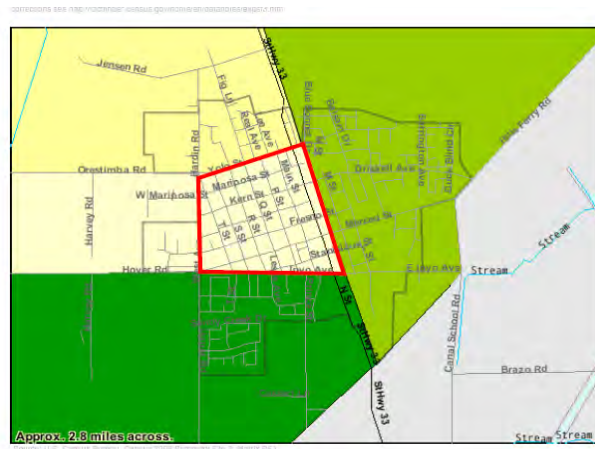
The City of Hughson has similar infrastructure improvement needs as the rest of the Stanislaus Urban County members. CDBG funds will be used to conduct needed infrastructure improvements within the low income Census Block Group as identified in the project area map below.

One issue facing the City of Hughson is identifying areas that meet eligible Low-Moderate Area (LMA) requirements for CDBG activities. Often times, as in this case, census data may group areas of lower and higher Area Median Incomes (AMI) together, making it more difficult for those areas with a lower AMI to qualify for CDBG activities. Staff is currently working with HUD on approval of a survey to better identify income eligible areas in the City of Hughson.



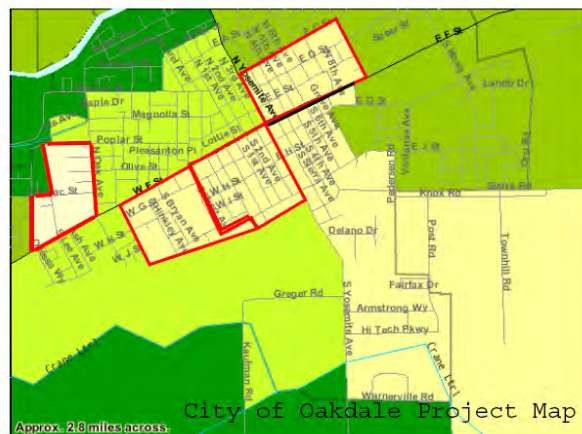
City of Newman

The City of Newman will continue to allocate CDBG resources toward 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, storm drain improvements, and ADA curb cuts within the City's low income target area as outlined in the map below.



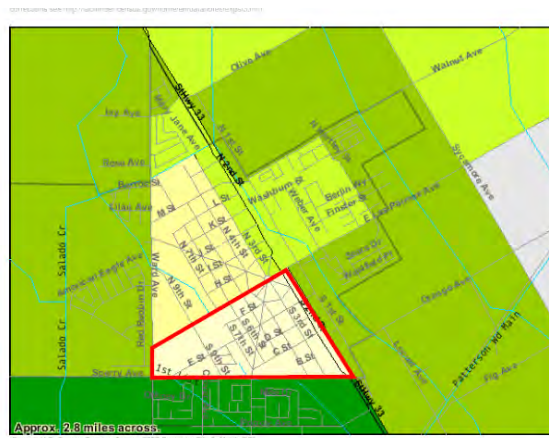
City of Oakdale

The City of Oakdale will also focus its efforts on 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 associated with underground improvements, and ADA curb cuts in the low income Census Block Group target areas as identified in the map below.



City of Patterson

Similar to other Stanislaus Urban County members, the City of Patterson will continue allocating CDBG resources towards infrastructure improvements to help alleviate some of the target area's current blighting conditions. The planned infrastructure improvements will include related curb, gutters, sidewalks, storm drain, sewer and waterline replacement, and related street overlay in its low income Census Block Group target area.



City of Waterford

Waterford has traditionally faced challenges related to the accuracy of Census data in relation to income eligible Census tracts and Block Groups.

In Fiscal Year 2012-2013, Stanislaus County and City of Waterford staff conducted surveys in specific locations within the City. The survey results met area benefit criteria and were approved by HUD. The City of Waterford undertook the C & Covey project in Fiscal Year 2012-2013 as one of the projects subject to the survey and will begin construction of a second project “La Gallina Infrastructure” improvement project in Fiscal Year 2014-2015. This project may take up to three fiscal years for completion due to the loss of Redevelopment funds, and annual CDBG allocations are not enough to complete the project.

It is likely that the City of Waterford may need to continue conducting project area income surveys for future projects depending on final HUD Census Block data results.

2. 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 Stanislaus 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 Stanislaus Urban County members.

The remaining funds are distributed among the Stanislaus Urban County 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, sewer infrastructure and storm drainage to sidewalk infill projects. CDBG funds are used to address infrastructure improvement needs, which in turn improve the quality of life by promoting safe and healthy communities.

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

One of the ongoing 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, Stanislaus 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.

Stanislaus County, in partnership with the Housing Authority of the County of Stanislaus (HACS), continues to support the Family Self Sufficiency program to assist eligible low income persons become homeowners. Stanislaus County also continues to partner with Habitat for Humanity, when feasible, in the acquisition of lots for the construction or rehabilitation of affordable housing units to be made available to low income households.

Further, Stanislaus County also administers State of California CalHome funds to supplement federal HOME funds for the provision of the Stanislaus County First Time Homebuyer and Housing Rehabilitation Programs. Stanislaus County's Housing Rehabilitation Program assists owner-occupied households address health and safety related repairs in their homes. 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 County Continuum of Care (CoC), 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 Stanislaus County. The Stanislaus 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 priority needs addressed in the CP 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 HACS as the administrator of the Housing Choice Voucher Program (known as Section 8) expects to receive approximately \$31,760,860 for the operation and implementation of the Section 8 Program.

The combination of CDBG, ESG, Cal Home (First Time Home Buyer and Housing Rehabilitation Program Funds – State), HOME Investment Partnerships Program (HOME), Neighborhood Stabilization Program (NSP) funds, and various other matching fund sources help to address many of the priority needs and objectives identified in the AAP.

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 Stanislaus 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 CP and AAP.

The CP and AAP's are prepared by Stanislaus County staff, with assistance from the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford staff. Staff from the following Stanislaus 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 (HACS). The Stanislaus County Continuum of Care (CoC) (which includes representatives from countywide service providers) also provided a significant amount of input.

HOME Investment Partnerships Program (HOME):

The Stanislaus Urban County is also a member of the City of Turlock and Stanislaus County HOME Consortium. The City of Turlock is the "lead entity" with responsibility for implementing and administering HOME funds to the HOME Consortium.

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 resource providers listed in section one above 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 Stanislaus County 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 Stanislaus 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 of the County of Stanislaus (HACS), Stanislaus County Health Services Agency, Stanislaus County Community Services Agency, Stanislaus County Behavioral Health and Recovery Services; California Department of Housing and Community Development; U.S. Department of Agriculture/Rural Development, U.S. Economic Development Administration, U.S. Department of Housing and Urban Development (HUD); California Coalition for Affordable Housing; Habitat for Humanity, Stanislaus County Affordable Housing Corporation (STANCO), California Rural Legal Assistance (CRLA), and Self-Help Enterprises).

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

Stanislaus Urban County. This will assure that the activities outlined in the AAP are given the fullest attention for design and implementation or construction.

The Stanislaus Urban County will maintain its membership and active involvement in the Stanislaus County Continuum of Care (CoC), a multi-agency collaborative which focuses on the community's housing and social service needs, to continue outreach and information sharing with other Stanislaus County agencies serving similar clientele.

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 its attempt to assure adequate opportunity for participation by program beneficiaries and the general public, The Stanislaus Urban County not only complies with Federal regulations, but also wishes to ensure 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 AAP outlines the steps developed by the Stanislaus Urban County to ensure compliance with Federal regulations governing implementation of the Federal programs administered by the Stanislaus County staff, and meet its 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 AAP 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.

The preparation of the AAP utilized consultation and coordination among various government agencies, private groups (for- and non-profit), including agencies that provide assisted housing, health services, social fair housing services, and individuals. Relationships with these resource providers consisted of both written contacts and face-to-face meetings. Most important among them were the meetings with the Stanislaus Urban County members and the input from the membership of the Stanislaus County Continuum of Care (CoC).

All meetings were conducted in accessible locations and were held at times in which the general public could participate including after-work hours. Upon request, Stanislaus County may provide translation services for persons with limited English proficiency. The Stanislaus County Department of Planning and Community has staff with proficient Spanish speaking and writing abilities that provide translation of documents and oral translation services for the Spanish speaking.

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

The AAP will be released for its official public review and comment period on March 4, 2014. In order to solicit public participation in the preparation of the AAP, 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 Stanislaus County Planning and Community Development internet homepage, which facilitates the receipt of citizen input online, <http://www.stancounty.com/planning/index.shtm>

A series of public meetings will be held in the months of February, March, and April 2014 to discuss the preparation of the AAP and seek public input. An overview of any comments received not included in this draft plan, will be included in the final AAP version presented to the Board of Supervisors on April 8, 2014. The series meetings to be conducted include:

JURISDICTION	DATE	TIME	LOCATION
<u>County/Cities</u>			
Stanislaus County	February 19, 2014	10:00am/6:00 pm	1010 10 th St., Modesto
City of Ceres	February 24, 2014	5:00 pm	2701 Fourth St., Ceres
City of Hughson	February 10, 2014	5:30 pm	7018 Pine St., Hughson
City of Newman	February 19, 2014	5:00 pm	1200 Main St., Newman
City of Oakdale	February 18, 2014	3:30 pm	455 S. 5 th St., Oakdale
City of Patterson	February 18, 2014	5:00 pm	1 Plaza, Patterson
City of Waterford	February 20, 2014	6:00 pm	101 E St., Waterford
<u>Municipal Advisory Councils / Communities</u>			
Denair	April 1, 2014	7:00 pm	3460 Lester Rd., Denair
Hickman	April 3, 2014	7:00 pm	13306 4 th St., Hickman
Empire	March 10, 2014	7:00 pm	18 S. Abbie, Empire
South Modesto	March 13, 2014	6:00 pm	3800 Cornucopia Way, Modesto
Keyes	April 17, 2014	7:00 pm	5601 7 th St., Keyes
Salida	March 25, 2014	7:00 pm	4835 Sisk Rd., Salida

Copies of the draft AAP are available for review at the Stanislaus 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 is scheduled for April 8, 2014 before the Stanislaus County Board of Supervisors.

Stanislaus County will consider all oral and written public comments received in preparing and revising the AAP. A summary of responses to public comments relating to the review of the AAP is included in the Citizen Comment Summary section of this AAP.

Citizen Comment Summary

Throughout the months of February, March, and April 2014, Stanislaus County staff will have conducted several public meetings throughout the unincorporated areas and at least one general meeting in each of the CDBG participating jurisdictions.

Stanislaus County

On February 19, 2014 Stanislaus County held a morning and evening meeting for the public regarding the AAP development process.

No comments were received.

City of Hughson

A community meeting was held on February 10, 2014.

No comments were received.

City of Ceres

A community meeting will be held on February 24, 2014.

City of Newman

A community meeting was held on February 19, 2014.

No comments were received.

City of Oakdale

A community meeting was held on February 18, 2014.
No comments were received.

City of Patterson

A community meeting was held on February 18, 2014.
No comments were received.

City of Waterford

A community meeting was held on February 20, 2014.
No comments were received.

Town of Hickman

A community meeting will be held on April 3, 2014.

Town of Denair

A community meeting will be held on April 1, 2014.

South Modesto

A community meeting will be held on March 13, 2014.

Town of Empire

A community meeting will be held March 10, 2014.

Town of Keyes

A community meeting will be held April 17, 2014.

Town of Salida

A community meeting will be held on March 25, 2014.

Services to Older Adults Advisory Council (STOACC)

Stanislaus County staff regularly attends STOACC's monthly meetings to remain engaged with service providers who focus its efforts in serving the senior community and to keep them updated about Stanislaus Urban County HUD programs.

Continuum of Care (CoC)

The Continuum of Care (CoC) members were informed about the AAP process including the citizen participation process during the February 20, 2014 meeting. Draft AAP recommendations will be presented to the CoC during their March 20, 2014 meeting.

The ESG/SHP/HMIS Sub-committee will be consulted on March 20, 2014, after the general CoC meeting, to get input on the funding recommendations for the ESG Fiscal Year 2014-2015 awards. Input received will be included in the final version of this document.

Children and Families Commission

Stanislaus County staff will attend The Children and Families Commission's March 25, 2014 meeting. Stanislaus County staff will give a presentation informing the Commission about the AAP process and collaboration and coordination opportunities.

Airport Neighborhood Collaborative (ANC)

Stanislaus County staff regularly attends ANC monthly meetings and collaborates with local non-profits, agencies, and stakeholders in the Airport Neighborhood. Stanislaus County staff will attend the March 10, 2014 meeting and inform stakeholders about the AAP process.

Stanislaus County - Public Hearing

A Public Hearing will be held April 8, 2014.

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, Hughson Chronicle, Oakdale Leader, Patterson Irrigator, West Side Index, and Waterford News. In an effort to seek input and participation from the Spanish-speaking population, a Spanish notice is also published in the Modesto Bee newspaper. 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 may be provided upon such service being requested: "Reasonable accommodations may be made available with advance notice at meeting locations to ensure access for persons with disabilities including sign language, interpreters, and assistive listening device." Public meetings held in predominantly Spanish-speaking communities are attended by bilingual staff for translation purposes.

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

Comments pending the public hearing scheduled for April 8, 2014.

Institutional Structure

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

To the extent that a gap exists in the institutional structure, a strategy of the AAP is to take action to close that gap. Example of gap closure is the effort of the Stanislaus County Continuum of Care 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 Stanislaus County CoC is providing (ESG) participants with access to HMIS software operated by Client Track. The five (5) agencies receiving ESG funding, within Stanislaus County, have agreed to share limited Universal Data Elements for clients enrolled in ESG. 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 ESG. An HMIS Data Entry Assistant was hired by the Community Housing and Shelter Services, and funded with ESG HMIS funds, to provide data entry assistance to shelter providers in Stanislaus County. This has allowed a more complete assessment of shelter utilization and demographics through the HMIS system. This HMIS Technician position will continue to be funded for the 2014-2015 Fiscal Year. In addition, ESG recipients are continually working on strengthening relationships with landlords to ensure affordable housing to ESG clients that may have poor credit or who are working on increasing their income.

In terms of meeting the goals set forth in the Urban County's Neighborhood Stabilization Strategy Area (NRSA) plans, approved by HUD in Fiscal Year 2012-2013, County staff has been working with agencies in the Parklawn and Airport Neighborhoods to explore their potential for qualifying as a CBDO. This process is extending into the third year of the NRSA plan due to its complexity and it is uncertain at this point whether any of the existing agencies have the capacity to take on the role of a CBDO.

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.

Stanislaus County, as the lead agency for CDBG and ESG funds, monitors all sub-recipients on a regular basis through written contacts, phone conversations, electronic information transfers, face-to-face monitoring visits (at least once per quarter), and project file review. Monitoring is conducted to ensure statutory and regulatory requirements are being met and that information submitted to Stanislaus County is accurate and complete.

An agreement is executed with every sub-recipient which clearly states all contractual requirements including but not limited to the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, and applicable federal requirements. The monitoring process emphasizes on-site field visits, desk audits, technical assistance, and assistance to sub-recipients to ensure a good data collection and reporting system is in place.

Specifically, the objectives of Stanislaus County's monitoring program are to:

- Ensure that sub-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 CP, 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) and the Disaster Recovery Grant Reporting (DRGR) System, these programs are 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 CP. If this information reflects the accomplishments set forth in the 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.**

Stanislaus County staff works with the Childhood Lead Poisoning Prevention Program to provide information in the unincorporated areas and the Stanislaus Urban County members. 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.

The Stanislaus 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 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 CP and will continue their implementation in activities funded by that Plan.

To the extent possible, the Stanislaus Urban County will continue to purchase bank owned homes through the NSP until program funds are expended. The homes that are purchased by the Stanislaus Urban County members 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 Stanislaus Urban County has purchased have been homes that were built after 1978. To date, the Stanislaus Urban County has purchased nineteen (19) homes that were built before 1978 and five (5) of those homes are scheduled to be demolished and replaced with new single-family homes. Any homes purchased by the Stanislaus 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.

HOUSING

Specific Housing Objectives



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

The CP identifies homeownership and owner occupied housing health and safety related rehabilitation 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 NSP, First Time Home Buyer (FTHB) Down Payment Assistance (DPA) 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.

The Stanislaus Urban County anticipates \$1,874,100 in CDBG, \$143,917 in ESG, and \$482,837 in HOME (Stanislaus Urban County Allocation amount) funding for the Fiscal Year 2014-2015 program year.

Over the next plan year, Stanislaus County intends to continue the pursuit of other federal and state 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, and NSP funds will continue to be used by the Stanislaus Urban County to fill funding gaps for affordable housing projects/programs as needed to help leverage other funds when possible.

State Resources

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

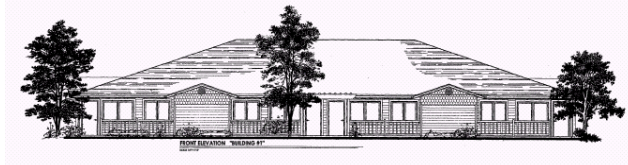
HUD Section 8 Program

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

McKinney Vento Act Funds

The Stanislaus Urban County is not a direct recipient of McKinney Vento Act funds, but members of the SHSSC will continue to seek this funding source on an individual basis to address housing needs for the homeless in Stanislaus County. Wherever possible, the Stanislaus Urban County will collaborate with the CoC in the implementation and delivery of services to the homeless. Urban County staff participated in the scoring of the CoC grant applications for the 2013 grant applications.

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.**

Wherever opportunities arise, the Stanislaus Urban County will continue to assist the Housing Authority of the County of Stanislaus in the rehabilitation of its existing public housing units and in the search for opportunities to increase its 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, Project Sentinel, Clearpoint, and the Home Loan Counseling Center. This allows first time homebuyer households to better prepare for homeownership and the homeownership process.

Stanislaus County will also continue partnering with the Housing Authority of the County of Stanislaus to provide housing opportunities for farm workers, 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 is 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

An updated Analysis of Impediments (AI) was prepared for Stanislaus County by Project Sentinel in February 2012. The 2012 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 2012 AI indicates that this impediment has been largely addressed and satisfactorily resolved by virtue of the Stanislaus Urban County's annual funding of comprehensive fair housing services.

In addition to an updated evaluation of these issues, the 2012 AI broadened its scope to include all the current participating cities. 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 followed by recommendations to address each impediment:

2012 Analysis of Impediments to Affordable Housing

AFFORDABILITY

Lack of New Multi-Family Housing Construction for Very Low Income Households

According to the 2012 AI, there continues to be a shortfall of affordable rental housing for very low income households throughout the Stanislaus Urban County. However, as noted in the AI, housing market circumstances have clearly changed. The likelihood of significant new affordable multi-family housing development in the near future appears small. The present abundance of vacant single-family properties throughout Stanislaus County, the absence of private developer interest in new housing construction of any kind, the continuing tight credit market and the constraints imposed on county planners by "Measure E" (a land use restriction initiative which requires voter approval before any new residential development is expanded into agricultural and open-space areas) in all weigh heavily against new construction in the short term. In light of these facts, maximum creativity, coordination of all available resources, and inter-jurisdictional planning will be essential if this impediment is to be addressed.

Although the AI highlights the shortage of affordable rental housing, Stanislaus Urban County members are doing everything possible with the amount of resources at their disposal to provide further affordable housing opportunities to its low income community. Since 2005 there have been three high density affordable housing projects for seniors, either approved or in the process of construction. One is located within the City of Newman, another in the City of Oakdale and the third is located within the City of Patterson. Considering the economic conditions and the limited amount of resources available to the community, these Urban County members were able to bring these three high density affordable housing projects to fruition, adding to Stanislaus Urban County's affordable housing inventory.

Further, NSP has created twenty three (23) units of affordable rental housing since 2008. The most recent project was the construction of eight (8) (5 multi-family and 3 single family) units in Fiscal Year 2013-2014. The rental of these units will be managed by the HACS. These projects have provided a total of 165 affordable housing units combined over the past six years (both rental and owner occupied).

As economic conditions improve, and the interest of private developers in new housing construction returns, affordable housing funding resources increase, and market conditions permit; Stanislaus Urban County members will continue to consider improving and adding to its affordable rental housing stock.

Zoning Policies

The 2012 AI review of zoning regulations in the Stanislaus Urban County showed overall compliance.

However, the 2012 AI notes that the Cities of Ceres and Waterford zoning codes may discourage secondary unit development.

Stanislaus County coordinated with Project Sentinel on a fair housing training, which was held in January of 2013, to educate Urban County members about fair housing law in an effort to address impediments identified in the AI and to identify any errors within the AI relating to established ordinance provisions overlooked by Project Sentinel. All activity in this regard will be reported in the CAPER. In addition, changes to CA Housing Element regulations should assist in eliminating impediments to fair housing choice in terms of zoning regulations in the Urban County because of the incentive of qualifying for an 8 year housing element cycle by having zoning allowances such as density bonus ordinances in place to allow for affordable housing development.

The Foreclosure Crisis

The AI identified the foreclosure crisis as a detrimental impediment to fair housing choice. Although the foreclosure crisis did have damaging impacts to the nation's economy, the foreclosure crisis also brought home affordability levels to record highs. Households who were not able to purchase homes at the peak of the housing market in 2006 were able to become homeowners.

To address the effects of this potential impediment, Stanislaus Urban County members will continue to collaborate with the HACS, mortgage lenders, Habitat for Humanity and first time home buyers to continue the efforts of the NSP program. In addition, Stanislaus County staff will continue to engage in foreclosure events to assist and/or provide referral households in danger of foreclosure and collaborate with Project Sentinel in fair housing related efforts. Stanislaus County will also continue to collaborate with Habitat for Humanity and other HUD certified counselors to help home buyers avoid predatory lending practices.

Actions to Address Barriers to Affordable Housing

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

Neighborhood Stabilization Program (NSP)

Although the inventory of available foreclosures is decreasing, Stanislaus County will continue to use NSP funds to acquire, rehabilitate and sale foreclosed properties to first time homebuyers as the opportunity arises. NSP activities are expected to decrease in the coming year, however staff expects to provide approximately five affordable units in the coming year. NSP connects first time homebuyers to Down Payment Assistance (DPA) and affordable single family homes within the Stanislaus 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.

Down Payment Assistance Programs

Stanislaus 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 which would otherwise remain vacant.

Multi-Family Housing Development

To address the need for multi-family housing, the City of Oakdale completed a fifty unit multi-family affordable housing project for extremely low, very low, and low-income seniors in Fiscal Year 2012-2013. The project cost was \$11.2 million and was financed through a variety of sources including Redevelopment Agency Housing Set-Aside, HOME Investment Partnerships Program, and low-income housing tax credits. This project has added multi-family rental housing to Stanislaus Urban County's affordable housing inventory.

The City of Waterford, Stanislaus County and the HACS have completed the construction of a five unit senior housing project in the City of Waterford. The project was financed with NSP funds. The project replaced a blighted, foreclosed multi-family building that was acquired through NSP. In the coming year, the HACS will place tenants in the building and will manage the development.

The cities of Newman and Patterson, in past years, have also shown commitment to providing affordable housing opportunities through their undertaking of multi-family affordable housing projects. These projects continue to be utilized by low income families and are at full capacity.

Homeless Prevention & Rapid Re-Housing Program (HPRP)

Approximately 25% of the Fiscal Year 2014-2015 ESG award will go towards ESG programs that provide rental assistance, utility assistance, payment of rental and utility arrears, or rental or utility deposits in combination with case management which works with clients on an individual basis to sustain permanent housing. Modeled after the 2009 Recovery Act Homeless Prevention and Rapid Re-housing (HPRP) Recovery program, which concluded in August 2012, the program utilizes housing search and placement services, intensive case management, and rental assistance to remove barriers to permanent housing for homeless persons and persons 30% or under the AMI who are at-risk of losing their housing.

HOME/American Dream Down Payment Initiative (ADDI)

The Stanislaus 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.

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 members of the Stanislaus Urban County will continue to use their HOME funds to address the variety of housing needs within their individual jurisdictions. The Stanislaus Urban County's CP identifies homeownership and owner occupied housing rehabilitation as top housing priorities. As such, the Stanislaus 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:

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

The Stanislaus Urban County is a participating jurisdiction under the City of Turlock HOME Consortium. The Stanislaus 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) and/or housing rehabilitation. Additionally, the City of Turlock utilizes American Dream Down Payment Initiative funds (a separate down-payment assistance fund allocation administered as part of the HOME Program) and Workforce Initiative Subsidy for Homeownership (WISH) funds are utilized by the Housing Authority of the County of Stanislaus in partnership with their Family Self-Sufficiency program.

1. 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 Urban County members will continue to use HOME funds to provide affordable housing opportunities to low income populations. When using HOME funds the Stanislaus Urban County will use the Recapture provision.

The HOME statute specifies that under recapture provisions, the participating jurisdiction (PJ) must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. The HOME recapture provisions are established at §92.253(a)(5)(ii), and unlike the resale approach, permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

The four basic recapture options are described in the HOME rule:

1. *PJ Recaptures Entire Direct HOME Subsidy*
2. *Reduction During Affordability Period*
3. *Shared Net Proceeds*
4. *Owner Investment Returned First*

The Stanislaus Urban County will use the first method under the Recapture model: **PJ Recaptures Entire Direct HOME Subsidy**. With this option, Stanislaus County recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. Stanislaus County's recapture amount is limited to the net proceeds available from the sale.

In cases where the net proceeds available at the time of sale are insufficient to recapture the entire direct HOME subsidy provided to the homebuyer, Stanislaus County is not required to repay the difference between the total direct HOME subsidy and the amount Stanislaus County is able to recapture from available net proceeds.

In applying the first option of the recapture provision, the following formula shall be used:

$$\begin{array}{r} \text{Sales Price of Unit} \\ - \text{Superior Non HOME Debt} \\ - \text{Closing Costs} \\ \hline = \text{Net Proceeds} \end{array}$$

- 2. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing 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 Stanislaus 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 Stanislaus 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 Stanislaus Urban County will partner with agencies such as Behavioral Health and Recovery Services (BHRS) to address the housing needs of these special needs populations.

HOMELESS PROGRAMS

Homeless and Special Needs

- 1. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive 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.**
- 2. Explain how federal funds will leverage resources from private and non-federal public sources, including how matching requirements of HUD programs will be satisfied.**

Competitive McKinney-Vento Homeless Assistance Act funds

The chart below indicates the funding acquired through the Continuum of Care (for Fiscal Year 2012-2013) to assist those individuals/families directly suffering from homelessness along with those in jeopardy of becoming homeless.

Project Name	Agency	Program Type	Award Amount
Pathways	Center for Human Services	TH	\$78,976
Pathways – Support Services	Center for Human Services	TH	\$43,241
Families in Transition	Community Housing and Shelter Services	SSO	\$69,643
Homes for Homeless	Community Housing and Shelter Services	SSO	\$90,011
Stanislaus Homeless Collaborative	Community Housing and Shelter Services	SSO	\$97,129
HALO Housing (1) 2011	Community Impact Central Valley	PH	\$124,154
HALO Homes (3) 2011	Community Impact Central Valley	PH	\$199,962
HALO 4 2011	Community Impact Central Valley	PH	\$164,716
HALO Apartments (5)	Community Impact Central Valley	PH	\$230,043
HALO 7 (14)	Community Impact Central Valley	PH	\$92,025
Permanent Housing #1	Stan County Housing Authority	PH	\$95,850
Shelter Plus Care 1-4, 6 & 7 2011 Renewal	Stan County Housing Authority	PH	\$981,287
Shelter Plus Care 5 2012 Renewal	Stan County Housing Authority	PH	\$142,300
Stanislaus HMIS Renewal 2012	Stan County Housing Authority	HMIS	\$84,795
Berberian Transitional Housing Program	The Salvation Army	TH	\$101,905
Turning Point Affordable Housing Project	Turning Point Community Programs	PH	\$103,793
Turning Point Supportive Housing Program	Turning Point Community Programs	PH	\$166,083
Total:			\$2,865,913

SSO - Support Services Only

TH – Transitional Housing

PH – Permanent Housing

Source: HUD Fiscal Year 2012 CoC Grants Award

Housing Choice Voucher Program

The Housing Choice Voucher (HCV) Program, previously and still commonly known as the Section 8 Program, provides financial assistance to low-income households by paying a portion of the monthly rent directly to property owners. The HCV program is the largest assistance program administered by the HACS. The voucher program permits families to select their own units from available private housing stock. There is no limit on the rent for the unit a family selects. However, the rent charged by the owner must be reasonable in relation to the rent charged for comparable unassisted units. Assistance is equal to the difference between the tenant contribution (30 percent of adjusted income) and the payment standard. If the family selects a unit renting for more than the payment standard, the family pays the excess. Its rent to income ratio would then exceed 30 percent of adjusted income. If the family selects a unit renting for less than the payment standard, it, in effect, keeps the difference by paying a lower percentage of its income for rent.

According to the HACS, a total of 4,045 Housing Choice vouchers and certificates were active, countywide, as of January 2014, of which 3,419 are currently in use (see Figure IV-7). Of this total, 3,419 are presently being used within the city limits of Modesto, Turlock, and Riverbank, the three cities not part of the Stanislaus Urban County. This leaves a total of 626 vouchers and certificates in use within the Stanislaus Urban County cities and County Unincorporated areas (15%).

Distribution of In-Use Housing Choice Vouchers (HCV)		
Non-Stanislaus Urban County Cities	3,419	85%
Stanislaus Urban County Cities and County	626	15%
Total	4,045	100.0%

Emergency Solutions Grant (ESG) Funds

Another tool available to Stanislaus Urban County residents to address homelessness is the Stanislaus County ESG program. This program provides funds for emergency and transitional shelter programs as well as for rental assistance and housing search and placement services for households who are homeless or at-risk of becoming homeless. ESG funding is also utilized to improve data collection and quality in the Homeless Management Information System (HMIS). Ensuring accurate and complete data of a person's entry into and out of homelessness will allow the County and CoC to more effectively target homeless funds throughout the county.

3. ESG Match Funds

Below is a summary of the match funding identified for the Fiscal Year 2014-2015 ESG Allocation, listed by each agency receiving funding:

Funding	Federal	State	In-Kind	Private	Total Match	Match Required
CHILDREN'S CRISIS CENTER - OAKDALE RESPITE SHELTER PROGRAM						
HUD CDBG	\$ 20,000.00					
Guardian Fund				\$ 100,053.00		
State CCTR funds		\$ 100,000.00				
Prop 10		\$ 77,000.00				
					\$ 297,053.00	\$ 20,000.00
COMMUNITY HOUSING AND SHELTER SERVICES - SANTA FE PROJECT						
Omega Nu				\$ 1,000.00		
HUD SHP	\$ 41,563.00					
					\$ 42,563.00	\$ 25,725.00
COMMUNITY HOUSING AND SHELTER SERVICES - HMIS						
HUD SHP	\$ 28,098.00				\$ 28,098.00	\$ 15,000.00
COMMUNITY HOUSING AND SHELTER SERVICES - HPRP						
HUD SHP	\$ 24,338.00				\$ 24,338.00	\$ 13,979.00
SALVATION ARMY - EMERGENCY SHELTER						
EFSP	\$ 35,000.00					
Donations				\$ 409,506.00		
HUD CDBG	\$ 10,000.00					
					\$ 454,506.00	\$ 17,000.00
WE CARE - EMERGENCY SHELTER PROGRAM						
Volunteer Hours			\$ 20,000.00			
Food Donations			\$ 6,550.00			
HUD CDBG	\$ 15,976.00					
EFSP	\$ 10,000.00					
					\$ 52,526.00	\$ 12,000.00
WE CARE - RAPID RE-HOUSING PROGRAM						
United Samaritans Foundation			\$ 9,559.00			
Bright Foundation				\$ 5,000.00		
Contributions/Cash on hand				\$ 23,680.00		
					\$ 33,239.00	\$ 29,420.00
	\$ 184,975.00	\$ 177,000.00	\$ 36,109.00	\$ 539,239.00	\$ 937,323.00	\$ 133,124.00

4. Describe, briefly, the jurisdiction’s plan for the investment and use of available resources and one-year goals for reducing and ending homelessness.

5. Describe specific action steps for reducing and ending homelessness that (i) reach out to homeless persons (especially unsheltered persons) and assessing their individual needs; (ii) address emergency shelter and transitional housing needs; (iii) help homeless persons (especially persons that are chronically homeless, families with children, veterans, and unaccompanied youth) make the transition to permanent housing and independent living.

Homeless Funding Overview

To develop the Stanislaus Urban County’s ESG funding priorities, the current condition of homelessness in the Nation and Stanislaus County was examined by pulling from the 2011

Point-in-Time (PIT) count, the CoC's 2012 Exhibit 1, the Stanislaus Urban County's 2012-2015 CP, the CoC's 10-Year Plan to End Long-Term Homelessness (2007), and the United States Interagency Council on Homelessness's Report, "Opening Doors – Federal Strategic Plan to Prevent and End Homelessness" (2010). A recent Community Survey, conducted in preparation for the development of Stanislaus Urban County's 2012-2015 CP, identified homeless services as a high priority and homeless prevention activities as a medium priority. The eligible activities under ESG, were then compared to existing services available to homeless and at-risk persons to develop ESG funding priorities that would serve target populations while not duplicating services.

The Federal Strategic Plan to Prevent and End Homelessness has the following four Goals:

- End Chronic Homelessness in five years
- Prevent and End Homelessness among Veterans in 5 years
- Prevent and End Homelessness for Families, Youth and Children in 10 years
- Set a Path to End all Homelessness

This document focuses on solving homelessness for the chronic homeless, homeless veterans, homeless families with children, and homeless unaccompanied youth. Within the document six (six) strategies are discussed as paths to housing those target populations:

- Individualized Goal-Based Service Planning
- On-Going Support Services Connected to Mainstream Resources
- Independent Living Skills Training
- Connections to Supportive and Trustworthy Adults and Support Networks
- Employment and Education
- Housing

Similarly, the CoC's 10-Year Plan to End Long-term Homelessness, identifies chronically homeless, long-term homeless adults and families, and homeless youth as target groups for homeless assistance. Currently, the focus of CoC funding has been to provide permanent supportive housing for chronically homeless, homeless veterans and for homeless youth out of foster care. In terms of serving unsheltered homeless, the CoC coordinated with the Gospel Mission to put on a homeless fair in the Fall of 2012 and again in the Spring of 2013, where service providers were able to connect homeless persons to medical screenings, enrollment assistance, documentation replacements, emergency food and clothing, as well as for general resource and referral services.

Although both shelter activities and homeless prevention and rapid re-housing activities continue to be funding priorities, it is important to note that due to the fact that the level of available ESG funding for rental assistance is approximately 25% of the amount received for the Recovery Act HPRP program, the number of rental assistance units available to Stanislaus County have been greatly reduced. Homeless prevention activities, while remaining to be a service that is greatly needed throughout the Stanislaus Urban County, received slightly less priority than Rapid Re-housing and shelter services and accordingly, less funding is proposed to be allocated to this activity. Additionally, the Stanislaus Urban County, in recognition that HMIS has the potential to be utilized as a critical data tool in identifying the best methods for preventing and ending homelessness, will focus a portion of its Fiscal Year 2014-2015 ESG award to improving the CoC's HMIS system. Lastly, in conjunction with our CDBG Economic Development program, a strong focus for ESG funds will be providing job training and placement opportunities for Rapid Re-housing and Homeless Prevention recipients.

Based on an evaluation of the information provided above, the Stanislaus Urban County has identified a funding gap in emergency and transitional shelters programs and in rental

assistance programs. Without emergency and transitional shelters providing temporary shelter for homeless individuals and families, re-housing the homeless would not be as effective. In response to this funding gap and symbiotic nature of the two program types, County ESG funds will be targeting shelter and/or HPRP programs.

Homeless Funding Priorities

Based on the data provided above the following funding priorities have been identified for the Stanislaus Urban County's ESG Program:

Target Populations: Chronic Homeless, Homeless Veterans, Homeless Families with Children, Homeless Unaccompanied Youth.

High Priority Services: Employment assistance and job training, Benefit Enrollment, Resource and Referral Services, Medium –term Rental Assistance, HMIS, Housing Search and Placement, Housing Stability Case Management, Life Skills training, Shelter Operations, Essential Shelter Services.

Medium Priority Services: Short-term Rental Assistance, Utility Assistance, Utility Deposits, Security Deposits, Rental Arrears, Rental application fees, Child care, Education services, Transportation.

Low Priority Services: Legal Services, Mental Health Services, Last month's rent payments, Moving costs, Mediation, Credit Repair, Outpatient Health Services, Mental Health Services, Substance Abuse Treatment Services, Services for Special Populations, Renovation, Uniform Relocation Assistance.

- 6. Homelessness Prevention—Describe planned action steps for reducing ending homelessness that help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to be discharged from publicly funded institution and systems of care or those receiving assistance from public or private agencies that address housing, health, social service, employment, education or youth needs.**

Homelessness Prevention

Although we have no exact count as to the number of persons who lose their housing and become homeless each year, we do know what risk factors play into causing homelessness.

Some risk factors for homelessness include the following:

- Sudden and significant increase in utility costs
- Mental health and substance abuse issues
- Physical disabilities and other chronic health issues, including HIV/AIDS
- Severe housing cost burden (greater than 50 percent of income for housing costs)
- Homelessness in the last 12 months
- Young head of household (under 25 with children or pregnant)
- Current or past involvement with child welfare, including foster care
- Pending foreclosure of housing (rental or homeownership)
- Extremely low income (less than 30 percent of Area Median Income)
- Past institutional care (prison, treatment facility, hospital)
- Recent traumatic life event, such as death of a spouse or primary care provider, abandonment of spouse or primary care provider, or recent health crisis that prevented the household from meeting its financial responsibilities
- Credit problems that preclude obtaining of housing
- Significant amount of medical debt
- Eviction within 2 weeks from a private dwelling (including housing provided by family or friends)

- Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (including prisons, mental health institutions, hospitals)
- Residency in housing that has been condemned by housing officials and is no longer meant for human habitation
- Sudden and significant loss of income

Persons who are “at-risk of homelessness” include individuals or families that are experiencing one or more of the risk factors described below. When evaluating these risk factors within the context of Stanislaus County a rise in persons at-risk of homelessness is anticipated. These factors will be taken into consideration when evaluating a client’s risk of entering homelessness:

Mental or Physical Disabilities, Substance Abuse and Other Chronic Health Issues

Living with mental illness, physical disabilities, substance abuse or other chronic health issues can increase the risk of homelessness. The Health Services Agency’s Stanislaus County Community Health Assessment Survey for 2008 found that Stanislaus County residents who needed help for emotional or mental health problems increased from 14.6% in 2001 to 20.5% in 2005. However, the number of persons who did not see health professionals who needed it for emotional or mental problems was at 43.3%. When asked why those not receiving help did not get it, 62.4% responded that it was due to a lack of insurance. The 2010 American Community Survey estimates that 12.3% of Stanislaus County residents are living with a disability. Stanislaus County rates for chronic health issues, such as diabetes, asthma and obesity, are higher than averages for the State.

“Standard Condition” & “Substandard Condition But Suitable For Rehabilitation”

Housing that is substandard, such as housing units with inadequate plumbing or heating, increases the risk of homelessness. HUD Community Planning and Development (CPD) Maps identifies Stanislaus County as having 1,225 substandard housing units, 335 of which are occupied by persons who are 30% and under the AMI. A housing unit is considered to be in “Standard Condition” if:

- The unit is structurally sound and provides adequate shelter from the weather elements and a securable interior environment.
- Has operable indoor plumbing (a minimum of one of each; wash basin, water closet, bathing facilities, kitchen sink).
- Has an adequate, safe electrical system.
- Have sanitary food preparation facilities.
- Has no presence of environmental health concerns such as mold and lead.
- Meets HUD Housing Quality Standards (HQS) standards.

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

- Does not meet one or more of the conditions required for a dwelling to be in “standard condition” and the cost to bring the dwelling into compliance does not exceed 75% of the value of the house and property.
- Has been declared unfit or unsafe for occupancy by a government agency and the cost to bring the dwelling into compliance does not exceed 75% of the value of the house and property.

Cost Burden and Severe Cost Burden

Cost is the primary reason many individuals are unable to obtain or maintain quality housing. With the downturn in the economy, Stanislaus County has been one of the hardest hit areas in the country. Approximately 78,418 households in Stanislaus County have monthly housing costs in excess of 30% of their monthly income. Approximately 45% (28,158 households) of rental households earning less than \$35,000/year have monthly

housing costs of 30% or greater compared to 14% (14,251 households) for owners who earn less than \$35,000/year.

Unemployment and Underemployment

Stanislaus County's 2013 unemployment rate is 12.2%. The population is extremely low income (less than 30 percent of Area Median Income), and many have suffered a sudden and significant loss of income. Job scarcity, pay rate cut-backs and low wage jobs also contribute to a higher risk for homelessness. Barriers to obtaining employment that provide adequate income for housing stability include, a lack of education, illiteracy, language barriers, lack of basic life skills, lack of transportation.

Overcrowding

Extremely low incomes, combined with substandard housing provide a high risk factor for homelessness. Households whose housing becomes uninhabitable or who have experienced a sudden decrease in income often lose their housing and end up staying with friends or family in a doubled up. In coping with economic challenges over the past few years, many of us have combined households with other family members or individuals. These "doubled-up" households are defined as those that include at least one "additional" adult – in other words, a person 18 or older who is not enrolled in school and is not the householder, spouse or cohabiting partner of the householder.

The Census Bureau reported that the number and share of doubled-up households and adults sharing households across the country increased over the course of the recession, which began in December 2007 and ended in June 2009. In spring 2007, there were 19.7 million doubled-up households, amounting to 17.0 percent of all households. Four years later, in spring 2011, the number of such households had climbed to 21.8 million, or 18.3 percent.

These factors combined with high amounts of household debt, and rising utility, gas and food costs raise the risk that individuals or families may enter into homelessness. Households at-risk of homelessness need access to the following services:

- Job training;
- Sustainable paying jobs;
- Affordable housing;
- Supplemental food supplies;
- Life-skills training;
- Basic coping skills, financial planning, food shopping, spending;
- Safe, affordable child care;
- Accessible and reliable public transportation;
- Case management services or supportive housing after leaving a shelter;
- Coordinated case management for those involved with a variety of public entities, such as the courts and parole;
- A safe environment that is drug and gang free;
- Recreational programs for adults;
- Chore services, including yard maintenance for the elderly;
- Medication administration assistance for the elderly; and,
- A short-term housing payment program for those with health problems or job loss.

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 ESG, 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 rental assistance 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.

7. 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.

Discharge Coordination Policy

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

The CDBG and ESG programs will interface with the Stanislaus County Community Services Agency to respond with shelter needs of those persons 'aging-out' of the Foster Care system. Stanislaus 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).

- **Describe specific activities the jurisdiction plans to undertake to address the housing and supportive service needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems).**

Non-Homeless Special Needs

Individuals with disabilities make up about 63,000 individuals of the entire County of Stanislaus or about 12.3%. Those requiring special needs services may require housing services as well. According to the Stanislaus County Health Services Agency's 2008 Community Health Assessment, over 50% of persons with disabilities within Stanislaus County are also elderly. The Stanislaus Urban County's CDBG Public Service funds provide funding for programs that serve persons with disabilities with basic needs, such as food, transportation, and assistive technologies for increased mobility.

In Stanislaus County, a total of 102 cases of HIV were on record. Of those, the greatest number of cases of HIV was among Caucasians (61), followed by Hispanics (24) through the end of 2007. By age, 20 to 29 year olds had the highest number of cases of HIV (36), followed by 30 to 39 year olds (28). Although, we do not have a housing program in Stanislaus County that specifically targets persons with special needs, we do offer rental assistance and first-time home buyer programs that serve all low-income populations throughout Stanislaus County such as the NSP Program, We Care of Turlock, the Children's Crisis Center or the Community Housing and Shelter Services. Additionally, individuals with unmet medical needs are referred to the Stanislaus County Health Services Agency's (HSA) HIV/STD/Hepatitis C Program which provides residents living with HIV/AIDS medical assistance based on a sliding fee scale. Clients with special needs who are not at-risk of losing their housing are often served through resource and referral programs where case managers can assist them in obtaining SSDI in combination with short-term rental assistance so they can maintain permanent stable housing.

Homeless Funding Summary

Approval of the Stanislaus Housing and Support Services Collaboratives (SHSSC), federally recognized as the CoC, 10-Year Plan (2002-2012) to End Long-Term Homelessness has been received from all Stanislaus Urban County members 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 - 2013.

In addition to providing basic food, shelter and access to showers and clean clothing, agencies that have received ESG funds through the Stanislaus 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 Stanislaus 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, which may have a direct engagement in the lives of the homeless and those at risk of becoming homeless.

Emergency Solutions Grant (ESG)

1 Identify the written standards for providing ESG assistance in accordance with 24 CFR 576.400(e)(1) and (e)(3).

Stanislaus County's written standards include:

a. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.

b. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

c. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.

d. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid rehousing assistance.

e. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

f. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.

Evaluating Eligibility for Assistance under ESG

1. **Initial Evaluations.** The recipient or its sub-recipient must conduct an initial evaluation to determine the eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing, in accordance with the centralized or coordinated assessment requirements set forth under 24 CFR §576.400(d) and the written standards established under 24 CFR §576.400(e).
2. **Determining Program Participant Eligibility.** The following criteria shall be used to determine program participant eligibility for assistance under ESG:
 - a. Income shall be annualized and calculated based on the standards for the Housing Choice Voucher Program (Section 8 Eligibility Standards). Program participants must be 30% and under the Area Median Income to be determined to be eligible.
 - b. A client cannot be determined to be ineligible for the program due to a lack of income.
 - c. Additional criteria, established by the CoC's ESG Sub-committee shall be followed.
 - d. Rapid Re-housing assistance, specifically for the target populations listed below, shall be prioritized over Homeless Prevention assistance:
 - i. Chronically Homeless
 - ii. Homeless Veterans
 - iii. Homeless Families with Children
 - iv. Homeless Unaccompanied Youth
3. **Annual income.** For each program participant who receives homelessness prevention assistance, or who receives rapid re-housing assistance longer than one year, the following documentation of annual income must be maintained:
 - a. Income evaluation form containing the minimum requirements specified by HUD and completed by the recipient or sub-recipient; and
 - b. Source documents for the assets held by the program participant and income received over the most recent period for which representative data is available before the date of the evaluation (e.g., wage statement, unemployment compensation statement, public benefits statement, bank statement);
 - c. To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g., employer, government benefits administrator) or the written certification by the recipient's or sub-recipient's intake staff of the oral verification by the relevant third party of the income the program participant received over the most recent period for which representative data is available; or
 - d. To the extent that source documents and third party verification are unobtainable, the written certification by the program participant of the

amount of income the program participant received for the most recent period representative of the income that the program participant is reasonably expected to receive over the 3-month period following the evaluation.

4. **Determinations of ineligibility.** For each individual and family determined ineligible to receive ESG assistance, the record must include documentation of the reason for that determination.
5. **Re-evaluations for homelessness prevention and rapid re-housing assistance.** The recipient or sub-recipient must re-evaluate the program participant's eligibility and the types and amounts of assistance the program participant needs not less than once every three (3) months for program participants receiving homelessness prevention assistance, and not less than once annually for program participants receiving rapid re-housing assistance. At a minimum, each reevaluation of eligibility must establish that:
 - a. The program participant does not have an annual income that exceeds 30 percent of median family income for the area, as determined by HUD; and
 - b. The program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance.
 - c. The recipient or sub-recipient may require each program participant receiving homelessness prevention or rapid re-housing assistance to notify the recipient or sub-recipient regarding changes in the program participant's income or other circumstances (e.g., changes in household composition) that affect the program participant's need for assistance under ESG. When notified of a relevant change, the recipient or sub-recipient must re-evaluate the program participant's eligibility and the amount and types of assistance the program participant needs.
 - d. Annual income. When determining the annual income of an individual or family, the recipient or sub-recipient must use the standard for calculating annual income under 24 CFR 5.609.
 - e. Connecting program participants to mainstream and other resources. The recipient and its sub-recipients must assist each program participant, as needed, to obtain:
 - f. Appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living; and
 - g. Other Federal, State, local, and private assistance available to assist the program participant in obtaining housing stability, including:
 - i. Medicaid (42 CFR chapter IV, subchapter C);
 - ii. Supplemental Nutrition Assistance Program (7 CFR parts 271-283);
 - iii. Women, Infants and Children (WIC) (7 CFR part 246);
 - iv. Federal-State Unemployment Insurance Program (20 CFR parts 601-603, 606, 609, 614-617, 625, 640, 650);
 - v. Social Security Disability Insurance (SSDI) (20 CFR part 404);
 - vi. Supplemental Security Income (SSI) (20 CFR part 416);
 - vii. Child and Adult Care Food Program (42 U.S.C. 1766(t) (7 CFR part 226));
 - viii. Other assistance available under the programs listed in 24 CFR § 576.400(c).
6. **Eligibility for Rental Units.** The rental unit identified to receive financial assistance must meet the following minimum qualifications. This applies to both rental units receiving Rapid Re-housing and Homeless Prevention assistance:

- a. Unit must pass habitability inspections, which includes an assessment for lead-based paint hazards. Inspections shall be requested on a standard form and will be conducted by Stanislaus County Building Permits Division staff.
 - b. Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD, as provided under 24 CFR part 888.111-888.115, and complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507. (1) For purposes of calculating rent under this section, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public Housing Authority of the County of Stanislaus for the area in which the housing is located.
 - c. Best efforts must be made to ensure that units receiving ESG assistance are legal dwellings and are not in the process of foreclosure.
 - d. Units receiving assistance, or the client's last known residence, must be located within the areas covered by the Stanislaus Urban County. These areas include the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford and the unincorporated areas of Stanislaus County. This limitation does not apply if the client has been homeless for one (1) year or more.
7. **Terminating assistance.** In general, if a program participant violates program requirements, the recipient or sub-recipient may terminate the assistance in accordance with a formal process established by the CoC that recognizes the rights of individuals affected. The recipient or sub-recipient must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.
- a. To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:
 - i. Written notice to the program participant containing a clear statement of the reasons for termination;
 - ii. A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
 - iii. Prompt written notice of the final decision to the program participant.
 - b. Ability to provide further assistance. Termination under this section does not bar the recipient or sub-recipient from providing further assistance at a later date to the same family or individual.

Rapid Re-Housing and Homeless Prevention Assistance

1. **Rapid Re-Housing Assistance.** If a program participant can document that they meet the following criteria, then they shall be considered to meet the definition of "homeless" and may qualify for Rapid Re-Housing assistance, provided that all other eligibility criteria can also be met:
 - a. An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - i. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
 - ii. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements

- (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
- iii. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;
 - b. An individual or family who will imminently lose their primary nighttime residence should be classified as Homeless Prevention
 - c. Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
 - i. Are defined as homeless under the Runaway and Homeless Youth, Head Start, Violence Against Women, Public Health Services, Food and Nutrition, or Child Nutrition Acts;
 - ii. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
 - iii. Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - iv. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addition, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
 - d. Any individual or family who:
 - i. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual or family's primary nighttime residence or has made the individual or family afraid to return to their nighttime residence;
 - ii. Has no other residence; and
 - iii. Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.
2. **Homeless Prevention Assistance.** If a program participant can document that they meet the following criteria, then they shall be considered to meet the definition of "At-risk of Homelessness" and may qualify for Homeless Prevention assistance, provided that all other eligibility criteria can also be met:
- a. An individual or family who:
 - i. Has an annual income below 30 percent of area median family income;
 - ii. Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in the homeless definition; and

- iii. Meets one of the following conditions:
 - 1. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - 2. Is living in the home of another because of economic hardship;
 - 3. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
 - 4. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, state, or local government programs for low-income individuals;
 - 5. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than two (2) (1.5 people per room, as defined by the U.S. Census Bureau);
 - 6. Is exiting a publicly funded institution, or system of care, e.g., health-care facility, mental health facility, foster care, or other youth facility, or correction program or institution; or
 - 7. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the Stanislaus Urban County approved CP;
 - b. A child or youth who does not qualify as homeless under the HEARTH Act but qualifies as homeless under the Runaway and Homeless Youth, Head Start, Violence Against Women, Public Health Services, Food and Nutrition, or Child Nutrition Acts; or
 - c. A child or youth who does qualify as homeless under the HEARTH Act but qualifies as homeless under the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth if living with her or him.
- 3. **Short-term Rental Assistance.** (Medium priority as referenced in the CP survey results priority list) Short-term rental assistance is defined as rental assistance provided for up to 3 months.
 - 4. **Medium-term Rental Assistance.** (High priority as referenced in the CP survey results priority list) Medium-term rental assistance is defined as rental assistance provided for more than 3 months but not more than 24 months of rent, within a 3 year period.
 - 5. **Rental Arrears.** (Medium priority as referenced in the CP survey results priority list) Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.
 - 6. **Tenant-based rental assistance.** Includes providing rental assistance to program participants who pay rent for a unit that is under a lease. The following standards apply to this type of rental assistance:
 - a. A program participant who receives tenant-based rental assistance may select a housing unit in which to live and may move to another unit or building and continue to receive rental assistance, as long as the program participant continues to meet the program requirements.
 - b. The recipient may require that all program participants live within a particular area for the period in which the rental assistance is provided.
 - c. The rental assistance agreement with the owner must terminate and no further rental assistance payments under that agreement may be made if:

- i. The program participant moves out of the housing unit for which the program participant has a lease;
 - ii. The lease terminates and is not renewed; or
 - iii. The program participant becomes ineligible to receive ESG rental assistance.
7. **Project-based rental assistance.** Project-based rental assistance is an eligible ESG activity. However, any ESG funded project-based rental assistance program must work with Stanislaus County staff to ensure the program complies with 24 CFR § 576.106 (i).
8. **Use with other subsidies.** Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources. Rental assistance may not be provided to a program participant who has been provided with replacement housing payments under the URA during the period of time covered by the URA payments.
9. **Maximum Amounts and Periods of Assistance.** Each program participant may receive up to 12 months of rental assistance and housing relocation and stabilization services. This assistance may be extended if the program participant's housing plan has been followed and the case manager determines that additional months of assistance are required for the participant to overcome additional barriers to housing. In no case can HPRP assistance exceed 24 months during any 3-year period.
10. **Prioritizing Assistance Type.** Standards for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
 - a. Rapid Re-housing assistance, particularly for chronically homeless, for veterans, for unaccompanied youth, and for families with children, shall be prioritized over other financial assistance types.
 - b. When developing a client's housing plan, the following eligible activities should be considered a high priority:
 - a. Employment Assistance and job training
 - b. Benefit enrollment
 - c. Resource and referral services
 - d. Medium-term rental assistance
 - e. Housing search and placement
 - f. Housing stability case management
 - g. Life skills training
 - c. When developing a client's housing plan, the following eligible activities should be considered a medium priority:
 - a. Short-term rental assistance
 - b. Utility assistance
 - c. Utility deposits
 - d. Security deposits
 - e. Rental arrears
 - f. Rental application fees
 - g. Child care
 - h. Education services
 - i. Transportation
 - d. When developing a client's housing plan, the following eligible activities should be considered a low priority:
 - a. Legal services

- b. Mental health services
 - c. Last's month rental payments
 - d. Moving costs
 - e. Mediation
 - f. Credit repair
 - g. Outpatient health services
 - h. Mental health services
 - i. Substance abuse treatment services
 - j. Services for special populations
- e. If a client enters the program as Rapid Re-housing, then exits and re-enters, they will be reclassified as Homeless Prevention. The length of Rapid Re-housing and Homeless Prevention assistance will be counted towards the maximum number of months to receive assistance together.
11. **Program Participant Responsibilities.** Standards for determining the share of rent and utilities costs that each program participant is responsible to pay, if any, while receiving homelessness prevention or rapid rehousing assistance is as follows:
- a. If at intake a client is determined to have cash-income or benefits, their rental assistance shall decrease by 10% every month. If a case manager determines that barriers exist that would make this requirement an obstacle to stable permanent housing at program exit, then this requirement may be waived. Barriers shall be documented in client file and must be consistent with CoC established barriers.
 - b. Debt to income ratio limits include: 35% income to housing ratio; and a 45% total monthly debt to income ratio. If a case manager creates a housing plan that includes a plan for getting a program participant's debt to income ratio to these levels, then this requirement may be waived. This shall be documented in the client's Housing Plan and signed by the client.
12. **Rental assistance agreement.** The recipient or sub-recipient may make rental assistance payments only to an owner with whom the recipient or sub-recipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the recipient or sub-recipient a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.
13. **Late payments.** The recipient or sub-recipient must make timely payments to each owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The recipient or sub-recipient is solely responsible for paying late payment penalties that it incurs with non-ESG funds.
14. **Lease.** Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks. For program participants living in housing with project-based rental assistance under paragraph (i) of this section, the lease must have an initial term of one year.

15. **Housing Relocation and Stabilization Services.** 24 CFR § 576.105. Any rapid re-housing or homeless prevention rental assistance must be provided in accordance with the housing relocation and stabilization services, in particular monthly case management. Program staff salary related costs cannot exceed 20% of the total grant award. Staff time will be reimbursed based on the number of hours spent providing housing relocation and stabilization services for Urban County clients plus up to 20% benefits, excluding overhead costs. Paid time off (PTO) is not an eligible expense.
16. **Financial assistance costs.** Financial assistance costs are eligible activities under Housing Relocation and Stabilization Services. Subject to the general conditions under 24 CFR § 576.103 and 24 CFR §576.104, ESG funds may be used to pay housing owners, utility companies, and other third parties for the following costs in order of funding priority:
- a. *Rental application fees.* ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.
 - b. *Security deposits.* ESG funds may pay for a security deposit that is equal to no more than 2 months' rent.
 - c. *Last month's rent.* If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.
 - d. *Utility deposits.* ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in paragraph (v) of this section.
 - e. *Utility payments.* ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.
 - f. *Moving costs.* ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance under paragraph (b) of this section and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.
17. **Housing search and placement.** Housing Search and Placement is an eligible activity under Housing Relocation and Stabilization Services. This includes activities necessary to assist program participants in locating, obtaining, and retaining suitable permanent housing, as follows:
- a. Assessment of housing barriers, needs, and preferences;
 - b. Development of an action plan for locating housing;
 - c. Housing search;
 - d. Outreach to and negotiation with owners;
 - e. Assistance with submitting rental applications and understanding leases;
 - f. Assessment of housing for compliance with ESG requirements for habitability, lead-based paint, and rent reasonableness;
 - g. Assistance with obtaining utilities and making moving arrangements; and

- h. Referral for tenant counseling, to local fair housing provider.

18. **Housing Stability Case Management.** Housing Stability Case Management is an eligible activity under Housing Relocation and Stabilization Services. Each program participant receiving homelessness prevention or rapid rehousing assistance must meet regularly with a case manager and the assistance provider must develop an individualized housing plan to help that program participant retain permanent housing after the ESG assistance ends. These requirements are intended to help ensure that the ESG-funded emergency, short-term or medium-term assistance will be effective in helping program participants regain long-term housing stability and avoid relapses into homelessness. ESG funds may be used to pay cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program participant in overcoming immediate barriers to obtaining housing. This assistance cannot exceed 30 days during the period the program participant is seeking permanent housing and cannot exceed 24 months during the period the program participant is living in permanent housing. Component services and activities consist of:

- a. Using the centralized or coordinated assessment system as required under 24 CFR §576.400(d), to evaluate individuals and families applying for or receiving homelessness prevention or rapid re-housing assistance;
- b. Conducting the initial evaluation required under 24 CFR § 576.401(a), including verifying and documenting eligibility, for individuals and families applying for homelessness prevention or rapid re-housing assistance;
- c. Counseling;
- d. Developing, securing, and coordinating services and obtaining Federal, State, and local benefits;
- e. Monitoring and evaluating program participant progress;
- f. Providing information and referrals to other providers;
- g. Developing an individualized housing and service plan, including planning a path to permanent housing stability; and
- h. Conducting re-evaluations required under 24 CFR § 576.401(b).

19. **Mediation.** Mediation is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for mediation between the program participant and the owner or person(s) with whom the program participant is living, provided that the mediation is necessary to prevent the program participant from losing permanent housing in which the program participant currently resides.

20. **Legal services.** Providing legal services is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for legal services, as set forth in 24 CFR § 576.102(a)(1)(vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides.

21. **Credit repair.** Assisting with credit repair is an eligible activity under Housing Relocation and Stabilization Services. ESG funds may pay for credit counseling and other services necessary to assist program participants with critical skills related to household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems. This assistance does not include the payment or modification of a debt.

22. **24 CFR § 576.107 HMIS component.** Provided funding from another local source is not already available for the HMIS related costs below, the recipient or sub-

recipient may use ESG funds to pay the costs of contributing data to the HMIS designated by the CoC for the area. Activities funded under this section must comply with HUD's standards on participation, data collection, and reporting under a local HMIS. Eligible activities under this category include:

- a. Purchasing or leasing computer hardware;
- b. Purchasing software or software licenses;
- c. Purchasing or leasing equipment, including telephones, fax machines, and furniture;
- d. Obtaining technical support;
- e. Leasing office space;
- f. Paying charges for electricity, gas, water, phone service, and high-speed data transmission necessary to operate or contribute data to the HMIS;
- g. Paying salaries for operating HMIS including, completing data entry, monitoring and reviewing data quality, completing data analysis, reporting to the HMIS Lead, training staff on using the HMIS or comparable database, and implementing and complying with HMIS requirements;
- h. Paying costs of staff to travel to and attend HUD-sponsored and HUD-approved training on HMIS and programs authorized by Title IV of the McKinney-Vento Homeless Assistance Act;
- i. Paying staff travel costs to conduct intake;
- j. Paying participation fees charged by the HMIS Lead, if the recipient or sub-recipient is not the HMIS Lead. The HMIS Lead is the entity designated by the CoC to operate the area's HMIS; and
- k. If the sub-recipient is a victim services provider or a legal services provider, it may use ESG funds to establish and operate a comparable database that collects client-level data over time (i.e., longitudinal data) and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.

Evaluating Outcomes

1. **Defining Stably Housed.** For the purposes of evaluating outcomes of Rapid Re-housing and Homeless Prevention assistance, a program participant is considered to be stably housed, if their residence at time of exit includes one of the following:
 - a. Permanent Supportive Housing
 - b. Rental by client no housing subsidy
 - c. Rental by client, VASH housing subsidy
 - d. Rental by client, other (non-VASH) housing subsidy
 - e. Staying or living with family, permanent tenure
 - f. Staying for living with friends, permanent tenure
2. **Additional Outcomes.** Additional outcomes to be tracked include the following:
 - a. Changes in employment
 - b. Changes in cash benefits
 - c. Changes in non-cash benefits
 - d. Supportive services received
 - e. Job or life skills training received

Record Keeping

1. **Homeless status.** Documentation of homeless status must occur at intake. Lack of third-party documentation must not prevent an individual or family from being immediately admitted to emergency shelter, receiving street outreach services, or being immediately admitted to shelter or receiving services provided by a victim service provider. Records contained in an HMIS or comparable database used by victim service or legal service providers are acceptable evidence of third-party

documentation and intake worker observations if the HMIS retains an auditable history of all entries, including the person who entered the data, the date of entry, and the change made; and if the HMIS prevents overrides or changes of the dates on which entries are made. Priority for obtaining evidence is as follows:

- a. Third Party Written
- b. Third Party Oral
- c. Documents provided by program participant
- d. Self-declaration

2. **Documenting Homelessness.** For each individual or family who receives ESG homelessness assistance, the records must include the evidence relied upon to establish and verify the individual or family's "homelessness" status. This evidence must include an intake and certification form that meets HUD specifications and is completed by the sub-recipient. Required documentation includes the following:

- a. If the individual or family is lacking a fixed nighttime residence and is staying in either a place not meant for habitation or a shelter, acceptable evidence includes:
 - i. A written observation by an outreach worker of the conditions where the individual or family was living,
 - ii. A written referral by another housing or service provider, or
 - iii. A certification by the individual or head of household seeking assistance.
- b. If the individual or family is exiting a public institution where their stay was 90 days or less, and where they stayed either in a place not meant for habitation or a shelter prior to entry, acceptable evidence includes 2a.i-iii above and:
 - i. Discharge paperwork or a written or oral referral from a social worker, case manager, or other appropriate official of the institution, stating the beginning and end dates of the time residing in the institution. All oral statements must be recorded by the intake worker; or
 - ii. Where the evidence in paragraph (b)(2)(i) of this section is not obtainable, a written record of the intake worker's due diligence in attempting to obtain the evidence described in paragraph (b)(2)(i) and a certification by the individual seeking assistance that states he or she is exiting or has just exited an institution where he or she resided for 90 days or less.
- c. For any other circumstances where an individual or family qualifies as homeless under 24 CFR §576.2 of the Federal Code, the evidence must comply with 24 CFR §576.500(b) of the Federal Code.

3. **Documenting At risk of homelessness status.** For each individual or family who receives ESG homelessness prevention assistance, the records must include the evidence relied upon to establish and verify the individual or family's "at risk of homelessness" status. This evidence must include an intake and certification form that meets HUD specifications and is completed by the recipient or sub-recipient. The evidence must also include:

- a. Determination of annual income
- b. The program participant's certification on a form specified by HUD that the program participant has insufficient financial resources and support networks (e.g., family, friends, faith-based or other social networks, immediately available to attain housing stability and meets one or more of the conditions described of the definition of "at risk of homelessness" in 24 CFR §576.2)
- c. The most reliable evidence available to show that the program participant does not have sufficient resources or support networks. Acceptable evidence includes:

- i. Source documents (e.g., eviction notice, notice of termination from employment, unemployment compensation statement, bank statement, health-care bill showing arrears, utility bill showing arrears);
 - ii. To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g., former employer, public administrator, relative) or the written certification by the recipient's or sub-recipient's intake staff of the oral verification by the relevant third party that the applicant meets one or both of the criteria under paragraph (1)(ii) of the definition of "at risk of homelessness" in 24 CFR § 576.2; or
 - iii. To the extent that source documents and third-party verification are unobtainable, a written statement by the recipient's or sub-recipient's intake staff describing the efforts taken to obtain the required evidence; and a statement that the intake staff that the staff person has visited the applicant's residence and determined that the applicant meets one or more of the criteria under paragraph (1)(iii) of the definition or, if a visit is not practicable or relevant to the determination, a written statement by the recipient's or sub-recipient's intake staff describing the efforts taken to obtain the required evidence
4. **Rental assistance agreements and payments.** The records must include copies of all leases and rental assistance agreements for the provision of rental assistance, documentation of payments made to owners for the provision of rental assistance, and supporting documentation for these payments, including dates of occupancy by program participants.
5. **Utility allowance.** The records must document the monthly allowance for utilities (excluding telephone) used to determine compliance with the rent restriction.
6. **Services and assistance provided.** The recipient must keep records of the types of essential services, rental assistance, and housing stabilization and relocation services provided under the recipient's program and the amounts spent on these services and assistance. The recipient and its sub-recipients that are units of general purpose local government must keep records to demonstrate compliance with the maintenance of effort requirement, including records of the unit of the general purpose local government's annual budgets and sources of funding for street outreach and emergency shelter services.
7. **Program participant records.** In addition to evidence of homeless status or "at risk of homelessness" status, as applicable, records must be kept for each program participant that document:
 - a. The services and assistance provided to that program participant, including, as applicable, the security deposit, rental assistance, and utility payments made on behalf of the program participant;
 - b. Compliance with the applicable requirements for providing services and assistance to that program participant under the program components and eligible activities provisions at 24 CFR § 576.101 through 24 CFR § 576.106, the provision on determining eligibility and amount and type of assistance at 24 CFR §576.401(a) and (b), and the provision on using appropriate assistance and services at 24 CFR §576.401(d) and (e); and
 - c. Where applicable, compliance with the termination of assistance requirement in 24 CFR § 576.402.

Coordination among Homeless Service Providers

1. **Centralized or coordinated assessment systems and procedures.** The recipient and its sub-recipients must keep documentation evidencing the use of, and written intake procedures for, the centralized or coordinated assessment system(s) developed by the Continuum(s) of Care (CoC(s)) in accordance with the requirements established by HUD.
2. **Provider Coordination.** The ESG Sub-committee will meet once a month, after the general CoC meeting. ESG recipients must attend this sub-committee meeting bi-monthly to ensure standardized coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.
3. **Coordination with CoC(s) and other programs.** The recipient and its sub-recipients must document their compliance with the requirements of 24 CFR § 576.400 for consulting with the Continuum(s) of Care and coordinating and integrating ESG assistance with programs targeted toward homeless people and mainstream service and assistance programs. *HMIS*. The recipient must keep records of the participation in HMIS or a comparable database by all projects of the recipient and its sub-recipients.

Other

1. **Match Funding.** The recipient must keep records of the source and use of contributions made to satisfy the matching requirement in 24 CFR § 576.201. The records must indicate the particular fiscal year grant for which each matching contribution is counted. The records must show how the value placed on third-party, Non-cash contributions was derived. To the extent feasible, volunteer services must be supported by the same methods that the organization uses to support the allocation of regular personnel costs.
2. **Program income.** Program income shall have the meaning provided in 24 CFR 85.25. Program income includes any amount of a security or utility deposit returned to the recipient or sub-recipient.
3. **Conflicts of interest.** The recipient and its sub-recipients must keep records to show compliance with the organizational conflicts-of-interest requirements in 24 CFR § 576.404(a)

2 If the Continuum of Care for the jurisdiction's area has established a centralized or coordinated assessment system that meets HUD requirements, describe the centralized or coordinated assessment system and the requirements for using the system, including the exception for victim service providers, as set forth under 24 CFR 576.400(d)

The CoC has developed two working committees to evaluate the best method for implementing a coordinated client intake and assessment process. As it is required to participate in HMIS as an ESG sub-recipient, a common set of data is currently being collected through entry of client information into the HMIS. However, a HMIS sub-committee has been formed and the group is in discussions about the pros and cons of data sharing in terms of the implications that sharing has on client privacy vs. the benefits of not having to reproduce client intake. Throughout Fiscal Year 2013-2014, the Sub-committee finalized and implemented a common release form for client permission to be entered into HMIS and continued to work together to vet a common client intake form. Some agencies may add more details to their intake forms but the same basic data must be contained on

all intake forms, including SSN's, date of birth, race, ethnicity, sex, age, veteran status, prior residence, income, monthly expenses, familial information, etc. These fields are all required for HMIS entry and are therefore standardized for all HPRP providers. Throughout the 2014-2015 Fiscal Year, the Sub-committee will continue to work together to develop a coordinated assessment process. Sub-committee discussions have occurred but no specific method has been established. The sub-committee is leaning toward a coordinated, rather than centralized, assessment system due to the limitations on the number of HMIS licenses and computers available to service providers.

3 Identify the process for making awards and how the jurisdiction intends to make its allocation available to nonprofit organizations, and in the case of urban counties, funding to participating units of local government.

ESG funds were allocated based on a competitive grant cycle to which homeless and homeless prevention service providers can apply. Applicants are restricted to submitting two (2) applications per agency, provided each application is a request for a different program or office. All applicants are required to attend a technical workshop prior to submission of an application. A panel made up of representation from each Stanislaus Urban County members, the Stanislaus County Chief Executive Office, and the CoC, reviewed each written application submission and oral presentation and scored them individually.

As part of the Stanislaus Urban County's Substantial Amendment (approved April 2012 by the Board) to the Fiscal Year 2011-2012 AAP and 2012-2015 Consolidated Planning process, community outreach was conducted to prioritize the targeting of ESG funds within the community. A community survey requested that citizens rank the following eight (8) public services in order of importance:

- Homeless Services
- Homeless Prevention Services
- Services for Victims of Domestic Violence
- Services for At-risk Children and Youth
- Services for Persons with Physical and Mental Disabilities
- Services for the Elderly
- Emergency Food Assistance
- Workforce Development and Job Creation

Based on the survey results, each public service applicant receives a score between 0-5 representing the priority, as identified by the community surveys, of the primary population they serve. Additional criteria for public service providers scoring during the competitive grant application process include:

CAPACITY & EXPERIENCE

- Team Member Composition & Employees Experience
- Agency experience with carrying out activity

NEED/EXTENT OF THE PROBLEM

- Benefit to Low-income Persons
- Stanislaus Urban County Area Served
- Critical Community Need Met
- Consolidated Plan Priority

SOUNDNESS OF APPROACH

- New or expanded program
- Eligible and Reasonable Expenses Requested
- Agency Referral & Collaboration
- Program Focus on Removal of Barriers to Self-Sufficiency (CDBG)
- Rapid Re-Housing Services Included (ESG)

OUTPUTS

- Proposed number of people served
- Standardized Intake/Eligibility Process

ACCOMPLISHMENTS

- Short-term Accomplishments (Measureable, Verifiable, Effective)
- Long-term Accomplishments (Measureable, Verifiable, Effective)

LEVERAGING RESOURCES

- Public Sector Funding
- Private/Nonprofit Funding

ACHIEVING RESULTS & PROGRAM EVALUATION

- Based on current Fiscal Year performance
- Timeliness of drawing down funds
- Monitoring results
- Participation in the Stanislaus County Housing Collaborative (CoC)

As discussed earlier within the Consultation Process section of this document, the results of the competitive process will be presented to the CoC, and the ESG/SHP/HMIS Sub-committee for input in March 2014.

4 If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), specify the plan for reaching out to and consulting with homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities or services that receive funding under ESG.

The CoC has one formerly homeless person currently actively participating on the CoC. This representative is a member of a larger group of currently and formerly homeless advocates who meet monthly and whose input is brought to the CoC via the actively attending representative. The CoC will continue to work to gain input from this and other homeless community groups for all CoC projects. A Street Relief resources fair for the homeless, hosted by the Gospel Mission, was held in April 2013 which connected homeless persons to medical screenings, enrollment assistance, documentation replacements, emergency food and clothing, as well as for general resource and referral services. The CoC hopes to continue to help coordinate this event at-least once a year. The 2014 unsheltered homeless count was conducted on Thursday, January 30, 2014. Surveys conducted included comments from homeless persons on what services they needed most.

5 Describe the performance standards for evaluating ESG activities.

For the purposes of evaluating outcomes of Rapid Re-housing and Homeless Prevention assistance, a program participant is considered to be stably housed, if their residence at time of exit includes one of the following:

- Permanent Supportive Housing
- Rental by client no housing subsidy
- Rental by client, VASH housing subsidy
- Rental by client, other (non-VASH) housing subsidy
- Staying or living with family, permanent tenure
- Staying for living with friends, permanent tenure

Additionally, sub-grantees will be required to document each program participant's barriers to obtaining and maintaining stable housing at program entry, re-certification, and at program exit. In particular, sub-grantees must keep detailed records for each program participant in the following categories:

- Changes in employment
- Changes in cash benefits
- Changes in non-cash benefits
- Supportive services received
- Job or life skills training received

In general, program participants whose residence at program exit is considered to be "stably housed" and who experiences a decrease in the number of barriers from program exit to program entry, will be considered to be a program success.

6 Describe the consultation with each Continuum of Care that serves the jurisdiction in determining how to allocate ESG funds, develop performance standards, evaluate outcomes of activities assisted by ESG funds, and develop funding policies, and procedures for the administration and operation HMIS.

CONTINUUM OF CARE (CoC)

Stanislaus County staff consults and collaborates with the Stanislaus County CoC's committee in multiple ways. The CoC is made up of representatives from the City of Modesto, the City of Turlock, Housing Authority of the County of Stanislaus (HACS), Stanislaus County Behavioral Health and Recovery Services, Stanislaus County Child Support Services, housing service providers, social service providers, fair housing service providers, health service providers and homeless service providers. Announcements for all funding opportunities through the County are routinely advertised at the CoC meetings. A representative from the CoC participates on the panel which scores applications for the competitive CDBG Public Service and ESG grants. Additionally, draft ESG and CDBG Public Services funding recommendations will be presented to the CoC during their March 20, 2014 Housing Collaborative meeting for comment.

ESG/SHP/HMIS SUB-COMMITTEE

A more detailed consultation for how ESG funds are allocated and implemented occurs at the ESG/SHP/HMIS Sub-committee, which takes place monthly after the general CoC meeting. Over Fiscal Year 2013-2014 the sub-committee has worked hard to implement the revised ESG, SHP, and HMIS regulations, both in practice and in the HMIS system itself. In general, the Sub-committee has agreed that its goal is to develop coordinated intake and data collection processes that still maintain the flexibility to work for each individual or family's unique needs. Throughout Fiscal Year 2014-2015 the sub-committee has a goal to continue to work on refining a list of barriers that impede housing stability, on identifying and implementing a coordinated assessment process, on streamlining HMIS data entry, and on standardizing ESG Policies and Procedures. The sub-committee has an ultimate goal to utilize HMIS data to draw meaningful patterns of homelessness within the County which will allow for more effective targeting of homeless funds.

INSTITUTIONS THAT MAY DISCHARGE PERSONS INTO HOMELESSNESS

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

SERVICE PROVIDERS

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

MEETING THE REQUIREMENTS OF 24 CFR §91.220

Through the jurisdictional and Municipal Advisory Committee's public meetings and through consultation with the CoC, Stanislaus Urban County met the requirements of §91.100. Meeting participants included homeless service providers, public service providers, Stanislaus Urban County members, community groups, business and civic leaders, and adjacent governmental entities throughout Stanislaus County.

Overview of Program

Funds are set aside to allow non-profit organizations and service providers to apply through a competitive process for an ESG Program grant. The ESG grant is intended for services provided to eligible Stanislaus Urban County residents. Applications were released on November 13, 2013 and were due for submittal December 13, 2013. 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 Stanislaus Urban County member, the Stanislaus County Chief Executive Office, and a representative from the Stanislaus County Continuum of Care (CoC). This year's grant applicants presented to the grant review team on January 15, and 16, 2014. Final recommendations regarding funds are provided below.

The ESG Program, formerly the Emergency Shelter Grant Program, is intended to supplement State, local and private efforts to improve the quality and number of emergency shelters and transitional facilities for homeless people as well as to provide case management and financial assistance to prevent homelessness and to permanently re-house homeless persons. The U.S. Department of Housing and Urban Development (HUD) has issued an interim rule for the ESG Program. This rule amended the McKinney-Vento Homeless Assistance Act in accordance with the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009. The interim rule establishes a list of eligible activities, and allows the local grantee, Stanislaus County (County), to select activities in accordance with its own community development objectives.

Designed as a first step in a Continuum of Care plan of assistance, the ESG program strives to address the immediate needs of persons residing on the street and needing emergency shelter and transitional housing, as well as assisting their movement to independent living. While flexible in terms of serving all homeless subpopulations and preventing persons from becoming homeless, ESG program legislation and implementing regulations do limit the types of activities and amounts of funds that can be spent on different activities. The following categories of eligible activities and applicable limitations are discussed in the Program Requirements section of these Guidelines:

- STREET OUTREACH ACTIVITIES *(Capped)*
- EMERGENCY SHELTER ACTIVITIES *(Capped)*
- HOMELESS PREVENTION ACTIVITIES
- RAPID RE-HOUSING ACTIVITIES
- HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS) ACTICITIES

To be eligible for ESG assistance, a public service project **must serve very low income households** (at or below 30% of the area median income), **homeless persons or those at-risk of homelessness**. An income table is attached under the Program Requirements Section of these Guidelines for your reference.

While flexible, in terms of serving all homeless subpopulations and preventing persons from becoming homeless, the ESG program limits the types of activities and amounts of funds that can be spent on different activities. The following is a breakdown of Stanislaus County's ESG allocations for Fiscal Year 2012-2013, *(these figures are subject to change based upon HUD's issuance of final HEARTH Act regulations and actual allocations)*:

Total Fiscal Year 2014-2015 ESG award (estimate) = \$143,917

The HEARTH Act, which took effect mid-Fiscal Year 2011-2012, eliminated the current program caps and replaced them with a 60% maximum (or Hold Harmless Need "HHN" maximum) of grant funds to be spent on shelter and street outreach activities. A total of 7.5% of the total grant amount is set aside for Administration costs and approximately 8% is set aside for HMIS. The remaining grant funds will be split between shelter activities, Homeless Prevention and Rapid Re-Housing activities, and Homeless Management Information Systems (HMIS) data entry activities.

Program Eligibility

To be eligible for ESG assistance, an ESG project must serve extremely low income households. These income categories are defined as those at or below 30% of the area median income.

Area Median Income (AMI) Levels:

Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	\$12,400	\$14,150	\$15,900	\$17,650	\$19,100	\$20,500	\$21,900	\$23,300

The following costs are listed as eligible under the ESG Program's interim rule:

STREET OUTREACH AND EMERGENCY SHELTER ACTIVITIES (Up to 60% of FISCAL YEAR 2012-2013 ESG allocation)

- **Street Outreach** – Essential Services assisting **unsheltered** homeless persons to meet emergency needs including:
 - Engagement
 - Case Management
 - Emergency Health Services (*if otherwise unavailable to the client*)
 - Emergency Mental Health Care (*if otherwise unavailable to the client*)
 - Transportation (*to and from another eligible Street Outreach service for both staff and clients, includes public transportation costs*)
 - Services for Special Populations (*homeless youth, victim services, persons living with HIV/AIDS provided the services are one of those listed above*)

- **Emergency Shelter**– Funds for facilities providing overnight shelter to homeless families and individuals including:
 - **Operational Costs**
 - **Renovation of Buildings used as emergency shelters for homeless**
 - **Assistance Required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA)**
 - **Essential Services**
 - Case Management
 - Child Care
 - Education Services
 - Employment Assistance and Job Skills Training
 - Outpatient Health Services
 - Legal Services
 - Life Skills Training
 - Mental Health Services (*if otherwise unavailable to the client*)
 - Substance Abuse Treatment Services (*if otherwise unavailable to the client*)
 - Transportation (*for client to and from medical care, employment, child care, or other eligible essential services, includes public transportation costs, or for staff for client home visits, for facility vehicle leasing costs when used specifically for transporting clients to and from medical care, employment, child care, or other eligible essential services*)
 - Services for Special Populations (*homeless youth, victim services, persons living with HIV/AIDS provided the services are one of those listed above*)

HOMELESS PREVENTION AND RAPID RE-HOUSING ACTIVITIES (No Cap)

- **Homeless Prevention** – Services that provide housing relocation and stabilization and short- and/or medium-term rental assistance necessary to prevent an individual or family who fits under the “at-risk of homelessness” definition from becoming homeless; including:
 - Housing Relocation and Stabilization Services
 - Financial Assistance Costs (*includes rental application fees, security deposits, last month’s rent, utility deposits, utility payments, moving costs, services costs*)
 - Housing Search and Placement (*staff time spent assisting clients in locating, obtaining and retaining housing*)
 - Housing Stability Case Management (*Staff time spent assessing, arranging, coordinating, and monitoring the client’s progress towards achieving housing stability*)
 - Mediation (*between the client and landlord*)

- Legal Services (*necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides*)
 - Credit Repair (*cannot be used to pay down client debt*)
 - Short-term Rental Assistance (*up to 3 months*)
 - Medium-term Rental Assistance (*4 – 24 months*)
 - Payment of Rental Arrears (*one-time payment for up to 6 months of rental arrears, including any applicable late fees*)
- **Rapid Re-Housing** – Services that provide housing relocation and stabilization and short- and/or medium-term rental assistance necessary to move an individual or family who fits under the “homeless” definition into permanent housing; including
 - Housing Relocation and Stabilization Services
 - Financial Assistance Costs (*includes rental application fees, security deposits, last month’s rent, utility deposits, utility payments, moving costs, services costs*)
 - Housing Search and Placement (*staff time spent assisting clients in locating, obtaining and retaining housing*)
 - Housing Stability Case Management (*Staff time spent assessing, arranging, coordinating, and monitoring the client’s progress towards achieving housing stability*)
 - Mediation (*between the client and landlord*)
 - Legal Services (*necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides*)
 - Credit Repair (*cannot be used to pay down client debt*)
 - Short-term Rental Assistance (*up to 3 months*)
 - Medium-term Rental Assistance (*4 – 24 months*)
 - Payment of Rental Arrears (*one-time payment for up to 6 months of rental arrears, including any applicable late fees*)
- **Homeless Management Information Systems (HMIS)** – Participation in HMIS is required. HMIS eligible expenses include:
 - Administering
 - Monitoring
 - Reporting
 - Training
 - Technical Support
 - Participation Fees/Software
- **Administration (Up to 7.5% of total ESG allocation)**

ESG Monitoring

Stanislaus County staff reviews quarterly ESG statistical tables, narratives, Request for Funds forms and budget printouts, which identify the total funds used/requested by each grantee during that reporting period. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by Stanislaus County staff for each grantee to ensure appropriate expenditure of funds (including match requirements). Monitoring will include on-site visits, review of records such as client files, financial records, and interviews with staff and project participants. On-site monitoring will include formal and advance notification of the visit; pre-visit preparation based on review of existing information, and clear conclusions and

recommendations provided to the grantee following the monitoring visit. As part of the ESG monitoring process invoices and accompanying receipts are reviewed for reimbursement eligibility. Once eligibility is confirmed, fifty percent (50%) of the costs related to the project are reimbursed. The sub-recipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-Federal sources.

Fiscal Year 2014-2015 ESG Programs

The following lists the funding recommendations based on final application scoring results for Fiscal Year 2014-2015. Final funding awards will be based off of the actual award amount received from HUD for Fiscal Year 2014-2015:

Stanislaus County

ESG Program Administration

\$10,793

ADMIN Funds - \$10,793

ESG Program administration will be conducted by Stanislaus County staff and will include enforcing grantee and sub-grantee compliance with programmatic regulations in terms of recordkeeping, reporting, and implementing the program in accordance with standard policies and procedures. ESG program administration funds will also be utilized for program development, monitoring, training and for the allocation of funds.

Children's Crisis Center

Oakdale Respite Shelter Program

\$20,000

Shelter Essential Services - \$20,000

This program provides shelter opportunities and specialized care for an impoverished population of high risk infant and toddlers from the communities of Oakdale, Waterford, Valley Home Hickman, Empire, and Hughson. This project will offer emergency shelter and protective care to children, age newborn to 17 years, who are victims of domestic violence, familial abuse, and/or homelessness. This target population will consist of infants and children from families living in low income households, experiencing numerous social and economic challenges, who have undergone traumas stemming from exposure to domestic violence, substance abuse, poverty, mental illness or homelessness. They are likely to be frightened, suffering poor hygiene and displaying indications of disrupted development. Without intervention, these vulnerable children face an increased risk for serious abuse, neglect, chronic illness, developmental delays, emotional disturbance, mental health afflictions and future academic failures. This project will employ specialized caregivers to tend to each young child's physical, emotional and therapeutic needs. Caregivers will have advanced education and training in early child development, disaster preparedness, and crisis intervention. Caregivers will focus on early intervention, and developmental advancement. Behavioral screenings, health exams, and developmental assessments will be facilitated and administered on-site through this project.

Community Housing and Shelter Services

Homeless Management Information System (HMIS)

\$15,000

HMIS - \$15,000

This project will involve HMIS data entry, running of HMIS reports, completing data analysis, providing training to other HMIS users and conducting outreach and engagement to encourage HMIS participation. This overall goal of this HMIS program is to improve HMIS data quality and participation and to create one new job within the Stanislaus Urban

County. This funding will also be used to purchase HMIS user licenses if necessary. The data technician placed in this position will rotate sites, performing data entry and other various HMIS tasks as needed.

HPRP Project**\$13,979**

Homeless Prevention Housing Relocation and Stabilization Services - \$3,979

Homeless Prevention Short-term Tenant-based Rental Assistance - \$10,000

Community Housing and Shelter Services (CHSS) will provide rental assistance and homeless prevention services aimed at helping families at imminent risk of losing their housing avoid eviction. Utilizing ESG funding, case managers work with families who are lacking resources and support networks and who are at high risk for becoming homeless to maintain and stabilize housing. All HPRP participants will be monitored by Case Managers who will determine family eligibility, assess housing barriers, develop a Housing Plan, offer rental assistance, provide life skills training, connect participants to potential employers, and track family progress towards goals outlined in their Housing Plan.

Santa Fe Project**\$25,725**

Shelter Essential Services - \$11,076

Shelter Operations - \$481

Rapid Re-housing Housing Relocation and Stabilization Services - \$3,634

Rapid Re-housing Short-term Tenant-based Rental Assistance - \$10,534

Community Housing and Shelter Services (CHSS) is leasing 8 units in a Migrant Camp in Empire, called Santa Fe House, from the Housing Authority of the County of Stanislaus, to allow Transitional Shelter for homeless families during the inclement winter months. In addition to shelter, this program will provide counseling and related public services that will assist the household in attaining permanent housing and new employment. After families exit Santa Fe House rental assistance will be provided as needed to assist the families to becoming stably housed. One of the main goals of the program is create pathways that lead to increased skills, wages and new job opportunities for low-income households participating in the program. The program intends to partner with the Alliance WorkNet to provide on the job training opportunities (OJT &/or Project YES) as the program participant's pursue permanent housing opportunities during the program stay.

The Salvation Army***Emergency Shelter****\$17,000**

Shelter Essential Services - \$17,000

The Salvation Army's Emergency Shelter is a cold-weather facility, offering emergency beds for homeless individuals who are unable to find shelter elsewhere. The facility provides up to 100 beds per night to homeless citizens throughout Stanislaus County. 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. The Emergency Shelter offers services to the un-served and underserved at-risk adults with preference to 1) ambulatory physically handicapped and/or 2) 50 years of age and older who is at greater risk being in the night elements, and are unable to access other shelter facilities that are not ADA compatible, and/or need night time machines for their health (i.e. breathing, etc.) and have an emergency need of shelter during the months the Winter Shelter is not in operation. Access to electric outlets is also available to these clients year round. Clients who show stability and a desire for a greater self-determination are eligible

to enroll in the Salvation Army's transitional living program, providing an opportunity to move closer towards obtaining permanent housing.

We Care

Emergency Cold Weather Shelter **\$12,000**
Emergency Shelter Operations - \$2,400
Emergency Shelter Essential Services - \$9,600

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, 2013 to March 31, 2014, 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.

Rapid Re-Housing Program **\$29,420**
Rapid Re-housing Housing Relocation and Stabilization Services - \$10,920
Rapid Re-housing Medium-term Tenant-based Rental Assistance - \$15,000
Rapid Re-housing Short-term Tenant-based Rental Assistance - \$3,500

The We Care Rapid Re-housing Program provides services for homeless individuals and families without children over the age of 18 who fall at or below 30% of the area median income. This project will assist 4 homeless individuals and families with housing search and placement, rental application fees, rental and utility assistance, rental and utility deposits, case management, referrals, and support services. Referrals to Alliance Worknet will be provided to unemployed or underemployed program participants. Project participants receive a housing plan created specifically to meet their individual housing needs and goals. A case manager meets with program participants at least once a month in their home to assess their housing plan progress. The goal of the program is to move individuals and families that are homeless through the transition into a permanent, sustainable, housing situation.

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 members of the Stanislaus 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, sewer lines and community facilities.

Funding for public improvements and facilities may come from a variety of resources that include, but are not limited to: CDBG, USDA Rural Development, state infrastructure bank, and regional water board.

Public Services

The Stanislaus Urban County has agreed to set aside approximately ten percent (10%) of its Fiscal Year 2014-2015 CDBG allocation, or \$187,410 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 Stanislaus Urban County anticipates receiving \$148,932 in ESG Program 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 13, 2013. Applications received were reviewed and scored by a committee consisting of a representative from each Stanislaus Urban County member, the Stanislaus County Chief Executive Office, and a representative from the Stanislaus County Continuum of Care (CoC). The recommendation for funding will be presented to the Board of Supervisors for approval on April 16, 2013 at a public hearing. The activities funded will further the goals and objectives of the CP.

Annual Allocations

The figures in the budget below are Fiscal Year 2014-2015 HUD CDBG projected allocations. Final allocation amounts will be adjusted once Fiscal Year 2014-2015 award amounts are released by HUD, which are expected to be available in April 2014.

Allocation amounts to each Urban County member and special activities (i.e. public services allocation) identified in this Action Plan will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. As such, respective Urban County member activities will be adjusted to match actual overall individual member allocation amounts. Per HUD's instruction (CPD Notice 13-010), this Annual Action plan will be submitted to HUD until FY 2014-2015 allocations are announced reflecting actual and final allocations, but no later than August 16, 2014. Planning staff will make the necessary budget adjustments to be submitted to HUD, and will be reflected in the Special Revenue Grants Fiscal Year 2014-2015 Proposed and Final Budgets.

Urban County Member	Activities	Administration	Total
Ceres	208,915	12,970	221,885
Hughson	104,490	12,970	117,460
Newman	118,659	12,970	131,629
Oakdale	130,925	12,970	143,895
Patterson	118,527	12,970	131,497
Waterford	108,820	12,970	121,790
Stanislaus County	521,534	272,000	793,534
Public Services	187,410		187,410
Fair Housing		25,000	\$25,000
Total	1,499,280	\$374,820	\$1,874,100

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 AAP will be implemented during this Fiscal Year 2014-2015. However, there may be some projects (e.g. extensive infrastructure) that may require funding from multiple years to complete the project. This is particularly the case now for most Urban County members as the State of California's elimination of Redevelopment Agencies, has forced the scale back on planned projects, or the stretching the projects over several phases to be carried out only with CDBG funds. 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 2014-2015

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

Stanislaus County

Stanislaus County-CDBG Program Administration

Stanislaus County will provide management and administration services to the Stanislaus Urban County program member. 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 (costs incurred in excess of ESG administration funds).

Stanislaus County Infrastructure Projects:

Empire Storm Drain Project

The Empire Storm Drain Project was initiated in Fiscal Year 2006-2007 as a Stanislaus County Redevelopment Agency (RDA) project with the intent to leverage CDBG funds and RDA resources (with RDA funds being the major funding source). This project was engineered and designed to build a "positive storm drain system" and as such, Phase 1A (the first phase of four phases) was completed in 2010, serving 80 parcels for approximately \$2.5 million utilizing both CDBG and RDA funds. With the State of California's elimination of redevelopment agencies in 2011, Stanislaus County was left facing an incomplete project, with three remaining phases at an estimated cost of approximately \$12.4 million.

Because of the substantial cost to complete the remaining phases of this project, coupled with the limited funding opportunities for storm drain projects, CDBG funds alone are not adequate to continue the project without the community of Empire's financial contribution through a County Service Area (CSA) that would allow Stanislaus County to secure a loan to finance the project. Throughout Fiscal Year 2013-2014, Stanislaus County has been exploring different options that would allow the delivery of the remainder of the Empire Storm Drain Project at the most reasonable cost to the community.

A potential source that Stanislaus County has identified is United States Department of Agriculture (USDA) Rural Development's Water and Waste Disposal Loan and Grant program. However, in order for Stanislaus County to secure USDA loan funds to fund the construction of this project, it must develop a method to repay the loan acquired. Staff has determined that the most feasible method is the formation of a County Service Area (CSA) in the Empire community. This would entail implementing a Proposition 218 ballot measure for Empire residents to vote for or against assessing themselves for the purposes of contributing toward the project costs and costs of ongoing operation and maintenance of the improvements.

Public Works and Planning and Community Development staff have conducted several CSA analyses to provide an approximation of the monthly assessment amount each property owner would be required to pay based on estimated project costs and available funding. According to these estimates, staff has determined that Empire property owners would be faced with an assessment amount of about \$120 per month.

In an effort to identify a lower-cost effort, staff is exploring the possible alternative of a lower-cost Low Impact Development (LID) swale storm water drainage system.

During Fiscal Year 2014-2015 Stanislaus County will continue analyzing options that would allow Stanislaus County to continue with the original project design as well as conduct LID project design studies and engineer's report to determine LID project feasibility and cost. As part of effort, staff will conduct public outreach/education of the alternative LID system and work with USDA and/or other agencies to identify and secure the funding resources necessary for implementation of either option. Staff will work on developing the Prop 218 ballot measures for CSA formation for both the positive and LID system options

Airport Sewer Project

The completion of the first Phase of the Parklawn Sewer Infrastructure Project took place in Fiscal Year 2013-2014 (fully funded with CDBG funds). Stanislaus County will construct the remaining phases of this project with the support from the California State Water Board during Fiscal Year 2014-2015. This will allow Stanislaus County to allocate Fiscal Year 2014-2015 CDBG funds to the next project ready for construction - the Airport Neighborhood Sewer Project.

The Airport Neighborhood is an unincorporated disadvantaged community on the southeast side of the City of Modesto with approximately four hundred eighty one residential (481) parcels that rely on septic tanks for treatment of sewage. The project is proposed in response to health and safety concerns associated with failing septic systems. The project scope will include the installation of a sewer system with approximately 23,000 linear feet of sewer main, a pump station (if necessary), and street overlays. The total cost of these improvements is approximately \$9.5 million. The system will allow for individual sewer connections and removal of existing septic systems and may provide an opportunity to connect commercial and industrial properties in the future. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system.

Engineering and design was completed in Fiscal Year 2012-2013 for this project. In November 2013, City of Modesto voters approved Measure M, thereby approving the extension of sewer services to the unincorporated portion of the Airport Neighborhood.

Fiscal Year 2014-2015 CDBG funds will be utilized to follow the same model used with the Parklawn Infrastructure Project. Funds will be used to install a sewer "trunk-line" along Kerr Avenue as an initial phase. The Kerr Trunk Line Project is proposing to connect into the existing City sewer system on Oregon Drive and running northerly to Page Court. The project will consist of trunk line, fly line and associated manholes and sewer laterals. The project cost estimate is \$825,000. Unlike the Parklawn project, this initial phase will be available for use once constructed and not dependent on future project phases.

The map below outlines the trunk line and fly construction area:



Throughout Fiscal Year 2014-2015, Stanislaus County will also work on pursuing State Water Board CSWRB funds to fund the remainder of the project.

Once the project is completely constructed, neighborhood residents will be responsible for hooking up their residential property into the main line. Residential hook-up costs may range from \$3,000 to \$5,000, depending on individual project scopes and whether the work is conducted by the property owner or a licensed contractor. Stanislaus County has identified state and federal resources that may assist eligible residents with the costs to connect to sewer via low interest loans.

Fair Housing Program

Stanislaus County will contract with Project Sentinel, a HUD certified fair housing agency, throughout the 2014-2015 Fiscal Year to carry out its Fair Housing Program. Funds will be used to provide fair housing information, housing counseling and tenant/landlord mediation services to residents of the Stanislaus Urban County. Project Sentinel provides housing advocacy to the Stanislaus Urban County's members through community forums, town-hall meetings, and housing fairs.

Economic Development

Stanislaus County developed an economic development program which was included as part of the Fiscal Year 2012-2013 CDBG Annual Action Plan (AAP) approved by the Board of Supervisors on April 17, 2012. The plan proposed to create a partnership between Stanislaus County and the Alliance Worknet that would result in a job creation program. While the program was developed in accordance with guidance provided by HUD, the Stanislaus Urban County's local HUD representative does not believe the program qualifies as an eligible activity. The program was subsequently put on hold throughout Fiscal Year 2012-2013 due to discussions with HUD regarding the eligibility of proposed activities. None of the allocated funds for the Economic Development program have been spent.

Stanislaus County is in the process of identifying potential Economic Development activities with the assistance of HUD approved technical assistance (TA) providers. In developing a viable Economic Development program, Stanislaus County must ensure that all CDBG Economic Development standards are met. Stanislaus County expects to have an Economic Development program up and running by the beginning of Fiscal Year 2014-2015.

Neighborhood Revitalization Strategy Areas (NRSAs)

The NRSA's for the Parklawn and Airport Neighborhoods, approved by HUD in December 2012, cover a five (5) year period (Fiscal Years 2012-2017) during which Stanislaus County staff proposed to engage local non-profits with experience in implementing Revitalization Strategy (RS) activities, including but not limited to experience with developing Community Development Based Organizations (CDBOs). The ultimate objective of the RS is to empower low-income residents through a targeted approach aimed at revitalizing the neighborhoods by investing resources that will improve/add housing stock, provide economic development opportunities through job creation, install needed infrastructure, and provide public services.

The following provides a comparison of the goals and actual achievements for the first two years (2012-2014) as well as the goals for Fiscal Year 2014-2015 for the Airport and Parklawn NRSA:

AFFORDABLE HOUSING PRODUCTION/RETENTION

Goal: Major Rehabilitation and/or Unit Replacement

- 4 Units – Below 50% AMI
- 4 Units – Below 80% AMI

Actual achieved: Stanislaus County has acquired two vacant lots in the Parklawn Neighborhood. Stanislaus County will build affordable housing units for low-income families utilizing NSP Program funds. One unit was acquired in the Airport Neighborhood and will be rehabilitated and sold to a low income first time home buyer.

Fiscal Year 2014-2015 Goal: Major Rehabilitation and/or Unit Replacement

- 4 Units – Below 80% AMI

JOB CREATION

Goal: Job placement for low-income Airport and Parklawn residents

- 8 Jobs – 51% Below 80% AMI (One position will serve as the CBDO liaison between the community and County government)

Actual achieved: No job placement has occurred due to the Economic Development Program still being under construction. The approved NRSAs included funding for a staff a coordinator position that was to undertake the task of identifying and developing CDBOs within the Airport and Parklawn Neighborhoods. However, after beginning the implementation of the year one (1) goal of the NRSAs, County staff determined that this position would be most appropriate for current County staff who already have a working knowledge of what is involved in the certification of a CBDO. Throughout year two (2), County staff acted as a liaison between residents within the target communities, government agencies, and other RS participants to develop a non-profit organization that will become a CBDO in the Airport and Parklawn neighborhoods. County staff also coordinated these efforts with local community groups such as the Municipal Advisory

Council (MAC), neighborhood associations within these target areas, the City of Modesto Community Development staff, and HUD staff.

Fiscal Year 2014-2015 Goal: Airport and Parklawn residents will be provided job placement assistance through case management staff from Healthy Start FRC and the Ceres Partnership for Healthy Children through Fiscal Year 2014-2015 CDBG Public Services funds. The goal is to place four (4) unemployed Airport or Parklawn residents into jobs. Additional job placement is anticipated to take place after the Economic Development program is finalized and begins implementation.

INFRASTRUCTURE

Goal:

- Complete Planning, Engineering, and Design for the Sewer Infrastructure Projects
- Complete the construction of sewer main line infrastructure project for the Parklawn Neighborhood.
- Airport Neighborhood Measure M vote on ballot. The City of Modesto's Citizens Advisory Growth Management Act of 1995 (commonly known as "Measure M") requires an advisory election as provided by California Elections Code section 9603, before the city council approves, authorizes, or appropriates funds for extension of sewer services.

Actual achieved: Planning, engineering, and design for both Airport and Parklawn Sewer projects was completed in October 2012. Stanislaus County completed Phase I construction of the Parklawn Sewer Infrastructure Project on June 2013. Phase I was completely funded with CDBG funds. In November 2013, City of Modesto voters approved Measure M, thereby approving the extension of sewer services to the unincorporated portion of the Airport Neighborhood.

Fiscal Year 2014-2015 Goal: Stanislaus County is currently in the final stages in securing a 100% loan forgiveness via the State of California Water Resources Control Board's Clean Water State Revolving Fund (CWSRF) to entirely fund the construction of the remaining phases of the project. Final funding agreements are anticipated to be executed by the end of the current fiscal year. Stanislaus County expects to construct the remainder of this project in Fiscal Year 2014-2015.

Stanislaus County will use Fiscal Year 2014-2015 CDBG funds to finance a first phase of the Airport Neighborhood Sewer Project.

Public Services

Goal:

- Secure a non-profit to provide for the development of a Community Based Development Organization (CBDO)
- Job education training (workforce development).
- Provide rapid rehousing services.
- Secure a non-profit to provide senior services.
- Secure a non-profit to provide at risk youth services/programs

Actual achieved: Due to the complexity of identifying and certifying a CBDO, Goal 2.4 of the NRSA which is to enhance existing, and introduce new, public services that will allow the Airport and Parklawn Neighborhoods to realize the dream of a stable environment, will be addressed in Fiscal Year 2014-2015 through the implementation of public service programs (not to exceed the 15% public service cap limit for Fiscal Year 13-14). Urban County staff worked with community members from both neighborhoods throughout the year to continue to explore the possibility of the formation of a Community Based Development Organization

(CBDO). However the capacity required for becoming a CBDO exceeds that which is currently present in any of the existing neighborhood organizations.

Fiscal Year 2014-2015 Goal: Staff will continue to work with members of both communities to explore this further throughout the 2014-2015 Fiscal Year. The following provides a summary of their public service projects to be provided in the Airport and Parklawn Neighborhoods throughout the next fiscal year:

Orville Wright Elementary

Airport Neighborhood Healthy Start FRC* **\$10,000*

This Family Resource Center provides supportive services for low-income at-risk children/youth and their families in the unincorporated portions of the Airport Neighborhood. Case managers work with Orville Wright Elementary School students and their families to provide access and referrals to needed resources revolving around issues such as crisis intervention, job and education training, food insecurity, access to transportation, crime prevention, health insurance enrollment assistance, or mental health services.

Parent Resource Center

Airport Neighborhood Partnership* **\$10,000*

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.

Center for Human Services

Ceres Partnership for Healthy Children* **\$20,000*

CHS through their Ceres Partnership for Healthy Children (CPHC) Program will provide case management services, job search and placement assistance and recreational scholarships to low-income families residing in the Parklawn neighborhood.

Stanislaus County-CDBG Program Income

Stanislaus County does not generate program income, but receives loan repayments periodically that were originally loaned with CDBG funds to low-income individuals via the respective housing rehabilitation or down payment assistance programs. These funds are deposited into the respective program revolving loan fund (reuse accounts) and serve to increase the unallocated fund balance available for re-distribution to Stanislaus County's down payment assistance and rehabilitation programs.

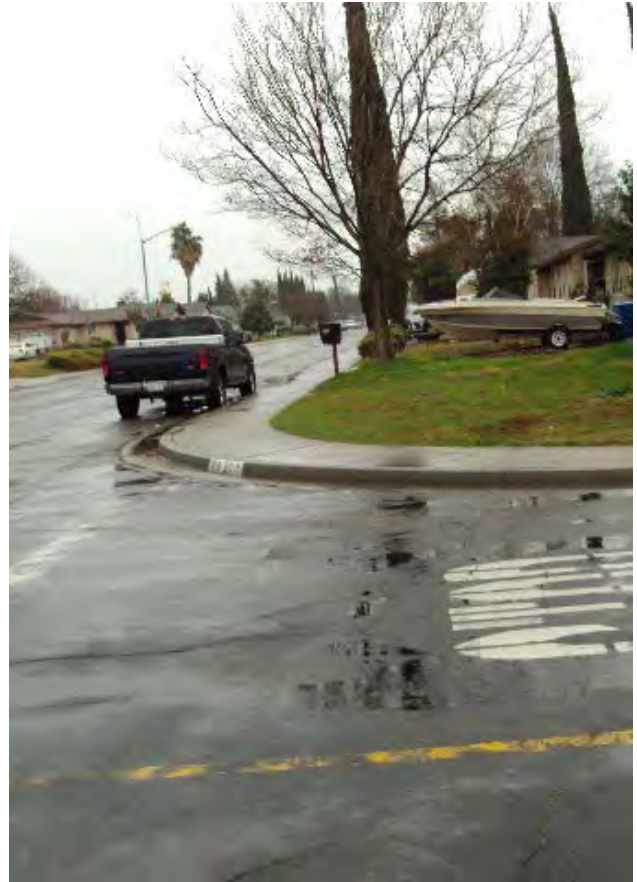
City of Ceres

Project Administration

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

ADA Infill Infrastructure Project (Morrow Tract/San Ramon Estates #2/ Palm Estates)

The City of Ceres will install ADA compliant handicap ramps in the Morrow Tract, San Ramon Estates #2 and Palm Estates areas. A majority of these areas have no handicap ramps. In areas where they do exist, the ramps are very old and do not meet current ADA requirements. The project will result in the installation of approximately 60 ADA compliant ramps with minor sidewalk repairs where needed and required.



Photos reflect Thomas Street in need of storm drain improvements to address flooding issues.

City of Hughson

Project Administration

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

The City of Hughson is limited as to conducting Low-Moderate Area (LMA) based activities/projects due to 2010 census data. The 2010 Census data shows many areas of the City not meeting LMA requirements. The data does not reflect the conditions in many of these incorporated residential areas of the City of Hughson that lack basic infrastructure, resulting in obvious blight.

In Fiscal Year 2013-2014, Stanislaus County submitted a survey method tool to the local HUD field office to conduct door-to-door surveys of two project areas. The tool was approved in January 2014 with minor adjustments. The survey results will provide the information necessary to determine CDBG LMA project eligibility. If determined eligible the City of Hughson will undertake the following projects:

Hughson Avenue Sidewalk Infill Project:

The Hughson Avenue Sidewalk Infill project is located within an area that does not meet LMA requirements for CDBG activities according to 2010 Census data. This is an area proposed to be surveyed under the pending survey format. The project will include sidewalk infill, curb, gutter, an ADA ramp and storm drainage improvements. Street paving will be constructed as necessary.



Photos reflect the Hughson Avenue Sidewalk Infill project area in need of curb, gutter, storm drain, sidewalk, ADA ramp and incidental street repaving.

Fox Road Sidewalk Infill Project

The Fox Road Sidewalk Infill project is also located within an area that does not meet LMA requirements for CDBG activities and is also an area proposed to be surveyed under the pending survey format. The project will include the infill of missing sidewalk sections and install storm drainage improvements as necessary. The project will be located on the south side of Fox Road between Tully Road and Charles Street.



City of Newman

Project Administration

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

Water Line Infrastructure Project – Phase II Construction (3 phase project)

The City of Newman will begin construction of its Water Line Infrastructure Project in Fiscal Year 2014-2015. The project will replace existing water lines and outdated hydrants in various sections of the CDBG eligible project area. Current lines and hydrants are non-compliant and pose a potential health and safety issue. Phase III will consist of the final phase of construction of said improvements.

Inyo Avenue Infrastructure Project (Engineering)

The City of Newman will also undertake a new infrastructure project consisting of the infill installation and repair of curb, gutter and sidewalk and street repair and overlay for a street within its CDBG eligible area. The project will be on the north side of Inyo Avenue, from P Street to Merced Street. This phase of the project will provide engineering of the project.



City of Oakdale

Project Administration

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

Davitt Avenue Infrastructure Project – Phase II

The City of Oakdale will continue construction of the Davitt Avenue Phase II project. Due to higher project costs that anticipated, the City of Oakdale was forced to split the project into several phases. Phase II was been split into two parts. The first part has been completed using Fiscal Year 2013-2014 funds. The next part of Phase II will be funded using Fiscal Year 2014-2015 funds. The construction will consist of water and sewer line replacement and installation of curb, gutter and sidewalks along Davitt Road from West J Street to the north and ends at the Burlington Northern Santa Fe Railroad right-of-way to the south.



Photos reflect antiquated infrastructure in need of replacement or improvements along Davitt Avenue (Work to include underground water and sewer line replacement).

City of Patterson

Project Administration

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

Fifth Street Infrastructure Project

In Fiscal Year 2014-2015, the City of Patterson will begin construction on the first phase of the 5th Street Infrastructure Project. Depending on funding availability and project cost, this project may need to be further phased. The project will consist of water main replacement of water main and installation of curb, gutter, storm drain, sidewalks, and street repaving. The project is located on 5th Street and is bounded by E Street to the north and C Street Sperry Avenue to the south, and is part of the greater Downtown Infrastructure Improvements Project.



Photos reflect the Fifth Street project area in need of curb, gutter, storm drain, sidewalk, ADA ramps repair or installation and incidental street repaving. (Work to include underground water line replacement).

City of Waterford

Project Administration

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

La Gallina Avenue Infrastructure Project

The City of Waterford will begin the first construction phase of the La Gallina Avenue Infrastructure project for Fiscal Year 2014-2015. The project has experienced delays over the past fiscal year as the City of Waterford has been working with the Modesto Irrigation District (MID) to strategize a relocation plan for utility poles located in the project area.

The project will include installation of curb, gutter, sidewalk, ADA accessible ramps, and storm drain, infrastructure improvements along La Gallina Avenue from F Street on the West to C Street on the east. This will be a multi-phased project due to the loss of redevelopment funds and the extensive work required to complete the project.



Photos reflect the La Gallina Avenue Infrastructure project area in need of curb, gutter, storm drain, and sidewalk.

Workforce/Economic Development Program

The City of Waterford will continue its Economic Development Program created with Fiscal Year 2012-2013 funds. The program provides grants to local businesses to assist with operating capital (including license and permitting fees) as well as to assist with rehabilitation of internal or external leased space or owner occupied businesses.

The program requires the creation of jobs by the business in order to meet the CDBG Public Benefit requirement. Under this requirement the business must create a full-time equivalent (FTE) job for each \$35,000 in CDBG assistance provided. Part-time staff may be combined to make up one FTE.

This program is approximately 70% complete.

CDBG Public Service Grant Program

CDBG Public Service Program Overview

The CDBG Stanislaus Urban County Public Service Grant Program will distribute approximately \$187,410 to eligible non-profits and agencies for public service programs throughout the participating jurisdictions of the Stanislaus Urban County. To be eligible for CDBG funds, a project must first meet one of the three National Objectives of the CDBG 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 Stanislaus Urban County residents.

Applications for funding were released on November 13, 2013 and were due December 13, 2013. Submitted applications were reviewed and scored by a team consisting of a representative from each Stanislaus Urban County member, the Stanislaus County Chief Executive Office, and a representative from the Stanislaus County Continuum of Care (CoC). This year's grant applicants presented their proposals to the grant review team on January 15 and/or January 16, 2014.

Public Service Program Grantees

The following is a summary of the public service programs, who after going through a competitive grant application process, have been recommended for Fiscal Year 2014-2015 CDBG Public Services funding (final recommendations are subject to final HUD grant allocations):

American Red Cross

Emergency Response Shelter Services

\$9,072

The Emergency Response Shelter Services Program supports clients after a household fire or other justifiable unexpected event that makes a home uninhabitable (tree, vehicle collision, etc.). CDBG funding will help to insure that very low, low and moderately low-income households within the Stanislaus Urban County's targeted communities have access to safe emergency motel shelter. Additional services include individualized case assessment to determine level of service needed, which include access to food, clothing and community resource contacts, referrals, recovery/relocation plans, emotional support systems and follow-up. This program provides immediate on-scene response and recovery case management and resource access.

Court Appointed Special Advocates (CASA)

Direct Services

\$9,150

CASA connects youth in foster care with case managers who advocate for them throughout their time in the foster care system. At-risk youth in the foster care system are referred to CASA by the Stanislaus County Superior Court to provide advocacy services for children in dependency. The advocate works with everyone involved and makes independent, informed recommendations on the child's behalf directly to the Judge who makes all orders regarding the case. The dedication of CASA volunteers allows judges to ensure successful outcomes for children. For many abused children, their CASA volunteer will be the one constant adult presence in their lives. Independent research has demonstrated that children with a CASA volunteer are substantially less likely to spend time in long-term foster care and less likely to reenter care.

Center for Human Services

Ceres Partnership for Healthy Children

\$15,000

CHS in partnership with Ceres Partnership for Healthy Children (CPHC) will provide emergency assistance (food, clothing, utility assistance, baby supplies, transportation vouchers, hygiene needs) to low-income families from the Ceres area through their Concrete Support in Times of Need Program. 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, or self-referred. Families will receive a Family Development Assessment to determine need and to help with future family goal planning. Families that are in need of emergency assistance would work with a Family Advocate to access other programs such as housing assistance, Cal Fresh, Temporary Assistance for Needy Families, WIC and other community programs.

Oakdale Family Resource Center

\$14,000

CHS will assist residents and families from Oakdale, Valley Home and Knights Ferry who need assistance with utility bills, food, clothing, temporary shelter and mental health or alcohol and drug counseling services through their Crisis Support program at the Oakdale Family Resource Center (FRC). A Family Advocate will provide strength-based assessments, an empowerment plan with goals, resource and referrals and other needed services. The goal is to increase each resident's capacity to become a healthy and productive member of the Eastside community by providing concrete support for basic and emergency needs.

Westside Family Resource Center

\$14,000

The Patterson and Newman Family Resource Centers will provide brief case management and crisis intervention, utility assistance, emergency food, and resource and referral services for low-income families in need residing on the Westside of the County. Families and individuals that are in need of utility assistance must work with a case manager to complete a three session Budget and Financial Planning Training in order to receive the utility assistances. Families and individuals in need of emergency food can receive a one-time emergency food bag and would be referred to our nutrition classes to help address any future emergency food needs. CHS will work with community partners on the Westside to maximize the number and depth of resources provided to the homeless or low income residents seeking services and support.

Children's Crisis Center

Ceres Respite Shelter Program

\$15,000

This program, located at a new site in the city of Ceres, provides emergency respite day-time and overnight shelter, and specialized care to young children, age newborn to 6 years, who have undergone traumas stemming from exposure to domestic violence, substance abuse, poverty, mental illness or homelessness. They are likely to be frightened, suffering poor hygiene and displaying disrupted development. Without intervention, they face an increased risk for further abuse, chronic illness, developmental delays, emotional disturbance, mental health afflictions and future academic failures. This project will employ specialized caregivers to tend to each child's physical, emotional and therapeutic needs. These caregivers will have been educated and trained in early child development, disaster preparedness, and crisis intervention. Caregivers will focus on early intervention, and developmental advancement. Behavioral screenings, health exams, and developmental assessments will be facilitated and administered on-site through this project.

Healthy Aging

Young at Heart Program

\$16,000

The "Young at Heart" Program provides strength training and exercise, fall prevention, and health education outreach to seniors 62 and over in the cities of Oakdale, Waterford, Hughson, Ceres, Grayson/Westley, Patterson and Newman. The classes are provided two to three times a week in the above listed cities. Health Education and Outreach will also be provided to other unincorporated areas within Stanislaus County. The programs are designed to improve the prevention, early intervention, treatment and management of chronic conditions by providing community-based health and wellness resources for Stanislaus County's low-income and at-risk seniors and disabled individuals at no cost. The classes are available in multiple neighborhoods throughout the county to reduce the barriers to participation by seniors who do not have access to transportation.

Howard Training Center

Senior Meals Program

\$14,000

The Senior Meal Program provides fresh hot or frozen meals, Monday through Friday, to Seniors 62 years and older residing within eligible Stanislaus Urban County areas. For seniors who are not able to leave their home due to emotional or health problems a meal is delivered to their door. Congregate Meal Sites are available in seven Urban County locations: Oakdale, Newman, Hughson, Patterson, Ceres, Waterford, and Westley-Grayson. The Congregate Meal Sites offer a nutritious hot meal, socialization, and opportunities to remain engaged in the community. The Senior Meal Program targets seniors in the following categories: low income, ethnic minority, frail elderly and individuals with disabilities, and rural and otherwise isolated individuals. Meals provided to seniors help them remain healthy, regain health after an illness/injury, and facilitate them being able to remain independent. Each meal provides 1/3rd the daily nutritional requirements for a senior. The Programs help seniors extend their food budget, while receiving a well-balanced meal. Nutritional education is provided at least four times each year to help seniors implement strategies to address health problems and remain healthy.

The Salvation Army

Child Development Program

\$14,000

The Salvation Army Child Development Center in Modesto provides early childhood education and care for at-risk low-income children ages 2 – 6 years of age. The program can serve up to 60 children per day and operates year-round from 6:45 am TO 5:30 pm Monday thru Friday. Children are guided through group and individual learning. Indoor and outdoor activities help the children to develop physically, emotionally, academically, and socially.

Salvation Army Red Shield

Tutoring & Mentoring Program

\$19,812

This program offers low-income children attending the Red Shield's Youth Center, located in South Modesto, additional help with their homework. Each student enrolled in the program receives an assessment so focus can be brought to the areas where each student needs the most assistance. In the case where no homework is given, the children work on level appropriate packets of work that have been prepared by a licensed teacher. The tutoring center also offers students participating in the program access to books in the library, and to computers in the computer lab.

Second Harvest Food Bank

Food Assistance Program

\$12,400

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.

Food 4 Thought Program

\$18,000

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, this program 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 along with recipes for parents.

We Care

Emergency Cold Weather Shelter

\$15,976

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, 2013 to March 31, 2014, 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.

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.

Providing Decent Housing

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

Neighborhood Stabilization Program (NSP)

The Stanislaus Urban County will continue the implementation of the NSP to increase affordable housing stock within Stanislaus County. This program is designed to acquire foreclosed properties within the Stanislaus 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.

In Fiscal Year 2014-2015, Stanislaus County will develop a program that will allow Stanislaus County to use NSP Program Income to fund the removal of blighted, dangerous buildings in NSP target areas. NSP staff will be working with Stanislaus County's Building

Division staff to remove buildings that have been identified as blighted and a nuisance to NSP target areas. This activity is eligible under NSP eligible use D, demolition of blighted structures. This activity will be added to the Stanislaus Urban County NSP 1 and NSP 3 Action Plans through a substantial amendment to each plan. The substantial amendments will be processed independently of this Annual Action Plan.

Community Development Block Grant - Recovery (CDBG-R)

In Fiscal Year 2009-2010, Stanislaus County was awarded \$669,134 in CDBG-R 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 were 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 NSP acquired units with solar systems and other related energy efficiency improvements. These improvements have assisted 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 were retrofitted with energy efficiency weatherization improvements and a total of twenty-seven (27) units have also been retrofitted with photovoltaic solar systems.

In Fiscal Year 2012-2013, Stanislaus County resumed the program expending 100% of program funds. The program generated revolving loan funds which will be used for the same activity until all funds are exhausted. The program has generated over \$100,000 in revolving loan fund program income. This program will continue to contribute to the efforts of Stanislaus County to increase decent and affordable housing stock within Stanislaus County.

Emergency Solutions Grant Program

Through the ESG Program, Stanislaus Urban County residents facing short-term financial crisis are able to seek assistance through agencies such as Community Housing and Shelter Services, the Children's Crisis Center, and We Care, who provide rental assistance in combination with intensive case management to homeless persons and families or to prevent people in jeopardy of becoming homeless. Case managers work with ESG participants to overcome barriers to permanent housing by providing financial management training, job and housing search assistance, and service referrals. 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 Worknet) 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.

- Stanislaus 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 Stanislaus 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.
- Stanislaus County CDBG funded public services providers refer clients to 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 Stanislaus Urban County will continue to partner with the Alliance Worknet and MJC in the creation and provision of programs that provide training and employment opportunities for low and moderate income individuals such as the 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. This organization 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 HEARING

NOTICE IS HEREBY GIVEN that on April 8, 2014 at 9:05 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to conduct a public hearing to consider:

1. Approval of the Annual Action Plan FY 2014-2015

At this hearing, the following information shall be discussed: (1) Comments received from interested persons and agencies during the 30-day review period relating to the Annual Action Plan FY 2014-2015; (2) Projects to be undertaken during FY 2014-2015; (3) Grant awards to non-profit agencies.

INTRODUCTION: The Annual Action Plan FY 2014-2015 outlines the goals and objectives for utilizing CDBG, ESG and HOME funds to assist low income households and persons in the areas of housing, associated infrastructure, economic development, and homeless services.

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

For FY 2014-2015, the Urban County will spend respective fiscal year allocated funds on the following activities:

- Facilitate the construction of public infrastructure.
- Assist in the construction or rehabilitation of public facilities.
- Provide program administration.
- Assist public service agencies.
- Provide fair housing services.
- Provide program delivery costs.
- Economic Development Activities
- First Time Home Buyer Program
- Owner-Occupied Housing Rehabilitation

PLAN PREPARATION AND PROCESS: The preparation of the Draft Annual Action Plan FY 2014-2015 utilized consultation and coordination among various government agencies, private groups (for- and non-profit) and individuals. Relationships with these resource providers consisted of both written contacts and face-to-face meetings, both public and informal. Most important among them were the meetings with the Stanislaus Urban County partners and the input from the membership of the Stanislaus County Housing and Support Services Collaborative.

The Draft Annual Action Plan FY 2014-2015 is released for a 30-day public review to solicit input from the public with formal adoption by the Board of Supervisors on April 8, 2014.

CITIZEN PARTICIPATION: Public participation in the Annual Action Plan FY 2014-2015 preparation process included several public comment meetings held at various locations and times throughout the Stanislaus Urban County jurisdictions. Input is sought from citizens and local service agencies on the needs of the unincorporated areas of Stanislaus County, as well as the cities of the Urban County.

CONCLUSION: The CDBG, ESG, and HOME Entitlement Programs are 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 Annual Action Plan FY 2014-2015 please call 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 8:30 a.m. and 4:30 p.m., Monday through Friday.

A copy of the Draft Annual Action Plan FY 2014-2015 will be available for review between March 4, 2014 and April 8, 2014 at the Planning Departments of each member of the Urban County and online at <http://www.stancounty.com/planning/cdbg/cdbg.shtm>

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

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: March 4, 2014

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

BY: 
Elizabeth A. King, Assistant Clerk

AVISO DE AUDICION PÚBLICA

SE DA AVISO POR ESTE MEDIO que en el día 8 de abril del 2014 a las 9:05 a.m., o lo más temprano de allí en adelante en que se escuche el asunto, la mesa directiva del Condado de Stanislaus se reunirá en el despacho de juntas públicas en el 1010 10th Street, Modesto, CA para conducir una audición publica y considerar lo siguiente:

1. La aprobación del Plan de Acción Anual del año fiscal 2014-2015 el cual incluye el reparto de fondos bajo el Programa de Becas Directas proveídas por el Departamento de Viviendas y Desarrollo Urbano, conocido como Housing and Urban Development (HUD). El reparto de becas incluye fondos de los siguientes programas: Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), y Subsidios para Refugios de Emergencia (ESG);

En esta audición, la siguiente información será discutida: (1) Comentarios recibidos de personas y agencias interesadas durante el periodo de revisión de 30 días en relación al Plan de Acción Anual del año fiscal 2014-2015; (2) Los proyectos que se llevaran a cabo durante el siguiente año fiscal 2014-2015; (3) La otorgación de becas para agencias no lucrativas; (4) contratos requeridos entre el Condado de Stanislaus y miembros del consorcio (Ceres, Hughson, Newman, Oakdale, Patterson, y Waterford) y contratistas respectivos.

INTRODUCCION – El Plan de Acción Anual describe las metas y pólizas para el uso de fondos de CDBG, ESG, y HOME para asistir familias y personas de bajos recursos en las áreas de viviendas, infraestructura asociada, desarrollo económico, y servicios a personas/familias desamparadas.

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

Durante el Año Fiscal 2014-2015, el Consorcio gastara nuevos fondos en las siguientes actividades:

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

PREPARACION Y PROCESO DE EL PLAN - La preparación del Plan de Acción Anual del año 2014-2015 utilizo consultación y coordinación entre varias agencias gubernamentales, grupos privados, y personas individuales. Relaciones con estos proveedores de servicios consistió de comunicaciones en escrito y juntas cara a cara. Dentro de las más importantes fueron las juntas con los miembros del Consorcio y la participación de los miembros del Colaborativo de Viviendas y Servicios del Condado de Stanislaus (conocido como Stanislaus County Housing and Support Services Collaborative).

La versión preliminar del Plan de Acción Anual 2014-2015 será disponible por un periodo de 30 días el 4 de marzo del 2014 para solicitar comentarios del público, seguido por la adopción formal de la mesa directiva del Condado de Stanislaus el 8 de abril del 2014.

PARITCIPACION DE LA COMUNIDAD – Participación pública en el proceso del Plan de Acción Anual 2014-2015 incluirá varias juntas públicas llevadas a cabo en varias localidades y horarios dentro de las áreas del Consorcio. La participación de la comunidad será buscada referente a las necesidades de las áreas no-incorporadas del Condado de Stanislaus, al igual de las ciudades que forman parte del Consorcio.

CONCLUSION – Los programas de CDBG, ESG y HOME dan la oportunidad de dirigir y responder a las necesidades y desafíos enfrentados en cada comunidad por los miembros del Consorcio. Si algún miembro del público tiene alguna pregunta referente al Plan de Plan de Acción Anual 2014-2015, deberá comunicarse con Juan González al (209) 525-6330, o visitar el Departamento de Planos & Desarrollo Comunitario del Condado de Stanislaus en el 1010 10th Street, Suite 3400, Modesto, CA entre las horas de 8:30 am y 4:30 pm, de Lunes a Viernes.

Copia de la versión preliminar del Plan de Acción Anual 2014-2015 serán disponibles para reviso público entre el 4 de marzo y el 8 de abril del 2014 en los departamentos de Planning en cada ciudad que forma parte del Consorcio y en el internet: www.stancounty.com/planning/cdbg/cdbg.shtm.

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

POR LA ORDEN DE LA MESA DIRECTIVA

FECHA: 4 de marzo del 2014

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

BY:


Elizabeth A. King, Assistant Clerk

BOARD OF SUPERVISORS

EXECUTIVE OFFICE

2014 MAR 14 A 10:15

2014 MAR 14 A 10:12

**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 entitled matter. I am a printer and principal clerk of the publisher of **THE MODESTO BEE**, which 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**. The notice of which the annexed is a printed copy has been published in each issue thereof on the following dates, to wit:

MARCH 9, 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at **MODESTO**, California on

MARCH 9, 2014



(Signature)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on April 8, 2014 at 9:05 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to conduct a public hearing to consider:

1. Approval of the Annual Action Plan FY 2014-2015

At this hearing, the following information shall be discussed:

(1) Comments received from interested persons and agencies during the 30-day review period relating to the Annual Action Plan FY 2014-2015; (2) Projects to be undertaken during FY 2014-2015; (3) Grant awards to non-profit agencies.

INTRODUCTION: The Annual Action Plan FY 2014-2015 outlines the goals and objectives for utilizing CDBG, ESG and HOME funds to assist low income households and persons in the areas of housing, associated infrastructure, economic development, and homeless services.

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

For FY 2014-2015, the Urban County will spend respective fiscal year allocated funds on the following activities:

- Facilitate the construction of public infrastructure
- Assist in the construction or rehabilitation of public facilities
- Provide program administration
- Assist public service agencies
- Provide fair housing services
- Provide program delivery costs
- Economic Development Activities
- First Time Home Buyer Program
- Owner-Occupied Housing Rehabilitation

PLAN PREPARATION AND PROCESS: The preparation of the Draft Annual Action Plan FY 2014-2015 utilized consultation and coordination among various government agencies, private groups (for- and non-profit) and individuals. Relationships with these resource providers consisted of both written contacts and face-to-face meetings, both public and informal. Most important among them were the meetings with the Stanislaus Urban County partners and the input from the membership of the Stanislaus County Housing and Support Services Collaborative.

The Draft Annual Action Plan FY 2014-2015 is released for a 30-day public review to solicit input from the public with formal adoption by the Board of Supervisors on April 8, 2014.

CITIZEN PARTICIPATION: Public participation in the Annual Action Plan FY 2014-2015 preparation process included several public comment meetings held at various locations and times throughout the Stanislaus Urban County jurisdictions. Input is sought from citizens and local service agencies on the needs of the unincorporated areas of Stanislaus County, as well as the cities of the Urban County.

CONCLUSION: The CDBG, ESG, and HOME Entitlement Programs are 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 Annual Action Plan FY 2014-2015 please call 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 8:30 a.m. and 4:30 p.m., Monday through Friday.

A copy of the Draft Annual Action Plan FY 2014-2015 will be available for review between March 4, 2014 and April 8, 2014 at the Planning Departments of each member of the Urban County and online at <http://www.stancounty.com/planning/cdbg/cdbg.shtm>

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Interested persons may also submit written comments to Stanislaus County regarding the program to Angela Freitas of the Stanislaus County Department of Planning and Community Development at the above-referenced address or call (209) 525-6330. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: March 4, 2014. ATTEST: Christine Ferraro Tallman, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Asst. Clerk.

AVISO DE AUDICION PUBLICA

SE DA AVISO POR ESTE MEDIO que en el día 8 de abril del 2014 a las 9:05 a.m., o lo mas temprano de allí en adelante en que se escuche el asunto, la mesa directiva del Condado de Stanislaus se reunira en el despacho de juntas publicas en el 1010 10th Street, Modesto, CA para conducir una audicion publica y considerar lo siguiente:

1. La aprobacion del Plan de Accion Anual del ano fiscal 2014-2015 el cual incluye el reparto de fondos bajo el Programa de Becas Directas proveidas por el Departamento de Viviendas y Desarrollo Urbano, conocido como Housing and Urban Development (HUD). El reparto de becas incluye fondos de los siguientes programas: Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), y Subsidios para Refugios de Emergencia (ESG);

En esta audicion, la siguiente informacion sera discutida: (1) Comentarios recibidos de personas y agencias interesadas durante el periodo de revision de 30 dias en relacion al Plan de Accion Anual del ano fiscal 2014-2015; (2) Los proyectos que se llevaran a cabo durante el siguiente ano fiscal 2014-2015; (3) La otorgacion de becas para agencias no lucrativas; (4) contratos requeridos entre el Condado de Stanislaus y miembros del consorcio (Ceres, Hughson, Newman, Oakdale, Patterson, y Waterford) y contratistas respectivos.

INTRODUCCION: El Plan de Accion Anual describe las metas y polizas para el uso de fondos de CDBG, ESG, y HOME para asistir familias y personas de bajos recursos en las areas de viviendas, infraestructura asociada, desarrollo economico, y servicios a personas/familias desamparadas.

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

Durante el Ano Fiscal 2014-2015, el Consorcio gastara nuevos fondos en las siguientes actividades:-Facilitar la construccion de infraestructura publica.

-Asistir con la construccion o rehabilitacion de instalaciones publicas.

-Proveer administracion del programa.

-Asistir las agencias de servicios publicos.

-Proveer servicios de vivienda justa

-Proveer costos relacionados a la administracion de proyectos.

-Actividades para desarrollo economico y labor

-Programa de primeros compradores de casa

-Programa de rehabilitacion de viviendas

PREPARACION Y PROCESO DE EL PLAN: La preparacion del Plan de Accion Anual del ano 2014-2015 utilizo consultacion y coordinacion entre varias agencias gubernamentales, grupos privados, y personas individuales. Relaciones con estos proveedores de servicios consistio de comunicaciones en escrito y juntas cara a cara. Dentro de las mas importantes fueron las juntas con los miembros del Consorcio y la participacion de los miembros del Colaborativo de Viviendas y Servicios del Condado de Stanislaus (conocido como Stanislaus County Housing and Support Services Collaborative).

La version preliminar del Plan de Accion Anual 2014-2015 sera disponible por un periodo de 30 dias el 4 de marzo del 2014 para solicitar comentarios del publico, seguido por la adopcion formal de la mesa directiva del Condado de Stanislaus el 8 de abril del 2014.

PARTICIPACION DE LA COMUNIDAD: Participacion publica en el proceso del Plan de Accion Anual 2014-2015 incluire varias juntas publicas llevadas a cabo en varias localidades y horarios dentro de las areas del Consorcio. La participacion de la comunidad sera buscada referente a las necesidades de las areas no-incorporadas del Condado de Stanislaus, al igual de las ciudades que forman parte del Consorcio.

CONCLUSION: Los programas de CDBG, ESG y HOME dan la oportunidad de dirigir y responder a las necesidades y desafios enfrentados en cada comunidad por los miembros del Consorcio. Si algun miembro del publico tiene alguna pregunta referente al Plan de Plan de Accion Anual 2014-2015, debera comunicarse con Juan Gonzalez al (209) 525-6330, o visitar el Departamento de Planos & Desarrollo Comunitario del Condado de Stanislaus en el 1010 10th Street, Suite 3400, Modesto, CA entre las horas de 8:30 am y 4:30 pm, de Lunes a Viernes.

Copia de la version preliminar del Plan de Accion Anual 2014-2015 seran disponibles para reviso publico entre el 4 de marzo y el 8 de abril del 2014 en los departamentos de Planning en cada ciudad que forma parte del Consorcio y en el internet: www.stancounty.com/planning/cdbg/cdbg.shtm.

AVISO MAS ALLA SE DA que a la dicha hora y lugar, se le dara la oportunidad de ser escuchadas a las personas que estén interesadas. Las personas interesadas tambien pueden someter comentarios en escrito a el Condado de Stanislaus referente el programa a Juan Gonzalez del Departamento de Planos & Desarrollo Comunitario del Condado de Stanislaus a la direccion referente arriba o llamar al (209) 525-6330. POR LA ORDEN DE LA MESA DIRECTIVA. FECHA: 4 de marzo del 2014. CERTIFICA: Christine Ferraro Tallman, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Asst. ClerkPub Dates Mar 9, 2014

MOD-6108