

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

DEPT: Planning and Community Development

BOARD AGENDA: 7.3  
AGENDA DATE: May 24, 2022

**SUBJECT:**

Public Hearing to Consider Approval of the Stanislaus Urban County and the Stanislaus Home Consortium's Fiscal Year 2022-2023 Annual Action Plan for HUD Entitlement Programs and the Filing of a Notice of Exemption

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2022-0269**

On motion of Supervisor B. Condit Seconded by Supervisor C. Condit  
and approved by the following vote,

Ayes: Supervisors: B. Condit, Chiesa, C. Condit, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: Grewal

Abstaining: Supervisor: None


1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

**MOTION:**

ATTEST:   
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:7.3  
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CONSENT

CEO CONCURRENCE: YES

4/5 Vote Required: No

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**SUBJECT:**

Public Hearing to Consider Approval of the Stanislaus Urban County and the Stanislaus Home Consortium's Fiscal Year 2022-2023 Annual Action Plan for HUD Entitlement Programs and the Filing of a Notice of Exemption

**STAFF RECOMMENDATION:**

1. Approve the filing of a Notice of Exemption finding that the proposed approvals are Exempt under provisions of the California Environmental Quality Act (CEQA) pursuant to State Guidelines.
2. Approval of the Stanislaus Urban County and the Stanislaus Home Consortium's Fiscal Year 2022-2023 Annual Action Plan (AAP).
3. Authorize the Director of Planning and Community Development to sign and submit to the U.S. Department of Housing and Urban Development (HUD) the Applications for Federal Assistance (SF-424, SF-424B and SF-424D), and Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) Program certifications.
4. Authorize the County Chief Executive Officer to sign the Stanislaus Urban County 3 Year Intergovernmental Cooperation Agreement for Fiscal Years 2023-2025.
5. Authorize the County Chief Executive Officer to sign the Fiscal Year 2022-2023 Annual Allocation Agreements with each Stanislaus Urban County member.
6. Authorize the County Chief Executive Officer to sign the Fiscal Year 2022-2023 Stanislaus HOME Investment Partnerships (HOME) Consortium Annual Allocation Agreement.
7. Authorize the Director of Planning and Community Development to execute any related program agreements, contracts, or other documentation required for implementation of CDBG, ESG, HOME, Neighborhood Stabilization Programs (NSP), and any other programs identified in the Annual Action Plan. This authorization includes the use of any program income in accordance with applicable program guidelines.
8. Authorize the Planning and Community Development Department to incorporate any comments received prior to the close of the public review period and during the public hearing in the final documents and to make alterations to the

documents as directed by HUD, provided alterations are technical in nature and do not alter the approved programs or funding allocations.

**DISCUSSION:**

This is a request to consider approval of the Fiscal Year 2022-2023 Annual Action Plan (AAP).

Stanislaus County, in partnership with the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford form the Stanislaus Urban County for purposes of receiving Federal Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) and Emergency Solutions Grants (ESG) Program funding. Stanislaus County is the "lead entity" with responsibility for implementing and administering CDBG and ESG funding. Approval of the proposed AAP is necessary for continued HUD funding.

The Stanislaus Urban County is currently part of the City of Turlock/Stanislaus Urban County HOME Investment Partnerships Program (HOME) Consortium for purposes of receiving HUD HOME grant funding. In anticipation that a new HOME Consortium with Stanislaus County as the "lead entity" may be formed, HOME activities were also incorporated into the AAP. County staff is working with HUD to identify the correct process for integration of HOME into the Stanislaus Urban County's process.

The AAP is the third annual action plan of the Stanislaus Urban County and City of Turlock 2020-2025 Consortium Consolidated Plan (Con Plan) and describes projects and activities that will be undertaken during Fiscal Year 2022-2023. The 2020-2025 Con Plan was adopted by the Board of Supervisors on May 12, 2020.

In accordance with Federal regulations, the Urban County's Citizen Participation Plan for HUD funding requires a minimum 30-day public review period prior to Board of Supervisors consideration to approve the AAP. The AAP was made available to the public and notice of the public hearing, along with notice of the document availability, was published in The Modesto Bee on April 1, 2022 to provide for the required 30-day public review period (April 1, 2022 – May 2, 2022). The document was also made available online at:

<http://www.stancounty.com/planning/cdbg/plans-and-reports.shtm>

At the time that the draft AAP was released posted, the funding allocations for Fiscal Year 2022-2023 were estimates. HUD released the actual allocations on May 13, 2022, and the draft AAP has been updated to reflect the actual funding allocations (Attachment 1 – Fiscal Year 2022-2023 AAP – Updated May 24, 2022). The draft has also been updated to reflect the actual funding recommendations for CDBG public service and ESG funding. This public hearing was original scheduled for May 3, 2022 and was continued to May 24, 2022 due to the delay in HUD releasing the program funding allocation amounts.

**Funding Allocations**

The Fiscal Year 2022-2023 HUD Entitlement funding allocations for Stanislaus County is as follows:

CDBG	\$2,370,213
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ESG	\$207,577
HOME	<u>\$1,730,311</u>
TOTAL	\$4,308,101

Both the CDBG and the ESG allocation had a slight decrease (with CDBG decreasing by \$99,167 and ESG by \$5,085) over the prior fiscal year funding levels; however, the overall allocation amount reflects an increase due to the addition of HOME funding. The HOME funding allocation increased by \$261,503 from last year's amount for the consortium.

The CDBG and ESG allocations to each respective Stanislaus Urban County member are reflected in Table One below and the HOME Consortium allocations are reflected in Table Two later in the report. The allocations have been determined based on the above funding levels and United States Census poverty and population data.

**TABLE ONE  
FINAL CDBG AND ESG ALLOCATIONS**

URBAN COUNTY MEMBER	ACTIVITIES	ADMINISTRATION	TOTAL
City of Ceres	\$227,745	\$16,403	\$244,148
City of Hughson	\$171,103	\$16,403	\$187,506
City of Newman	\$157,558	\$16,403	\$173,961
City of Oakdale	\$177,022	\$16,403	\$193,425
City of Patterson	\$190,080	\$16,403	\$206,483
City of Riverbank	\$152,834	\$16,403	\$169,237
City of Waterford	\$231,739	\$16,403	\$248,142
Stanislaus County	\$351,067	\$334,219	\$685,286
Public Services @10%	\$237,025		\$237,025
Fair Housing		\$25,000	\$25,000
<b>CDBG Total</b>	<b>\$1,896,173</b>	<b>\$474,040</b>	<b>\$2,370,213</b>
<b>ESG Total</b>	<b>\$192,009</b>	<b>\$15,568</b>	<b>\$207,577</b>
<b>TOTAL ALLOCATION</b>	<b>\$2,088,182</b>	<b>\$489,608</b>	<b>\$2,577,790</b>

Final allocation amounts for each Stanislaus Urban County member are subject to further refinement based on HUD's approval of the AAP. If there are any funding changes, the allocations will be adjusted proportionately. In addition to the Fiscal Year

2022-2023 allocations identified above, Stanislaus County will plan to utilize approximately \$1,200 in program income collected from repayment of housing assistance loans to fund CDBG activities to be undertaken during the fiscal year. Stanislaus County and Urban County member cities will also carry over any unspent CDBG funds from prior years to use on their respective existing and/or proposed activities.

As part of the proposed allocations, each of the Stanislaus Urban County members receive independent CDBG project administration funding (shown above in Table One) to cover administrative costs for CDBG related projects. As the lead entity with responsibility for implementing, monitoring and administering CDBG and ESG funding, Stanislaus County receives the majority of the available CDBG administrative funding, which is capped at 20% of the overall CDBG allocation. HUD recognizes Stanislaus County as the sole grantee responsible for administration and oversight of CDBG and ESG funds. Accordingly, the County's 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 services of the programs, and program monitoring for the Stanislaus Urban County.

As a HUD mandated requirement, the Stanislaus Urban County must provide a fair housing services program designed to address impediments to fair housing choice through education and investigation to the community. The cost of providing a fair housing services program is subject to the 20% administrative funding cap. The Stanislaus Urban County annually complies with this requirement by contracting with a fair housing service provider selected through a competitive Request for Proposal process.

In addition to the general administration and fair housing activities discussed above, the following is an overview of the projects and activities, by funding source, to be undertaken in Fiscal Year 2022-2023:

#### Community Development Block Grant (CDBG) Program Funding

##### **Stanislaus County**

On March 28, 2017, the Board of Supervisors approved prioritizing the use of CDBG funds for sewer infrastructure projects. Included in the March 28, 2017 agenda item was a discussion of a sewer project prioritization study prepared by the County's Department of Public Works using a methodology based on need, income eligibility, and cost effectiveness. Based on the results of the sewer project prioritization study, in Fiscal Year 2018-2019, and subsequent fiscal years, CDBG funds were allocated to the West Modesto Sewer Infrastructure (WMSI) Project, which includes the following top three project areas listed in the study:

Spencer/Marshall – The project area is generally located south of Maze Boulevard, east of the Modesto Irrigation District Lateral No. 5, north of California Avenue, and west of the Briggs Ditch.

Beverly/Waverly – The project area is generally located south of Chicago Avenue, north of Paradise Road, and east of Carpenter Road.

Rouse/Colorado – The project area is generally located between Sutter Avenue and Sunset Avenue, south of South Avenue and north of Garden Avenue.

Altogether, the top three project areas include approximately 1,038 residential, commercial and mixed-use parcels. These parcels currently rely on septic tanks for treatment of sewage. The project's purpose is to provide a sanitary sewer system that will allow property owners to abandon their existing failing septic tanks and connect to a public sewer system.

Environmental review in accordance with California Environmental Quality Act (CEQA) and the National Environmental Protection Act (NEPA) has been completed for the entire WMSI Project and HUD has provided the County an Authority to Use Grant Funds that authorizes the release of funds for the entire project. For Fiscal Year 2022-2023, staff is recommending the continued allocation of funding to the WMSI Project. In addition to the use of CDBG funding, the County continues to seek State Water Resources Control Board (SWRCB) for Clean Water State Revolving Fund (CWSRF) program funds to cover project costs, including city sewer hook-up costs.

Design and engineering plans for the Spencer/Marshall neighborhood have been completed, along with construction of two phases of the project. The County is applying to the SWRCB to complete construction of the Spencer/Marshall neighborhood. Design and engineering plans for the Beverly/Waverly and Rouse/Colorado neighborhoods are still under development.

Project implementation is dependent on funding availability; to ensure CDBG timeliness requirements are met, the project will be designed to allow for phased construction in order to mitigate any risk if state funding is delayed or not received. Use of CDBG funds for design without construction occurring is a liability to the County which may require repayment of funds. As such, construction progress must be balanced with design and engineering work.

The WMSI is being designed and engineered in partnership with the City of Modesto (City), who will have ownership of the infrastructure once constructed and will be the provider of sewer service. The City is in the process of upgrading its wastewater collection system, which includes the River Trunk Realignment - Gravity System Project along Colorado Avenue located in the WMSI Rouse/Colorado neighborhood area, also recognized as County Area 9, for the purpose of infrastructure prioritization. The Rouse/Colorado neighborhood has approximately 275 parcels that rely on septic systems for treatment of sewage.

During the design of the Gravity System Project, the City identified two opportunities for partnership and coordination. The first included water system improvements along Colorado Avenue to provide concurrent utility improvements. This allows for construction scheduling efficiencies, reduced impact to the neighborhood from separate projects and new pavement cost efficiencies. The second involved partnering with the County on sewer main improvements.

The City included sewer fly-line mains on Colorado Avenue as part of the City's project and, in recognition of this partnership opportunity, the County has completed the design and engineering for the Colorado Sewer Fly-Line portion of the Rouse/Colorado neighborhood area. This approach provides an economy of scale, in terms of

construction costs, in providing this area with upgraded sewer and water utilities, as well as new roadway pavement improvements.

On January 25, 2022, the Board of Supervisors authorized an agreement with the City of Modesto for the construction costs and services associated with the Rouse/Colorado neighborhood - Colorado Fly-Line Sewer Phase (Colorado Fly-Line Sewer Phase) for a total amount not to exceed \$898,560. The authorization contemplated use of the County's Fiscal Year 2022-2023 allocation to cover the remaining costs of the Colorado Fly-Line Sewer Phase, which is tentatively scheduled to begin construction by July 1, 2022 and be completed by June 30, 2023.

The AAP project description for the three project areas integrates small targeted sidewalk projects, to help the County better regulate the timely expenditure of CDBG funds; however, the currently funded phases of the project will not include sidewalk.

### **City of Ceres**

The City of Ceres will continue with the construction of the Morrow Village Improvements Project in phases throughout the next fiscal year. The City opened the bid for construction on Phase One of the project on May 1, 2022. A construction contract will be awarded by June 2022 and construction is tentatively scheduled to begin in July and end in late August. The project will result in the installation of curb, gutter, Americans with Disabilities Act (ADA) ramps, sidewalk and sidewalk repairs where needed and required. The project area is bounded by Moffett Road to the west, Mitchell Road to the east, Whitmore Avenue to the south and Garrison Road to the north.

### **City of Hughson**

The City of Hughson will continue the environmental review and design of the Walker Lane Infrastructure Improvements Project and begin construction in the fall of 2022. The project is part of a multi-year effort to complete sidewalk infill projects to improve connectivity, mobility and access for non-motorized users of the City of Hughson. This project will include the sidewalk infill, curb, gutter, ADA ramps, storm drainage improvements, and street paving as necessary. The project area is located along Walker Lane between Tully Road and Second Street and Tully Road between Fox Road and Walker Lane.

### **City of Newman**

The City of Newman will continue the planning, design, engineering and begin construction in early fall of 2022, for improvements to the Hill Park Area and Steffensen Park Area that includes ADA improvements. These projects will also result in the installation/repair of curb, gutter, sidewalk, and driveways along with tree removal, street repair and overlay due to severe damage from tree roots within the project area.

### **City of Oakdale**

The City of Oakdale will begin the planning, design and engineering on the South First, Second and Third Streets Improvements Project. The project will provide bike, pedestrian and ADA improvements for the area of South First, South Second, South Third Avenues from West G to West J Street (including East H and East I Streets from south First Avenue to South Yosemite Avenue). Due to the overall cost and project

changes, the City of Oakdale has had to accumulate a few years of CDBG funding in order to be able to proceed with the construction of the project.

### **City of Patterson**

The City of Patterson will complete the planning and begin construction in spring 2023 of the Washburn Infrastructure Improvements Project. This project includes the installation of curb, gutter, sidewalk and ADA improvements. The project will be phased, and costs include design, engineering and construction. The Washburn Infrastructure Improvements Project is bounded by Washburn Street to the north, Tyler Street to the east, Tenbrink Lane to the south, and North First Street to the west.

### **City of Riverbank**

The City of Riverbank will continue the planning, design and engineering work on three projects that are multi-year projects that will be phased based on funding availability and will include design, engineering, and construction costs. The Castleberg Park Trail project includes rehabilitation and repairs for pedestrian safety improvements to the walkway/trail loop located at Castleberg Park on the corner of Kentucky and 8<sup>th</sup> Street. Both the Castleberg Park and the Pioneer Park projects will include ADA enhancements to ensure accessibility by the disabled community to areas such as the playground, restrooms, and the baseball fields. The Pioneer Park project is located at the corner of 1<sup>st</sup> and High Street and Castleberg Park is located at the corner of Kentucky & 8<sup>th</sup> Street.

### **City of Waterford**

The City of Waterford will complete the construction on the Western and F Street Improvements Project in fall 2022. The project consists of installing curb, gutter, sidewalk and ADA improvements on the east side of Western Avenue from F street 500 feet south, and on the west side of F Street from Western 400 feet south as well as roadway surface and storm drain collection improvements.

Stanislaus Urban County projects not located within a Low-Moderate Area (LMA), as reflected in HUD's latest Census Block Group data, require an individual door-to-door income survey to verify that at least 51% of the households in the project area are low-income, thus meeting CDBG income eligibility thresholds. In April of 2020, HUD released the 2020 Census Block Group data, which is the latest HUD data. County staff has developed an income survey tool, meeting HUD's standards, and will be coordinating with cities to conduct all necessary surveys. Based on known neighborhood conditions and neighborhood demographics, there is confidence that the identified project areas will meet CDBG LMA income eligibility thresholds; however, if an area fails to meet the eligibility threshold, an amendment to the AAP to identify an alternative project may be required. According to the latest HUD data, the 2020 Census Block Group data released in April of 2020, the County's proposed WMSI project areas remain within qualified census tract areas, and income surveys for those areas will not be required.



CDBG Public Services (CDBG-PSG), Emergency Solutions Grant (ESG), and the Coronavirus Aid, Relief, and Economic Security Act (CARES) Act CDBG Round 3 (CDBG-CV3) - Funding Recommendations

Notices of Funding Availability for CDBG-PSG, ESG, and CDBG-CV3 grant funding were released in February of 2022. All grant applications for grant funding were reviewed and ranked by the Grant Review panel utilizing the following scoring factors:

- Capacity and Experience (50 points)
  - Funding prioritization will be provided to agencies with successful experience in administering HUD and HCD funding.
- Addressing the Need/Extent of the Problem (50 points)
  - Funding prioritization will factor in equitable distribution throughout the Stanislaus Urban County (and countywide for State ESG funding).
  - Use of health index tool or similar tool.
- Collaboration (50 points)
- Accomplishments and Program Evaluation (20 points)
  - Use of racial equity assessment.
- Financials (20 points)
- Performance and Risk Assessments (20 points)
- Program Innovation (30 points)
- Grant Submittal (10 points)

The grant review panel consisted of eight members: one representing each of the Stanislaus Urban County's eight members, and a representative from the Stanislaus Community System of Care (CSOC), the locally recognized Continuum of Care (CoC).

Attachment 2 – *Fiscal Year 2022-2023 HUD CDBG-PSG, ESG, and CDBG-CV3 Funding Recommendations*, includes a list of all the grant applications received (in order of highest to lowest ranking by funding source) with grant application recommended for funding reflected in bold and italic print. All organizations were provided with their rankings prior to release of this report and given an opportunity to discuss any concerns with staff. Provided below are the funding recommendations for the three funding sources.

### **CDBG-PSG Program Funding**

CDBG funds provide the opportunity for the Stanislaus Urban County to fund non-profit organizations that provide public services. These funds are for use in low-income neighborhoods and for providing services to households with incomes that are 80% and below the Area Median income (AMI). In accordance with HUD public services cap regulations which restricts the use of CDBG funds to no more than 15% of an entitlement jurisdiction's grant allocation, approximately ten percent of the total Fiscal Year 2022-2023 CDBG allocation, estimated to be \$237,025 is proposed to be set-aside for this purpose. As part of this funding cycle, the Stanislaus Urban County received and reviewed twelve competitive applications for CDBG-PSG funding. Organizations

that have applied for CDBG-PSG funding include, but are not limited to, organizations that provide services to at-risk youth, seniors, and the homeless. The AAP includes CDBG-PSG funding recommendations for the following organizations:

- *Court Appointed Special Advocates (CASA) – Direct Services Project*
- *Center for Human Services – Ceres Partnership-Concrete Support in Times of Need*
- *Center for Human Services – Oakdale Family Resource Center-Crisis Support Program*
- *Center for Human Services – Westside Family Resource Centers-Supportive Services*
- *Children’s Crisis Center – Comprehensive Child Abuse Prevention at Guardian House*
- *Children’s Crisis Center – Comprehensive Child Abuse Prevention at Marsha’s House*
- *Children’s Crisis Center – Comprehensive Child Abuse Prevention at Verda’s House*
- *The Salvation Army Red Shield – At Risk Teen Program*
- *United Samaritans Foundation – Daily Bread Mobile Lunch Program-Ceres/Keyes*
- *United Samaritans Foundation – Daily Bread Mobile Lunch Program- Westside*

### **ESG Program Funding**

As with CDBG-PSG funding, Federal ESG funds allow the opportunity for the Stanislaus Urban County to fund non-profit organizations that provide public services to the homeless. These funds are for providing homeless prevention assistance to individuals and households that are 30% AMI and are at risk of homelessness or are experiencing homelessness. Federal 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.

Funding priority is given to Rapid Re-Housing grant applications that score the highest. Once the minimum HUD funding requirement is met for the Rapid Re-Housing category, Shelter and HMIS grant applications are funded according to the highest ranked score. Per HUD’s ESG program regulations, a maximum of 60% of the ESG grant allocation may be used to fund shelter activities and 7.5% for HMIS activities. The County’s ESG administration allowed funding amount is capped at 7.5% of the overall ESG grant allocation and that is separated from the overall funding allocation made available to service providers. This year, the Stanislaus Urban County received and reviewed five Federal ESG competitive applications for funds. The AAP includes Federal ESG funding recommendations for the following organizations:

- *Center for Human Services – Youth Low Barrier Shelter*

- *Community Housing and Shelter Services – Rapid Re-Housing Program*
- *We Care Program – Emergency Shelter Program*

The NOFA for the Federal ESG funding also included State ESG funding. The funding recommendations for the State ESG funding will be presented to the Board of Supervisors in a separate agenda item.

### **CDBG CV3 Program Funding**

Also included in the AAP is the \$1,432,755 in CDBG CV3 funding allocated to the Stanislaus Urban County to respond to the impacts of the COVID-19 pandemic. In accordance with HUD regulations the County set aside 20% of the overall CDBG CV3 allocation for administration and the remaining \$1,146,204 was allocated for public services. The Stanislaus Urban County's CDBG CV3 funds are being programmed under the Fiscal Year 2022-2023 AAP. The AAP includes CDBG-CV3 funding recommendations for the following organizations:

- *Cambridge Academies – HOST House Shelter Program*
- *Cambridge Academies – Naomi's House Shelter Program*
- *Center for Human Services – Family Resource Center Concrete Support*
- *Community Housing and Shelter Services – Homeless Prevention Rental Assistance Program*
- *Haven's Women's Center – Haven Emergency Shelter Program*
- *The Salvation Army Red Shield – Feed the Need Program*

Upon approval of CDBG-PSG, ESG, and CDBG CV3 funding recommendations, technical adjustments may be needed if a funded organization fails to meet contract requirements or is found to be ineligible to receive funds. All funding recommendations are subject to final HUD approval and funding availability. If an organization is found to no longer be eligible, funding will be awarded to the next highest-ranking organization.

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

In addition to CDBG and ESG funding, the AAP also recognizes the continued use of Neighborhood Stabilization Program (NSP) Program Income (PI) funding. In Fiscal Year 2022-2023 NSP PI funding will continue to be available to all Stanislaus Urban County members to fund the removal of blighted and dangerous buildings in NSP target areas. There is approximately \$307,623 in NSP 1 and \$613,274.78 in NSP 3 program income funding available for activities. In Fiscal Year 2022-2023, County staff will be working with the Stanislaus Urban County members to develop a closeout plan for use of the remaining NSP PI funding. Staff will also be working with HUD to determine eligible uses and assess any impacts use of the funding may have with timeliness requirements for use of other HUD funding. A separate item will be brought to the Board of Supervisors for consideration of the NSP program close out.

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

The Stanislaus Urban County is currently part of the City of Turlock/Stanislaus Urban County HOME Investment Partnerships Program (HOME) Consortium for purposes of receiving HUD HOME grant funding. After receiving official notification by the City of

Turlock on March 21, 2022 that they would be resigning as Lead Entity of the existing HOME Consortium, the County proceeded to submit to HUD a Notice to Participate as a new HOME Consortium.

In anticipation that a new HOME Consortium with Stanislaus County as the "lead entity" may be formed, HOME activities were also incorporated into the AAP. County staff continues to work with HUD staff to ensure HOME funding remains in the community and that the County moves forwards with the process for the formation of the new consortium. Future amendments to the AAP may be required as HUD proceeds with the review of the County's Request for Designation of a HOME Consortium.

If approved by HUD as the new "lead entity", the County will have the responsibility for implementing, monitoring, and administering the HUD 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;
- Property acquisition;
- Owner-occupied housing rehabilitation assistance; and
- Program administration.

Table Two reflects the allocation of HOME funds to all of the anticipated HOME Consortium members:

**TABLE TWO  
FINAL HOME ALLOCATIONS**

HOME CONSORTIUM MEMBER	ALLOCATION
City of Ceres	\$166,503
City of Hughson	\$129,773
City of Newman	\$131,070
City of Oakdale	\$114,070
City of Patterson	\$121,078
City of Riverbank	\$124,195
City of Turlock	\$192,064
City of Waterford	\$123,192
Stanislaus County	\$195,789
Community Housing Development Organization (CHDO) Set-aside @ 15%	\$259,546

<b>HOME Total</b>	<b>\$1,557,280</b>
County Administration Total	\$173,031
<b>TOTAL ALLOCATION</b>	<b>\$1,730,311</b>

The Fiscal Year 2022-2023 HOME Consortium allocation is \$1,730,311 (allocation amount for the entire HOME Consortium). Stanislaus County's portion of the HOME allocation for the Fiscal Year is \$368,820 (\$195,789 for activities and \$173,031 for administrative program costs). If the new Consortium is approved, the County as the lead entity will be required to enter into an annual allocation agreement with each member city. A draft annual allocation agreement will be presented to the Board of Supervisors in a separate agenda item.

Final allocation amounts for each Stanislaus HOME Consortium member are subject to further refinement based on HUD's approval of the AAP and final terms of the annual allocation agreement. If there are any funding changes, the allocations will be adjusted proportionately. In addition to the Fiscal Year 2022-2023 allocations identified above, Stanislaus County is projecting that there will be no program income this first year for the consortium.

As the lead entity with responsibility for implementing, monitoring and administering HOME funding, Stanislaus County will be receiving the amount available for HOME administrative activities; which is capped at 10% of the overall HOME allocation. HUD recognizes Stanislaus County as the sole grantee responsible for administration and oversight of HOME funds. Accordingly, the County's 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 services of the programs, and program monitoring for the Stanislaus HOME Consortium.

**Public Review**

In accordance with Federal regulations, the County's Citizen Participation Plan for HUD funding requires a minimum 30-day public review period prior to Board of Supervisors consideration to approve the AAP. The 30-day public review period was from April 1, 2022 to May 2, 2022.

In light of prior year comments, County staff met with California Rural Legal Assistance (CRLA) staff via Zoom on April 27, 2022 to discuss the draft AAP document. CRLA staff questioned why the AAP did not include mention of the \$50 million in American Rescue Plan Act of 2021 (ARPA) funds the County received. County staff explained that community outreach is underway and a plan for the ARPA funds is still being developed. While ARPA funds are not subject in being included in the AAP, the ARPA funds will be appropriately included in future AAP's once a plan for use is approved by the Board of Supervisors.

Questions were made regarding the overall geographical distribution of funding among the Stanislaus Urban County members and on the estimated numbers of households to benefit from HOME funds. With regards to geographical distribution, County staff explained that each participating member contributes to the Stanislaus Urban County's

overall allocation and, as such, there needs to be an equitable geographic distribution of the funding among the participating members. The estimated households and/or individuals to be served associated with each proposed HOME activity is an estimate based on potential projects that may be undertaken by consortium members. If approved by HUD, Fiscal Year 2022-2023 will be the first year for the Stanislaus HOME Consortium to receive funding and there may be minimal activity until HUD allows for expenditures to begin. The number of households and/or individuals assisted could also change in the future based on the program types undertaken by the Stanislaus HOME Consortium (rental assistance vs. down payment assistance).

There was also a question about use of ESG funding for non-congregate shelter options which in the original draft did not include the ESG funding recommendations. Instead of ESG funding, CDBG CV3 is being recommended for use is supporting non-congregate shelter options. The meeting also included a discussion on the County's prioritization of CDBG funding for sewer projects.

There were no written public comments received regarding AAP during the 30-day public review period.

#### **POLICY ISSUE:**

Board of Supervisors must approve the AAP in accordance with the Stanislaus Urban County's locally adopted Citizen Participation Plan which requires a public hearing be held. The public hearing must allow residents and community stakeholders an opportunity to respond to the planned activities by the entitlement jurisdiction to address the needs of the underserved, homeless and those at risk of becoming homeless.

Federal CDBG, ESG Program, NSP, and HOME funding will serve to provide needed infrastructure improvements, housing, economic development, homeless prevention, rapid re-housing, shelter, and public services to individuals and families throughout Stanislaus County. These programs and services as outlined in the Stanislaus Urban County's AAP are consistent with the goals and objectives of the Con Plan, the County's Focus on Prevention efforts, and the General Plans, specifically the Housing Elements, of the respective Stanislaus Urban County and Stanislaus HOME Consortium members.

#### **FISCAL IMPACT:**

Based on the final funding allocation amounts released by HUD on May 13, 2022, the Stanislaus Urban County and Stanislaus HOME Consortium will have available \$4,308,101 in HUD Entitlement funding in Fiscal Year 2022-2023.

In addition to \$2,577,790 in Fiscal Year 2022-2023 CDBG funding, there is \$6.2 million in unspent encumbered prior fiscal year CDBG funding available to the Stanislaus Urban County for the existing HUD approved projects. As per Federal regulations, CDBG funds must be spent within seven years and ESG funds within two years, or the funds will return to HUD. The County will be receiving \$207,577 in federal ESG funding for Fiscal Year 2022-2023. The oldest allocation of CDBG and EGG funds are required to be drawn first. Currently, Stanislaus County has CDBG allocated funds as far back as Fiscal Year 2019-2020 and ESG allocated funds available back to Fiscal Year 2021-2022. If approved as a HOME Consortium, the County will receive \$1,730,311 in federal HOME funding for Fiscal Year 2022-2023 and a new HOME administrative fund

will be established to cover the department's related expenses. The need for County General Funds to help support the administration of the new HOME Consortium is still under review and will be assessed further as the development of the consortium proceeds and implementation of HOME projects is initiated in Fiscal Year 2022-2023.

The County also currently holds a balance of \$307,623 in NSP 1 and \$613,274.78 in NSP 3 program income funding.

The AAP is a required submittal to HUD and is used to obligate the funds and establish the operational plan for the listed projects within the plan. Appropriations for Stanislaus County's allocations will be requested through the Fiscal Year 2022-2023 Proposed Budget process.

**BOARD OF SUPERVISORS' PRIORITY:**

The recommended actions are consistent with the Board's priority of *Supporting Strong & Safe Neighborhoods, Supporting Community Health, and Delivering Efficient Public Services and Community Infrastructure* by providing the community with the necessary funds to implement needed programs and projects.

**STAFFING IMPACT:**

Administrative oversight of all CDBG, ESG Program and HOME Investment Partnerships Program funds allocated to the Stanislaus Urban County and the Stanislaus HOME Consortium will be assumed by existing Planning and Community Development staff.

**CONTACT PERSON:**

Angela Freitas, Planning & Community Development Director

Telephone (209) 525-6330

**ATTACHMENT(S):**

1. Fiscal Year 2022-2023 AAP – Updated May 24, 2022
2. Fiscal Year 2022-2023 HUD CDBG-PSG, ESG, and CDBG-CV3 Funding Recommendations



**STANISLAUS URBAN COUNTY**  
**and the STANISLAUS HOME CONSORTIUM**

**Annual Action Plan**  
**Fiscal Year 2022-2023**  
***for HUD Entitlement Programs***

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Prepared by the Stanislaus County  
Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite #3400, Modesto, CA 95354  
(209) 525-6330 – Fax (209) 525-5911  
<https://www.stancounty.com/planning/cdbg/plans-and-reports.shtm>

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***Updated May 24, 2022***

**Fiscal Year 2022-2023**



## Stanislaus Urban County and the Stanislaus HOME Consortium



### Stanislaus County

Chairman – Terry Withrow  
Vice Chairman – Chance Condit  
Supervisor Buck Condit  
Supervisor Vito Chiesa  
Supervisor Mani Grewal



### City of Ceres

Mayor – Javier Lopez  
Vice Mayor – Bret Silveira  
Councilmember James Casey  
Councilmember Linda Ryno  
Councilmember Mike Kline



### City of Hughson

Mayor – George Carr  
Mayor Pro Tem – Harold Hill  
Councilmember Michael Buck  
Councilmember Samuel Rush  
Councilmember Ramon Bawanar



### City of Newman

Mayor – Casey Graham  
Councilmember Nicholas Candea  
Councilmember Scott Ball  
Councilmember Laroy McDonald  
Councilmember John Pimentel



### City of Oakdale

Mayor – Cherilyn Bairos  
Mayor Pro Tem –  
Christopher Smith  
Councilmember Fred Smith  
Councilmember Curtis Haney



### City of Patterson

Mayor – Dennis McCord  
Councilmember Shivaugn Alves  
Councilmember Alfred Parham  
Councilmember Dominic Farinha  
Councilmember Cynthia Homen



### City of Riverbank

Mayor – Richard D. O'Brien  
Vice Mayor – Luis Uribe  
Councilmember Rachel Hernandez  
Councilmember Cal Campbell  
Councilmember  
Darlene Barber-Martinez



### City of Turlock\*

Mayor – Amy Bublak  
Councilmember Nicole Larson  
Councilmember Rebecka Monez  
Councilmember Andrew Nosrati  
Councilmember Pam Franco



### City of Waterford

Mayor – Jose Aldaco  
Vice Mayor – Joseph Ewing, III  
Councilmember Jamie Hilton  
Councilmember Jill Kitchens  
Councilmember Elizabeth Talbott

*\*Note: The City of Turlock is not a member of the Stanislaus Urban County; however, it is a member of the Stanislaus HOME Consortium.*

# Annual Action Plan Fiscal Year 2022-2023

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# Annual Action Plan

## Executive Summary

### *ES-05 Executive Summary*

#### Introduction

Every year the United States Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the Stanislaus Urban County, specifically Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) funding. In order to receive these funds, the Stanislaus Urban County must complete a Consolidated Plan (Con Plan) every 5 years and an annual work plan called the Annual Action Plan (AAP). The Urban County must also submit a Consolidated Annual Performance Evaluation Report (CAPER) on the progress of projects at the end of the fiscal year.

The Stanislaus Urban County has been a part of the Home Investment Partnerships Program (HOME) Consortium for purposes of receiving federal HOME grant funding in partnership with the City of Turlock since Fiscal Year 2000-2001. Starting in Fiscal Year 2022-2023, Stanislaus County will take on the lead entity role for a new HOME Consortium. CDBG, ESG, and HOME activities for the Stanislaus Urban County will be reported under one AAP. Under the new Stanislaus HOME Consortium, the City of Turlock will report new HOME activities under the County’s Annual Action Plan and CAPER and continue to report their HOME activities prior to Fiscal Year 2022-2023 under their own separate AAP and CAPER. For Fiscal Year 2022-2023:

Funds available for the Stanislaus Urban County:

CDBG:	\$2,370,213
ESG	\$207,577

Funds available for the Stanislaus HOME Consortium:

HOME:	\$1,730,311
-------	-------------

Stanislaus County prepares and submits the Con Plan and AAP on behalf of the Stanislaus Urban County and, starting in Fiscal Year 2022-2023, for the Stanislaus HOME Consortium. The Con Plan for Fiscal Years 2020-2025 was adopted in May 2020 by the Stanislaus County Board of Supervisors and the Turlock City Council and identifies housing and community development activities for the five-year period. This document is the Fiscal Year 2022-2023 AAP for Year 3 of the Con Plan. The majority of this document is generated through HUD’s Integrated Disbursement and Information System (IDIS) System.

Throughout this document the following geographic terms will be used.

- **Stanislaus Planning Area:** Includes the entirety of the planning area considered under this AAP: the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock and Waterford, and the unincorporated area of the County.
- **Stanislaus Urban County:** A multi-jurisdictional CDBG entitlement, made up of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford and the unincorporated area of the County. Stanislaus County is the “lead entity” for the Stanislaus Urban County.

- **Unincorporated County:** Includes the entire unincorporated area of the County (this area is not a part of any municipality).
- **Entitlement Cities:** The CDBG entitlement cities in the County are Modesto and Turlock.
- **Home Investment Partnerships Program (HOME) Consortium:** The members of the HOME Consortium are Stanislaus Urban County and the City of Turlock. Stanislaus County is the “lead entity” for the HOME Consortium.

The purpose of the Consolidated Plan is to identify housing and community development needs, priorities, goals, and strategies and to allocate how the County’s HUD funds will be utilized over the period of the Consolidated Plan.

The AAP is the one-year plan that covers the time period from July 1, 2022 to June 30, 2023. that Stanislaus County prepares pursuant to the goals outlined in the Consolidated Plan. This AAP details the projects and activities that the Stanislaus Urban County and the Stanislaus HOME Consortium will undertake to address the housing and community development needs and local objectives using CDBG, ESG, and HOME funds received during Fiscal Year 2022-2023.

### **Summary of the Objectives and Outcomes Identified in the Plan Needs Assessment Overview**

The 2020-2025 Con Plan has identified the following six goals to address housing and community development needs.

1. Increase and improve supply of affordable housing;
2. Work to end and prevent homelessness;
3. Improve infrastructure and public facilities;
4. Provide public services;
5. Community emergency responses; and
6. Administration.

CDBG funds are used by the Stanislaus Urban County for public services, public facilities and infrastructure improvements, and planning and administrative costs. ESG funds are utilized for Homeless Prevention, Rapid Re-Housing, Shelter, and Homeless Management Information System (HMIS) activities and administrative costs. HOME funds will be used to increase and improve the supply of affordable housing by supporting the development of new affordable housing projects and rehabilitation of existing housing.

### **Evaluation of Past Performance**

#### Stanislaus Urban County

The priorities identified as “Goals” in the Con Plan are public infrastructure, economic development, affordable housing, public services and administration. In many neighborhoods and communities of the Stanislaus Planning Area, public infrastructure is minimal or non-existent, causing this to be a high priority need. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods but were not requirements at the time older neighborhoods developed. The cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, as well as Stanislaus County utilized CDBG funds for infrastructure improvement related projects.

Through the CDBG Public Services Program, the Stanislaus Urban County sets aside approximately 10% of its annual CDBG allocation for programs that provide services to low to moderate-income households (families or individuals). In Fiscal Year 2021-2022, a total of 10 public service programs were awarded \$243,352 to carry-out a number of needed services that benefit the homeless populations. Approximately 2,751 individuals received a form of service through the funded agencies. Funded services ranged from meals and shelter for low-income households to emergency food assistance programs. The services provided through the funded programs positively impact the lives of the households served.

The City of Turlock was the lead entity with responsibility for implementing and administering HOME funds for the HOME Consortium during Fiscal Year 2021-2021. Starting July 1, 2022, Stanislaus County will begin overseeing the new HOME Consortium as the lead entity. Proposed HOME activities for the Stanislaus HOME Consortium are included in this AAP under Section AP-35 Projects. In an ongoing effort to meet the Con Plan goal to increase and improve the supply of affordable housing for the Stanislaus Urban County's lowest-income households, the Stanislaus Urban County members continued to use any funds available, including State CalHOME program income funds (not all Stanislaus Urban Consortium members are recipients of CalHOME funds), and HOME funds to address the variety of housing needs throughout the Stanislaus Urban County.

ESG program funding was used to provide emergency shelter and rental assistance for homeless households and households at-risk of becoming homeless. In Fiscal Year 2021, approximately 620 individuals have received shelter and homeless preventions services through ESG funded programs.

Throughout Fiscal Year 2021-2022, the Stanislaus Urban County and the local CoC worked together on strengthening efforts to address and collaborate on homeless issues including the updating of the Stanislaus Regional Strategic Plan to Address Homelessness.

### **Summary of Citizen Participation Process and Consultation Process**

The community outreach process for the AAP included online community meetings, in person community meetings, agency phone and email consultations, consultation with the local CoC, and a meeting of the Stanislaus County's Community Development Committee.

The AAP draft document was made available to the public via the County's website as well as emailed directly to the local CoC's listserv.

### **Summary of Public Comments**

*No public comments were received during the AAP's 30-day public review period. Any public comments provided at the May 24, 2022 public hearing to consider approval of the AAP will be incorporated into the final AAP submitted to HUD.*

### **Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them**

*No public comments were received during the AAP's 30-day public review period. Any public comments provided at the May 24, 2022 public hearing to consider approval of the AAP will be incorporated into the final AAP submitted to HUD.*

## The Process

### ***PR-05 Lead & Responsible Agencies***

Agency/entity responsible for preparing/administering the Consolidated Plan

#### **1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.**

The following are the agencies/entities responsible for preparing the Consolidated Plan on behalf of the Stanislaus Urban County and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Stanislaus County	Stanislaus County Planning and Community Development
ESG Administrator	Stanislaus County	Stanislaus County Planning and Community Development
HOME Administrator	Stanislaus County	Stanislaus County Planning and Community Development

#### Narrative

Stanislaus County is the lead entity for the Stanislaus Urban County Community Development Block Grant (CDBG) entitlement jurisdiction, receiving Emergency Solutions Grants (ESG) funds. The Stanislaus Urban County includes the unincorporated areas of the County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford.

At the time that the 2020-2025 Con Plan was prepared, the City of Turlock was the lead agency for the City of Turlock/Stanislaus County HOME Consortium, which included the City of Turlock and all of the Stanislaus Urban County member jurisdictions.

In March 2022 the City of Turlock provided an official notice to resign as the lead entity for the City of Turlock/Stanislaus County HOME Consortium. Stanislaus County notified HUD of their Intent to form a new HOME Consortium in April 2022 and began the process with HUD of the development of the new consortium. Starting July 1, 2022 Stanislaus County will become the lead entity for the new Stanislaus HOME Consortium. The new consortium will include all of the Stanislaus Urban County member jurisdictions and the City of Turlock. In accordance with HUD regulations, the lead entity is responsible for submittal of the AAP housing related program information for all HOME Consortium participating jurisdictions.

### **Consolidated Plan Public Contact Information**

#### Stanislaus County

Angela Freitas, Director  
Department of Planning and Community Development  
1010 10th Street, Suite 3400, Modesto, CA 95354  
Tel: 209-525-6330 | Fax: 209-525-5911 | E-mail: [angela@stancounty.com](mailto:angela@stancounty.com)

## ***PR-10 Consultation***

### **Introduction**

In preparing the AAP, Stanislaus Urban County and Stanislaus HOME Consortium's member jurisdictions consulted with various organizations that provide services to residents of the Stanislaus Planning Area. In many instances, these consultations are part of ongoing interactions between member jurisdictions and the agency or group described.

The community outreach process for the AAP included online community meetings, in person community meetings, agency phone and email consultations, and a meeting of the Stanislaus County's Community Development Committee.

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

Stanislaus Urban County and Stanislaus HOME Consortium member jurisdictions attend the monthly meetings for and collaborates when possible with the Stanislaus County Hospital and Shelter Partners, Turlock Community Collaborative, Stanislaus Homeless Alliance (SHA) and the local Continuum of Care (CoC).

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

The Stanislaus Urban County and Stanislaus HOME Consortium member jurisdictions collaborate with the Continuum of Care (CoC) in multiple ways. The CoC is made up of representatives from the City of Modesto, the City of Turlock, Stanislaus County, the Stanislaus Regional Housing Authority, 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 Stanislaus Urban County are routinely advertised at the CoC meetings.

Stanislaus Urban County and Stanislaus HOME Consortium member jurisdictions take part in regularly scheduled monthly CoC meetings and consults regularly with attendees on housing needs, social service needs, and homelessness needs. This ongoing partnership increases shared understanding of roles and responsibilities throughout the continuum.

The Stanislaus Urban County consulted with a wide range of service providers and stakeholders representing both the public sector and private nonprofit sector. These consultations included asking those who help to meet the housing and social services needs of Stanislaus Planning Area residents to describe the level of needs in the community, the relative priority of needs, and what they believe can be done to better meet the needs of residents.

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

A representative from the local CoC participates on the Grant Review Panel which reviews and scores applications for CDBG Public Service and ESG funds set aside to allow nonprofit organizations and service providers to apply through a competitive process. In addition to the local CoC representative, the Grant Review Panel also includes a representative from each Stanislaus Urban County member jurisdiction. In addition, draft ESG and CDBG Public Services funding recommendations are presented to the local CoC during its monthly meeting for comment.

A more detailed consultation on how ESG funds are implemented occurs at the HMIS sub-committee, which takes place monthly. The sub-committee works to implement the revised ESG, SHP, and HMIS regulations, both in practice and in the HMIS system itself.

Consultation with public sector and private nonprofits that provide assisted housing, health services, and social services are conducted, in coordination with the local CoC, to determine what resources are available to address the needs of any persons that are chronically homeless.



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

1	Agency/Group/Organization(s)	-CASA of Stanislaus County -Ceres Healthy Start Family Resource Center -Oakdale Family Resource Center -The Salvation Army- Red Shield -Westside Family Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
2	Agency/Group/Organization	Area Agency on Aging
	<b>Agency/Group/Organization Type</b>	Services-Seniors
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
3	Agency/Group/Organization	Central Valley Opportunity Center
	<b>Agency/Group/Organization Type</b>	Services-Education Services Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
<b>4</b>	<b>Agency/Group/Organization</b>	Haven Women's Center
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
<b>5</b>	<b>Agency/Group/Organization</b>	Stanislaus Workforce Development
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
<b>6</b>	<b>Agency/Group/Organization</b>	United Samaritans Foundation
	<b>Agency/Group/Organization Type</b>	Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings

<b>7</b>	<b>Agency/Group/Organization (s)</b>	Children’s Crisis Center Family Promise We Care Program
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - -Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings
<b>8</b>	<b>Agency/Group/Organization</b>	Project Sentinel
	<b>Agency/Group/Organization Type</b>	Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach and stakeholder meetings

**Identify any agency types not consulted and provide rationale for not consulting.**

N/A

**Describe other local/regional/state/federal planning efforts considered when preparing the Plan.**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Stanislaus County	Homeless Strategy

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/efforts made to broaden citizen participation. Summary of citizen participation process and how it impacted goal-setting.**

In order to ensure maximum participation in the AAP process among all populations and special needs groups and to ensure that their issues and concerns are adequately addressed, the Stanislaus Urban County has a Citizen Participation Plan in place. The Citizen Participation Plan describes the actions to be taken to encourage citizen participation in the development of the AAP. The community outreach process for the AAP will include online community meetings, in person community meetings, a print and online survey, agency phone and email consultations, and a meeting of the Stanislaus County's Community Development Committee.

The public review period for the Fiscal Year 2022-2023 Annual Action Plan was from April 1, 2022 to May 2, 2022. A public meeting notice was published in The Modesto Bee, in both English and Spanish, a newspaper covering the entire Stanislaus Planning Area. In addition, each Stanislaus Urban County and Stanislaus HOME Consortium city member advertised their city council meeting for the consideration of the AAP in one of the following newspapers: Ceres Courier, Hughson/Denair Dispatch, The Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal, and Patterson Irrigator.

#### Summary of Citizen Participation

*No public comments were received during the AAP's 30-day public review period. Any public comments provided at the May 24, 2022 Stanislaus County Board of Supervisors public hearing to consider to approval of the AAP will be incorporated into the final AAP submitted to HUD.*

*At the County's request, County staff met with California Rural Legal Assistance (CRLA) staff via Zoom on April 27, 2022 to discuss the AAP document. CRLA staff questioned why the AAP did not include mention of the \$50 million in American Rescue Plan Act of 2021 (ARPA) funds the County received. County staff explained that community outreach is underway and the plan for the ARPA funds is still being developed. Once a plan is approved by the board, the ARPA funds would be appropriately included in the AAP.*

Questions were made regarding the overall geographical distribution of funding among the Stanislaus Urban County members and on the estimated numbers of households to benefit from HOME funds. With regards to geographical distribution, County staff explained that each participating member contributes to the Stanislaus Urban County's overall allocation and, as such, there needs to be an equitable geographic distribution of the funding among the participating members. The estimated households and/or individuals to be served associated with each proposed HOME activity is an estimate based on potential projects that may be undertaken by consortium members. If approved by HUD, Fiscal Year 2022-2023 will be the first year for the Stanislaus HOME Consortium to receive funding and there may be minimal activity until HUD allows for expenditures to begin. The number of households and/or individuals assisted could also change in the future based on the program types undertaken by the Stanislaus HOME Consortium (rental assistance vs. down payment assistance). There was also a question about use of ESG funding for non-congregate shelter options which in the original draft did not include the ESG funding recommendations. Instead of ESG funding, CDBG CV3 is being recommended for use is supporting non-congregate shelter options. The meeting also included a discussion on the County's prioritization of CDBG funding for sewer projects.

**Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response	Summary of comments received	Summary of comments not accepted	URL if applicable
<p><b>Public Meetings</b></p>	<p>-Non-English Speaking - Specify other language: Spanish</p> <p>-Non-targeted/broad community</p>	<p style="text-align: center;"><u>Ceres</u></p> <p style="text-align: center;">-April 25, 2022 at 5pm Ceres Community Center, 2701 4<sup>th</sup> Street, Ceres</p> <p style="text-align: center;">-April 25, 2022 at 6pm Ceres City Council Meeting/City Hall, 2701 4<sup>th</sup> Street, Ceres</p> <p style="text-align: center;"><u>Hughson</u></p> <p style="text-align: center;">-March 29, 2022 at 5pm, City Council Chambers, 7018 Pine Street, Hughson</p> <p style="text-align: center;"><u>Newman</u></p> <p style="text-align: center;">-March 29, 2022 at 6pm, via Zoom video conferencing</p> <p style="text-align: center;"><u>Oakdale</u></p> <p style="text-align: center;">-March 31, 2022 at 3:30pm, Public Services Dept, 455 South Fifth Ave., Oakdale</p> <p style="text-align: center;"><u>Patterson</u></p> <p style="text-align: center;">-March 28, 2022 at 5:30pm, City Council Chambers, 1 Plaza, Patterson.</p> <p style="text-align: center;"><u>Riverbank</u></p> <p style="text-align: center;">-April 12, 2022, City Council Meeting at 6pm, 6707 Third Street, Suite B, Riverbank</p> <p style="text-align: center;"><u>Turlock</u></p>	<p>No comments have been received</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

		<p>-May 10, 2022 at 6pm, City Council Meeting, City Hall 156 South Broadway, Turlock</p> <p style="text-align: center;"><u>Waterford</u></p> <p>-April 4, 2022 at 5pm, City Hall 101 E. Street, Waterford.</p> <p style="text-align: center;"><u>Stanislaus County</u></p> <p>-April 9, 2022 at 10am, via Zoom video conferencing:</p> <p>- April 13, 2022 at 5pm via Zoom video conferencing -April 20, 2022 at 5:30pm, 1010 10<sup>th</sup> Street, Basement Training Room, Modesto</p> <p>- May 24, 2022 at 9am, 1010 10<sup>th</sup> Street, Board Chambers, Modesto, CA 95354</p>			
<b>Newspaper Ad</b>	Non-targeted/broad community	All public hearings/meetings and notice of the availability of the AAP for public review, were publicly noticed in newspapers covering the Stanislaus Planning Area (Ceres Courier, Hughson/Denair Dispatch, Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal and Patterson Irrigator).	No comments have been received	Not applicable.	Not applicable.

## AP-15 Expected Resources

### Introduction

During Fiscal Year 2022-2023, the Stanislaus Urban County expects to receive \$2,370,213 in Community Development Block Grant (CDBG) program funding and \$207,577 in ESG funding; and the Stanislaus HOME Consortium expects to receive \$1,730,311 in HOME Investment Partnerships Program (HOME) funding. The Stanislaus Urban County anticipates CDBG program income consisting of approximately \$200.00 a month unless there is a significant payoff from an existing loan. CDBG program income will be spent down prior to the use of Fiscal Year 2022-2023 program funds. The amount of prior years' unspent funds is approximately \$6,269,557 in federal CDBG and \$247,112 in federal ESG funds. The Stanislaus Urban County also currently has a balance of approximately \$307,623 in NSP 1 and \$613,274 in NSP 3 program income funding. The NSP funding is anticipated to be utilized during Fiscal Year 2022-2023 for housing development and/or infrastructure activities and for the Abandoned and Dangerous Buildings program.

This will be the first fiscal year of the Stanislaus HOME Consortium and there is no HOME program income or prior years' unspent funds to report.

### Anticipated Resources

#### Stanislaus Urban County

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3			Expected Amount Available Remainder of Con Plan: \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
CDBG	public – federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Infrastructure, and Public Services	\$2,370,213	0	6,269,557	\$8,639,770	\$4,740,426	Majority of funds will be utilized for infrastructure projects. 10-15% will be set aside for public services. 20% for Administration. Prior year resources are projected to be \$6 million that will be reallocated to HUD approved infrastructure projects

<b>ESG</b>	public – federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$207,577	0	247,112	\$454,689	\$425,324	Funds will be utilized for ESG program administration, emergency shelters, homeless management information system (HMIS) data entry, and homeless prevention and rapid re-housing services.
<b>CDBG CV3</b>	public - federal		\$1,432,755	0	0	\$1,432,755	\$1,432,755	Funds will be utilized for CDBG CV3 program administration, public services, emergency shelters, homeless prevention and rental assistance.

**Stanislaus HOME Consortium**

Expected Amount Available Year 3



Program	Source of Funds	Use of Funds	Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Expected Amount Available Remainder of Con Plan: \$	Narrative Description
<b>HOME</b>	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental newconstruction Multifamily rental rehab New construction forownership TBRA	\$1,730,311	0	0	1,730,311	3,460,622	Funds will be utilized for affordable housing development, rehabilitation, and down-payment assistance for first- time homebuyers and administration.

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

HOME Program - 25% Match Requirement: The Stanislaus HOME Consortium member jurisdictions will use local funds, state funds, and program income from various funding sources as contributions to housing pursuant to HOME matching requirements.

ESG Program - 100% Match Requirement: The Stanislaus Urban County and its sub-recipients utilize CDBG, CoC funding, private donations, foundation funding and in-kind as sources to meet the program match requirement. Funding identified by ESG applicant agencies awarded funding during the Fiscal Year 2022-2023 NOFA Public Services Grant Program process amounts to an estimated average of \$869,427.

NSP Program - The Stanislaus Urban County will continue its efforts in using NSP Program Income (PI) funds to provide affordable housing opportunities in combination with leveraged funding provided by the housing developer and various State funding sources, including Permanent Local Housing Allocation funds.

CDBG Program - Public Services Grants (CDBG-PSG): Leverage funding identified by applicant agencies awarded funding during the Fiscal Year 2022-2023 NOFA Public Services Grant Program process amounts to an estimated average of \$2,512,623.

Stanislaus Urban County and Stanislaus HOME Consortium members will continue the use state funds (as they become available) to fund affordable housing and infrastructure projects. Stanislaus County will continue pursuing California State Water Resources Control Board (Water Board) grant funds to assist in the completion of CDBG funded sewer infrastructure projects.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

The Stanislaus Regional Housing Authority (SRHA) will continue to manage and rent properties acquired, rehabilitated and/or constructed using NSP funding. Properties include Oak Leaf Meadows project completed in December 2020. The project consists of 56 multi-family affordable housing units, two and three-bedroom units, on a 3.29+/- acre property that includes a 5,000 square foot community center and a day care/head start facility in the City of Oakdale. Others include three in-fill housing development providing for a total of six single- family housing units.

All Stanislaus Urban County and Stanislaus HOME Consortium member jurisdictions are required to identify surplus and excess land, under the jurisdictions ownership, as part of their respective Annual Housing Element reports to the State of California Department of Housing and Community Development (HCD). The Stanislaus HOME Consortium will also be actively seeking affordable housing opportunities, including vacant land suitable for affordable housing development or developed properties in need of rehabilitation and/or conversion to affordable housing. Stanislaus County, as the Stanislaus HOME Consortium lead entity, will work with member jurisdictions, property owners, developers, and the SRHA to identify properties suitable for affordable housing affordable housing.

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator (Estimates)
1	Improve Infrastructure and Public Facilities	2020	2024	Non-Housing Community Development	Public Infrastructure Improvement	CDBG: \$1,659,148	1,500 Households
2	Provide Public Services	2020	2024	Non-Homeless Special Needs	Public Services	CDBG: \$237,025	1,400 Persons
3	Work to End and Prevent Homelessness	2020	2024	Homeless	Homeless Services Public Services	ESG: \$192,009	500 Persons
4	Community Emergency Response Program	2020	2024	Emergency Assistance	Economic Development Public Services	CDBG CV3: \$1,146,204	1,200 Persons
5.	Increase and Improve Supply of Affordable Housing	2020	2024	Affordable Housing	Affordable Housing	HOME: <u>\$1,557,280</u>	-Rental units rehabilitated: 10 Households -Housing Unit Homeowner Housing Rehabilitated 2 Households -Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted

6	Administration	2020	2024	Administration	Public Infrastructure Improvement Homeless Services Public Services Affordable Housing	CDBG: \$334,219 ESG: \$15,568 HOME: \$173,031	Other: 1
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**Goal Descriptions**

Goal Name		Goal Description
1.	Improve Infrastructure and Public Facilities	Stanislaus Urban County will continue to work on infrastructure and public facility projects in income-qualified residential neighborhoods lacking sewer, water, or stormwater systems; or where infrastructure exists but is in need of repair.
2.	Provide Public Services	Projects and activities under this goal may support organizations that offer services such as educational programs, food boxes, health care services, and economic development.
3.	Work to End and Prevent Homelessness	Projects under this goal will support organizations providing shelter and services for those individuals or families experiencing homelessness, including emergency shelters, transitional shelters, permanent supportive housing, and rapid re-housing.
4.	Increase and Improve Supply of Affordable Housing	Projects under this goal will include infrastructure needed to increase and preserve affordable housing, housing rehabilitation programs for qualified property owners, and rehabilitation or development of new affordable housing units for either rental or home ownership.
5.	Community Emergency Responses	Projects under this goal will support small businesses, member jurisdictions, residents and agencies in addressing community emergency needs as a result of Coronavirus pandemic related issues.
6.	Administration	Administration for CDBG, ESG and HOME programs.

## AP-35 Projects

### Introduction

As shown in the previous section, AP-20 Annual Goals and Objectives, the Stanislaus Urban County and Stanislaus HOME Consortium have identified goals to address housing and community development needs that both entities will work towards achieving in Fiscal Year 2022-2023. Below are the proposed projects to be funded with FY 2022-2023 federal funding from the Community Development Block Grant (CDBG), the Emergency Solutions Grants (ESG), and HOME Investment Partnerships Program (HOME) Programs.

The project listing below includes the proposed CDBG projects and administration for the Stanislaus Urban County members according to their respective allocation. The CDBG Public Services Program, ESG Program and CDBG CV3 Program has the service providers listed in section AP-38 Project Summary that were awarded through the Notice of Funding Availability (NOFA) process.

The proposed HOME programs include the County's administration of the program and housing programs that will be made available to HOME Consortium members as the new HOME Consortium is formed. Consortium members will be given the opportunity to propose projects using their HOME allocation to use within 6 months of the beginning of each fiscal year. If no feasible project is proposed and approved by the County, the HOME funds will return to the County for reallocation to an approved project in the AAP.

### Project Listing

#	Project Name
1.	Stanislaus County - CDBG Program Administration FY 22-23
2.	Stanislaus County - West Modesto Sewer Infrastructure Project FY 22-23
3.	Stanislaus County - Fair Housing and Tenant/Landlord Services FY 22-23
4.	City of Ceres - CDBG Project Administration FY 22-23
5.	City of Ceres - Morrow Village ADA Improvements (4 Phases) FY 22-23
6.	City of Hughson - CDBG Project Administration FY 22-23
7.	City of Hughson – Walker Lane Infrastructure Project FY 22-23
8.	City of Newman - CDBG Project Administration FY 22-23
9.	City of Newman - Hill Park Area Improvement Project FY 22-23
10.	City of Newman - Steffensen/Sunshine Park Area Improvement Project FY 22-23
11.	City of Oakdale - CDBG Project Administration FY 22-23
12.	City of Oakdale - South First, Second and Third Streets Improvements Project FY 22-23
13.	City of Patterson - CDBG Project Administration FY 22-23
14.	City of Patterson - Washburn Infrastructure Improvements Project FY 22-23
15.	City of Riverbank - CDBG Project Administration FY 22-23
16.	City of Riverbank - Castleberg Park ADA Improvements Project FY 22-23
17.	City of Riverbank - Castleberg Park Trail Project FY 22-23
18.	City of Waterford - CDBG Project Administration FY 22-23
19.	City of Waterford - Western and F Street Improvements FY 22-23
20.	Stanislaus County CDBG Public Services Program - FY 22-23 (CDBG-PSG)
21.	Stanislaus County Emergency Solutions Grants (ESG) Program - FY 22-23
22.	Community Housing Development Organization (CHDO) FY 22-23 (HOME)

23	Consortium Affordable Housing FY 22-23 (HOME)
24	Housing Rehabilitation FY 22-23 (HOME)
25	First Time Home Buyer Assistance FY 22-23 (HOME)
26	HOME Administration FY 22-23(HOME)
27.	Stanislaus County – CDBG CV3 Program FY 22-23 (CDBG CV3)

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The following are three specific HUD goals for the CDBG program.

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

HOME funds may be used for a variety of affordable housing activities that generally fall into the four categories:

- Rehabilitation of owner-occupied housing;
- Assistance to homebuyers;
- Acquisition, rehabilitation, or construction of rental housing; and
- Tenant-based rental assistance.

The 2020-2025 Con Plan identifies the following Priority Needs for both the Stanislaus Urban County and the Stanislaus HOME Consortium: public infrastructure and facility improvements, affordable housing, community and economic development, public services, homeless services, and community emergency responses. These priority needs take into account the Con Plans Needs Assessment and Market Analysis data and are reflected in the projects identified above.

Obstacles in addressing underserved needs are:

- A lack of available funds and resources
- The constraints and restrictions of the funding programs requirements

## AP-38 Project Summary

### Project Summary Information

<b>1. PROJECT NAME: STANISLAUS COUNTY- CDBG PROGRAM ADMINISTRATION FY 22-23</b>
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**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford and Unincorporated Stanislaus County

**Goals Supported:** Improve Infrastructure and Public Facilities  
Provide Public Services  
Work to End and Prevent Homelessness  
Affordable Housing  
Administration

Community Emergency Response Program

**Needs Addressed:** Public Infrastructure and Facility Improvement  
Affordable Housing  
Community and Economic Development  
Public Services  
Homeless Services

**Funding:** CDBG: \$334,219

**Description:** Stanislaus County will provide management and administration services to the Stanislaus Urban County member jurisdictions. The funds will cover the costs of salary, publications, public notices, and other eligible costs directly related to the program. These funds will also cover administration costs incurred from administering the ESG program (costs incurred in excess of ESG administration funds).

**National Objective:** N/A

**Matrix Code:** 21A

**Target Date:** 6/30/2023

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354

**Planned Activities:** Administration of CDBG and ESG programs and projects for FY 2022-2023.

## 2. PROJECT NAME: STANISLAUS COUNTY- WEST MODESTO SEWER INFRASTRUCTURE PROJECT FY 22-23

**Target Area(s):** Unincorporated Stanislaus County

**Goals Supported:** Improve Infrastructure and Public Facilities

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG: \$351,067

**Description:** This project will install sanitary sewer mains and laterals in three separate unincorporated neighborhoods within West Modesto in Stanislaus County. It is estimated that the project will include the installation of up to 80,000 linear feet of gravity mains and approximately 1,004 new house laterals in the Spencer/Marshall (144 services), Beverly/Waverly (527 services), and Rouse/Colorado (333 services) neighborhoods. The Spencer/Marshall neighborhood is generally located approximately 0.3 mile west of Highway 99 and is accessible from State Route 132 and Spencer Ave. The Beverly/Waverly neighborhood is located approximately 0.9 mile west of Highway 99 and is accessible from Paradise Road. The Rouse/Colorado neighborhood is located

approximately 0.6 mile west of Highway 99 and is accessible from Tuolumne Boulevard and Roselawn Ave. The project may include target areas for sidewalks pending available funding and environmental review.

The targeted neighborhoods are disadvantaged communities located in West Modesto with predominantly residential parcels that currently rely on septic tanks for the treatment of sewage. The project is proposed in response to health and safety concerns associated with failing septic systems which could lead to the degradation of groundwater quality. The completed project will allow property owners to abandon their existing septic tanks and connect to the public sewer system. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system. Upon completion of the project, infrastructure ownership will be transferred to the City of Modesto for operation and maintenance.

**National Objective:** LMA

**Matrix Code:** 03J

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of unincorporated West Modesto.

**Performance Outcomes:**

*Number of households with access to infrastructure improvements:* 1,004

*Number of residents impacted by infrastructure improvement:* 3,000

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 1,004 households/  
3,000 individuals

**Location Description:** 1010 10<sup>th</sup> Street, Suite #3400, Modesto, CA 95354

**Planned Activities:** FY 22-23 Activities include design, engineering, and construction of sewer infrastructure and other related infrastructure improvements to the West Modesto Neighborhoods of:

Spencer/Marshall- proposed boundary area includes: Maze Blvd., Spencer Ave., California Ave., Briggs Ditch, and Spruce St.

Beverly/Waverly- proposed boundary area includes: proposed boundary area includes: Chicago Ave., Ellen Ave., Paradise Rd., Ritsch Ln., Wade Ave., and Ohio Ave.,

Rouse/Colorado- proposed boundary area includes: between Sutter Ave. and Sunset Ave., south of South Ave. and north of Garden Ave.



**3. PROJECT NAME: STANISLAUS COUNTY- FAIR HOUSING AND TENANT/LANDLORD SERVICES FY 22-23**

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford and Unincorporated Stanislaus County.

**Goals Supported:** Fair Housing and Tenant/Landlord Services

**Needs Addressed:** Affordable Housing

**Funding:** CDBG: \$25,000

**Description:** Stanislaus County will contract with a fair housing service provider that is a HUD certified fair housing agency, to carry out fair housing services. Funds will be used to provide fair housing information, housing counseling, and tenant/landlord mediation services to residents of the Stanislaus Urban County.

**National Objective:** N/A, Matrix Code: 21D

**Presumed Benefit:** N/A

**Performance Objective:** Address the need to affirmatively further fair housing through fair housing enforcement, fair housing awareness and housing counseling.

**Performance Outcomes:**

*Number of Individuals receiving information and referral services:* 75

*Number of individuals benefitting from fair housing enforcement:* 30

**Target Date:** 6/30/2023

**Location Description:** TBD

**Planned Activities:** Stanislaus County will contract with a HUD certified fair housing agency to carry out fair housing services. Funds will be used to provide fair housing information, housing counseling and tenant/landlord mediation services to residents of the Stanislaus Urban County.

**4. PROJECT NAME: CITY OF CERES - CDBG PROJECT ADMINISTRATION FY 22-23**

**Target Area(s):** Ceres

**Goals Supported:** Improve Infrastructure in low-income neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access to public services for low-income households

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing  
Economic Development

Public Services  
Homeless Services

**Funding:** CDBG: \$16,403

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

**National Objective:** N/A

**Matrix Code:** 21A

**Target Date:** 6/30/2023

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 2720 2<sup>nd</sup> Street, Ceres, CA 95307

**Planned Activities:** Administration of City of Ceres's CDBG projects for FY 2022-2023.

#### 5. PROJECT NAME: CITY OF CERES - MORROW VILLAGE ADA IMPROVEMENTS FY 22-23

**Target Area(s):** Ceres

**Goals Supported:** Improve Infrastructure in low-income neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG: \$227,745

**Description:** The project has four (4) phases and will provide sidewalk, installation of curb and gutter on Morrow Avenue. Project will be phased out and costs include design, engineering and construction.

**National Objective:** LMA

**Matrix Code:** 03K

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of Ceres.

#### Performance Outcomes:

*Number of households with access to infrastructure improvements:* 70

*Number of residents impacted by infrastructure improvement:* 250

**Target Date:** 6/30/2025  
**Location Description:** 2720 2<sup>nd</sup> Street, Ceres, CA 95307  
**Planned Activities:** Infrastructure Improvements

**6. PROJECT NAME: CITY OF HUGHSON - CDBG PROJECT ADMINISTRATION FY 22-23**

**Target Area(s):** Hughson  
**Goals Supported:** Improve Infrastructure in low-income neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access to public services for low income household  
**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing  
Economic Development  
Homeless Services  
**Funding:** CDBG: \$16,403  
**Description:** This expenditure includes costs associated with management, oversight and coordination of the related CDBG funded projects.  
**National Objective:** N/A  
**Matrix Code:** 21A  
**Target Date:** 6/30/2023

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 7018 Pine Street, Hughson, CA 95326  
**Planned Activities:** Administration of City CDBG projects for FY 2022-2023.

**7. PROJECT NAME: CITY OF HUGHSON - WALKER LANE INFRASTRUCTURE PROJECT FY 22-23**

**Target Area(s):** Hughson  
**Goals Supported:** Improve Infrastructure in low-income neighborhoods  
**Needs Addressed:** Public Infrastructure Improvement  
**Funding:** CDBG: \$171,103  
**Description:** The project includes the installation of curb, gutter, sidewalk infill and ADA improvements. The project is part of a multi-year effort to complete sidewalk projects to improve connectivity, mobility and access for pedestrians. The project

area is located along Walker Lane between Tully Road and 2<sup>nd</sup> Street. Project will be phased out and costs include design, engineering and construction.

**National Objective:** LMA

**Matrix Code:** 03K

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of Hughson.

**Performance Outcomes:**

*Number of households with access to infrastructure improvements:* 50

*Number of residents impacted by infrastructure improvement:* 150

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 140 Individuals/  
50 Households

**Location Description:** 7018 Pine Street, Hughson, CA 95326

**Planned Activities:** Infrastructure Improvements.

**8. PROJECT NAME: CITY OF NEWMAN - CDBG PROJECT ADMINISTRATION FY 22-23**

**Target Area(s):** Newman

**Goals Supported:** Improve Infrastructure in low-income neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access to public services for low-income households

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing  
Economic Development  
Public Services  
Homeless Services

**Funding:** CDBG: \$16,403

**Description:** This expenditure costs associated with management, oversight, and coordination of the related CDBG funded projects.

**National Objective:** N/A

**Matrix Code:** 21A

**Target Date:** 6/30/2023

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 1162 Main Street, Newman, CA 95360

**Planned Activities:** Administration of the City of Newman’s CDBG projects for FY 2022-2023.

**9. PROJECT NAME: CITY OF NEWMAN - HILL PARK AREA IMPROVEMENT PROJECT FY 22-23**

**Target Area(s):** Newman

**Goals Supported:** Improve Infrastructure in low-income neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG: \$57,558

**Description:** This project is to improve sidewalk, curbs, lights and make ADA improvements within the residential area surrounding the community park. This project would also increase amenities at Howard B. Hill Jr. Park; such as the construction of an amphitheater, lighting, ADA walkways, tables, a potential shade structure, restrooms and necessary electrical work. Project will be phased out and costs include design, engineering and construction.

**National Objective:** LMA

**Matrix Code:** 03F

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of Newman

**Performance Outcomes:**

*Number of households with access to infrastructure improvements:* 220

*Number of residents impacted by infrastructure improvement:* 602

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 602 Individuals/  
220 Households

**Location Description:** 1162 Main Street, Newman, CA 95360

**Planned Activities:** Infrastructure Improvements

**10. PROJECT NAME: CITY OF NEWMAN - STEFFENSEN-SUNSHINE PARK AREA IMPROVEMENTS  
PROJECT FY 22-23**

**Target Area(s):** Newman

**Goals Supported:** Improve Infrastructure in low-income neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG: \$100,000

**Description:** This project is to improve sidewalk, curbs, lights and make ADA improvements within the residential area surrounding the community park. Project will be phased out and costs include design, engineering and construction.

**National Objective:** LMA

**Matrix Code:** 03F

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of Newman.

**Performance Outcomes:**

*Number of households with access to infrastructure improvements:* 200

*Number of residents impacted by infrastructure improvement:* 510

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 510 Individuals/  
200 Households

**Location Description:** 1162 Main Street, Newman, CA 95360

**Planned Activities:** Infrastructure Improvements

**11. PROJECT NAME: CITY OF OAKDALE - CDBG PROJECT ADMINISTRATION FY 22-23**

**Target Area(s):** Oakdale

**Goals Supported:** Improve Infrastructure in low-income neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access to public services for low-income households

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing

Economic Development  
Public Services  
Homeless Services

**Funding:** CDBG: \$16,403

**Description:** This expenditure costs associated with management, oversight, and coordination of the related CDBG funded projects.

**National Objective:** N/A

**Matrix Code:** 21A

**Target Date:** 6/30/2023

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 280 N. 3<sup>rd</sup> Ave., Oakdale, CA 95361

**Planned Activities:** Administration of CDBG projects for FY 2022-2023.

**12. PROJECT NAME: CITY OF OAKDALE -SOUTH FIRST, SECOND AND THIRD STREETS IMPROVEMENTS PROJECT FY 22-23**

**Target Area(s):** Oakdale

**Goals Supported:** Improve Infrastructure in low-income neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG: \$177,022

**Description:** The project will provide bike, pedestrian and ADA improvements for the area of South First, South Second, South Third Avenues from West G to West J Street (including East H and East I Streets from south First Avenue to South Yosemite Avenue. Project will be phased out and costs include design, engineering and construction.

**National Objective:** LMA

**Matrix Code:** 03I

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of Oakdale.

**Performance Outcomes:**

*Number of households with access to infrastructure improvements:* 525  
*Number of residents impacted by infrastructure improvement:* 130

**Target Date:** 6/30/2023

**Estimate the number and type of families that will benefit from the proposed activities:** 1,950 Individuals/  
650 Households

**Location Description:** 280 N. 3<sup>rd</sup> Street, Oakdale, CA 95361

**Planned Activities:** Infrastructure Improvements

**13. PROJECT NAME: CITY OF PATTERSON - CDBG PROJECT ADMINISTRATION FY 22-23**

**Target Area(s):** Patterson

**Goals Supported:** Improve Infrastructure in low-income neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access to public services for low-income households

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing  
Economic Development  
Public Services  
Homeless Services

**Funding:** CDBG: \$16,403

**Description:** This expenditure costs associated with management, oversight, and coordination of the related CDBG funded projects.

**National Objective:** N/A

**Matrix Code:** 21A

**Target Date:** 6/30/2023

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 1 Plaza, Patterson, CA 95363

**Planned Activities:** Administration of the City of Patterson's CDBG projects for FY 2022-2023.



**14. PROJECT NAME: CITY OF PATTERSON –WASHBURN INFRASTRUCTURE IMPROVEMENTS PROJECT  
FY 22-23**

**Target Area(s):** Patterson

**Goals Supported:** Improve Infrastructure in low-income neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG: \$190,080

**Description:** This project includes the installation of curb, gutter, sidewalk and ADA improvements. Project will be phased out and costs include design, engineering and construction.

**National Objective:** LMA

**Matrix Code:** 03I

**Presumed Benefit:** No

**Objective:** *Address the need for infrastructure improvements in the low-income residential area of Patterson*

**Performance Outcomes:**

*Number of households with access to infrastructure improvements:* 241

*Number of residents impacted by infrastructure improvements:* 723

**Target Date:** 6/30/2024

**Estimate the number and type of families that will benefit from the proposed activities:** 723 Individuals/  
241 Households

**Location Description:** 1 Plaza, Patterson, CA 95363

**Planned Activities:** Infrastructure Improvements

**15. PROJECT NAME: CITY OF RIVERBANK - CDBG PROJECT ADMINISTRATION FY 22-23**

**Target Area(s):** Riverbank

**Goals Supported:** Improve Infrastructure in low-income neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access to public services for low-income households

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing

Economic Development  
Public Services  
Homeless Services

**Funding:** CDBG: \$16,403

**Description:** This expenditure costs associated with management, oversight, and coordination of the related CDBG funded projects.

**National Objective:** N/A

**Matrix Code:** 21A

**Target Date:** 6/30/2023

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 6707 3<sup>rd</sup> Street, Riverbank, CA 95367

**Planned Activities:** Administration of the City of Riverbank’s CDBG projects for FY 2022-2023.

**16 PROJECT NAME: CITY OF RIVERBANK – CASTLEBERG PARK TRAIL PROJECT FY 22-23**

**Target Area(s):** Riverbank

**Goals Supported:** Improve Infrastructure in low-income neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG: \$100,000

**Description:** Projects includes rehabilitation and repairs for pedestrian safety improvements to the walkway/trail loop located at Castleberg Park on the corner of Kentucky and 8<sup>th</sup> Street. This will improve the safety of the trail for pedestrians and add ADA accessibility to areas of the park that were previously inaccessible. Project will include design, engineering, and construction costs.

**National Objective:** LMA

**Matrix Code:** 03I

**Presumed Benefit:** No

**Objective:** Improve the need for pedestrian and ADA accessibility within the city’s parks.

**Performance Outcomes:**

*Number of households with access to infrastructure improvements: 65*

*Number of residents impacted by infrastructure improvement:* 225

**Target Date:** 6/30/2023

**Estimate the number and type of families that will benefit from the proposed activities:** 225 Individuals/  
65 Households

**Location Description:** 6707 3<sup>rd</sup> Street, Riverbank, CA 95367

**Planned Activities:** Infrastructure Improvements

**17. PROJECT NAME: CITY OF RIVERBANK – CASTLEBERG PARK ADA IMPROVEMENTS PROJECT FY 22-23**

**Target Area(s):** Riverbank

**Goals Supported:** Improve Infrastructure in low-income neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG: \$52,834

**Description:** ADA accessibility improvements to Castleberg Park located at the corner of Kentucky & 8<sup>th</sup> Street. Project will include ADA enhancements to ensure accessibility by the disabled community to areas such as the playground, restrooms, and the baseball fields. This is a multi-year project that will be phased based on funding availability and will include design, engineering, and construction costs.

**National Objective:** LMA

**Matrix Code:** 03I

**Presumed Benefit:** No

**Objective:** Improve ADA accessibility to our disabled residents in conformance with the City of Riverbank adopted ADA Transition Plan

**Performance Outcomes:**

*Number of households with access to infrastructure improvements:* 65

*Number of residents impacted by infrastructure improvement:* 225

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 225 Individuals/  
65 Households

**Location Description:** 6707 3<sup>rd</sup> Street, Riverbank, CA 95367

**Planned Activities:** Infrastructure Improvements

**18. PROJECT NAME: CITY OF WATERFORD - CDBG PROJECT ADMINISTRATION FY 22-23**

**Target Area(s):** Waterford

**Goals Supported:** Improve Infrastructure in low-income neighborhoods  
Fair Housing and Tenant/Landlord Services  
Access to public services for low-income households

**Needs Addressed:** Public Infrastructure Improvement  
Affordable Housing  
Economic Development  
Public Services  
Homeless Services

**Funding:** CDBG: \$16,403

**Description:** This expenditure costs associated with management, oversight, and coordination of the related CDBG funded projects.

**National Objective:** N/A

**Matrix Code:** 21A

**Target Date:** 6/30/2023

**Estimate the number and type of families that will benefit from the proposed activities:** N/A

**Location Description:** 101 E Street, Waterford, CA 95386

**Planned Activities:** Administration of CDBG projects for FY 2022-2023

**19. PROJECT NAME: CITY OF WATERFORD – WESTERN AND F STREET INFRASTRUCTURE PROJECT FY 22-23**

**Target Area(s):** Waterford

**Goals Supported:** Improve Infrastructure in low-income neighborhoods

**Needs Addressed:** Public Infrastructure Improvement

**Funding:** CDBG: \$231,739

**Description:** The project consists of installing curb, gutter, sidewalk and ADA improvements on the east side of Western Avenue from F street 500 feet south, and on the west side of F Street from Western 400 feet south as well as roadway surface and storm drain collection improvements. Project costs include design, construction, and inspection of improvements.

**National Objective:** LMA  
**Matrix Code:** 03I

**Presumed Benefit:** No

**Objective:** Address the need for infrastructure improvements in the low-income residential area of Waterford.

**Performance Outcomes:**

*Number of households with access to infrastructure improvements:* 150

*Number of residents impacted by infrastructure improvement:* 50

**Target Date:** 6/30/2025

**Estimate the number and type of families that will benefit from the proposed activities:** 90 Individuals/  
30 Households

**Location Description:** 101 E Street, Waterford, CA 95386

**Planned Activities:** Infrastructure Improvements

**20. PROJECT NAME: CDBG PUBLIC SERVICES PROGRAM- FY 22-23 (CDBG-PSG)**

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford and Unincorporated Stanislaus County

**Goals Supported:** Access to public services for low income household  
Fair Housing and Tenant/Landlord Services  
Shelter for Homeless Persons  
Homeless Prevention  
Community Emergency Response

**Needs Addressed:** Public Services  
Homeless Services

**Funding:** CDBG: \$237,025

**Description:** The following public services programs will be funded to service providers to provide eligible services and programs to the Stanislaus Urban County.

Court Appointed Special Advocates (CASA) – Direct Services Project  
Center for Human Services – Ceres Partnership-Concrete Support in Times of Need  
Center for Human Services – Oakdale Family Resource Center-Crisis Support Program  
Center for Human Services – Westside Family Resource Centers-Supportive Services  
Children’s Crisis Center – Comprehensive Child Abuse Prevention at Guardian House  
Children’s Crisis Center – Comprehensive Child Abuse Prevention at Marsha’s House

Children’s Crisis Center – Comprehensive Child Abuse Prevention at Verda’s House  
The Salvation Army Red Shield – At Risk Teen Program  
United Samaritans Foundation – Daily Bread Mobile Lunch Program-Ceres/Keyes  
United Samaritans Foundation – Daily Bread Mobile Lunch Program- Westside

**National Objective:** LMC

**Matrix Code:** N/A

**Presumed Benefit:** No

**Target Date:** 6/30/2023

**Location Description:** 1010 10<sup>th</sup> Street, Suite #3400, Modesto, CA 95354

**Planned Activities:** Public Service Programs

**21. PROJECT NAME: STANISLAUS COUNTY - ESG PROGRAM FY 22-23 (ESG)**

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Shelter for Homeless Persons  
Rapid Re-Housing for Homeless Persons  
Homeless Prevention  
Homeless Services Data Collection

**Needs Addressed:** Homeless Services

**Funding:** ESG: \$207,577

**Description:** The ESG Program funds will be awarded to service providers to provide eligible Shelter, Homeless Prevention, Rapid Re-Housing and HMIS data support services and programs to the Stanislaus Urban County. The following are the programs being funded:

Center for Human Services – Youth Low Barrier Shelter  
Community Housing and Shelter Services – Rapid Re-Housing Program  
We Care Program – Emergency Shelter Program

**Target Date:** 6/30/2024

**Location Description:** 1010 10<sup>th</sup> Street, Suite #3400, Modesto, CA 95354

**Planned Activities:** Shelter, Homeless Services, Rental Assistance, HMIS Data Support, and Administration.

**22. PROJECT NAME: STANISLAUS COUNTY – COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) FY 22-23 (HOME)**

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Increase and Improve Supply of Affordable Housing

**Needs Addressed:** Affordable Housing

**Funding:** HOME: \$259,546

**Description:** Funding will be made available to eligible CHDOs to acquire and or develop affordable housing. (Housing development activities Regulatory Citation: 92.205)

**Target Date:** 6/30/2024

**Performance Outcomes:**

*Number of households: 1*

**Location Description:** Stanislaus Planning Area

**Planned Activities:** Community Housing Development Organization (CHDO) project

**23. PROJECT NAME: STANISLAUS COUNTY – CONSORTIUM AFFORDABLE HOUSING FY 22-23 (HOME)**

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Increase and Improve Supply of Affordable Housing

**Needs Addressed:** Affordable Housing

**Funding:** HOME: \$1,097,734

**Description:** Acquisition, development, and/or rehabilitation of property for the development of affordable rental housing to income eligible clients. Properties may be transferred to non-profit agencies to provide property management services. Project activity may include the purchase of affordability covenants on existing residential units. (Regulatory Citation: 92.205)

**Target Date:** 6/30/2024

**Performance Outcomes:**

*Number of households: 4*

**Location Description:** Stanislaus Planning Area

**Planned Activities:** Acquisition, development and/or rehabilitation of property for the development of affordable housing.

**24. PROJECT NAME: STANISLAUS COUNTY – HOUSING REHABILITATION FY 22-23 (HOME)**

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Increase and Improve Supply of Affordable Housing

**Needs Addressed:** Affordable Housing

**Funding:** HOME: \$100,000

**Description:** Rehabilitation of both owner and renter occupied units. The Stanislaus HOME Consortium will offer loans and grants to maintain single and multifamily affordable housing stock for low to moderate income households/individuals. The program serves as a way to preserve and maintain affordable through the rehabilitation of existing housing (Regulatory Citation: 92.205) Project costs will include rehabilitation (materials and labor) and project delivery costs.

**Target Date:** 6/30/2024

**Performance Outcomes:**

*Number of households: 4*

**Location Description:** Stanislaus Planning Area

**Planned Activities:** Consortium wide housing rehabilitation for both owner and renter occupied units.

**25. PROJECT NAME: STANISLAUS COUNTY – FIRST TIME HOME-BUYER ASSISTANCE FY 22-23 (HOME)**

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Increase and Improve Supply of Affordable Housing

**Needs Addressed:** Affordable Housing

**Funding:** HOME: \$100,000

**Description:** Down payment assistance program for first time home buyers. The Stanislaus HOME Consortium will offer loans to income eligible clients for the purchase of their



first home. Funds can be used for down payment and/or closing costs associated with the loan. (Regulatory Citation: 92.205)

**Target Date:** 6/30/2024

**Performance Outcomes:**

*Number of households: 2*

**Location Description:** Stanislaus Planning Area

**Planned Activities:** Down payment assistance program for first time home buyers.

**26. PROJECT NAME: STANISLAUS COUNTY – HOME PROGRAM ADMINISTRATION FY 22-23 (HOME)**

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County.

**Goals Supported:** Administration

**Needs Addressed:** Affordable Housing

**Funding:** HOME: \$173,031

**Description:** Stanislaus County will provide management and administration services to the Stanislaus HOME Consortium member jurisdictions. The funds will cover the costs of salary, publications, public notices, and other eligible costs directly related to the program.

**Target Date:** 6/30/2024

**Performance Outcomes:** N/A

**Location Description:** Stanislaus Planning Area

**Planned Activities:** Program Administration

**27. PROJECT NAME: STANISLAUS COUNTY – CDBG CV3 PROGRAM FY 22-23 (CDBG CV3)**

**Target Area(s):** Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford and Unincorporated Stanislaus County

**Goals Supported:** Access to public services for low income household  
Fair Housing and Tenant/Landlord Services  
Shelter for Homeless Persons

Homeless Prevention  
Community Emergency Response

**Needs Addressed:** Public Services  
Homeless Services

**Funding:** CDBG CV3 (Public Services): \$1,146,204

**Description:** The following public services programs will be funded to service providers to provide eligible services and programs to the Stanislaus Urban County to help prevent, protect and aid in the impact of COVID-19.

Cambridge Academies – HOST House Shelter Program  
Cambridge Academies – Naomi’s House Shelter Program  
Center for Human Services – Family Resource Center Concrete Support  
Community Housing and Shelter Services – Homeless Prevention Rental Assistance Program  
Haven’s Women’s Center – Haven Emergency Shelter Program  
The Salvation Army Red Shield – Feed the Need Program

**National Objective:** LMC

**Matrix Code:** N/A

**Presumed Benefit:** No

**Target Date:** 6/30/2025

**Location Description:** 1010 10<sup>th</sup> Street, Suite #3400, Modesto, CA 95354

**Planned Activities:** Public Service Programs

### ***AP-50 Geographic Distribution***

#### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

The Stanislaus Urban County and the Stanislaus HOME Consortium do not have plans to pursue any official HUD designated geographic based priority areas. Funds will be allocated within each jurisdiction based on program eligibility and in accordance with priority needs and goals outlined in this section.

The unincorporated communities of Stanislaus County, along with the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank and Waterford, form what is known as the “Stanislaus Urban County”. The Stanislaus Urban County is an Entitlement Jurisdiction receiving Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) Program 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.

A requirement of the CDBG program is to benefit those members of the population that meet the definition of a Targeted Income. An example of a Targeted Income person is one who earns 80% or less of the Area Medium 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 geography boundary must be within the Targeted Income Group (TIG).

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

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, storm drainage, and sidewalk infill projects. Use of CDBG funds to address infrastructure improvements needs assists in efforts to improve the quality of life by promoting safe and healthy communities.

The Stanislaus HOME Consortium consists of all the Stanislaus Urban County member jurisdictions along with the City of Turlock. The Stanislaus HOME Consortium, is an Entitlement Jurisdiction, receiving HOME entitlement funds from HUD on an annual basis based on a formula allocation. Stanislaus County is recognized as the "lead entity" for Stanislaus HOME Consortium.

The eligibility of households for HOME assistance varies with the nature of the funded activity. For rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD-adjusted median household income for the area. In rental projects with five or more assisted units, at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD-adjusted median. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median.

Approximately 15% of the Stanislaus HOME Consortium's HOME entitlement allocation is required to be set-aside for eligible CHDOs to fund the acquisition and/or development of affordable housing to be owned or rented by income qualified families. The remaining funds will be allocated among Consortium members, based on a formula that takes into account the amount of HOME funds that a potential single consortium member jurisdiction might contribute to the overall HOME program based on HUDs HOME Consortium Builder Tool.

While funds will be annually allocated to each of the Stanislaus HOME Consortium member jurisdictions, the funds will be programed by Stanislaus County based project prioritization and funding availability, with a goal of distributing the funding equitably throughout the Stanislaus Planning Area throughout the life of the Consortium and not simply on an annual basis. Stanislaus County, as lead entity, will be releasing Requests for Proposals (RFP) for housing rehabilitation and down payment assistant services for the entire Stanislaus HOME Consortium. All member jurisdictions will be given the opportunity to propose projects using their HOME allocation, with a requirement that funding for the project(s) must be encumbered for use within six (6) months of the beginning of each fiscal year. Stanislaus County will retain an ongoing list of projects, developed from member jurisdiction proposed projects and an annual RFP (to be released to developers, realtors, and with others interested in participating in affordable housing development) seeking projects ready to be developed. The project list will be prioritized based on community need, project

feasibility (i.e. funding, entitlements, design stage, etc.), time frame for full implementation, and geographical distribution of funding. All member jurisdictions will be involved in the review and prioritization of projects.

**Geographic Distribution**

**Rationale for the priorities for allocation investments geographically.**

**Table 9 - Geographic Distribution**

Target Area	Percentage of Funds	
	CDBG	HOME
West Modesto	20	N/A
Ceres	16	11
Hughson	8	12
Newman	9	10
Oakdale	10	10
Patterson	11	10
Riverbank	9	11
Waterford	9	10
Unincorporated Stanislaus County	8	13
Turlock	N/A	13

For the development of the AAP, the participating Stanislaus Urban County and Stanislaus HOME Consortium 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. The Stanislaus HOME Consortium has no targeted areas for it proposed programs.

CDBG funds allocated to the Stanislaus Urban County will be utilized for various programs including infrastructure improvements, public services, and fair housing. Some programs are funded collectively for the benefit of the entire Stanislaus Urban County, such as homeless and public services. Other programs are specific to individual member jurisdictions of the Stanislaus Urban County. Each member jurisdiction of the Stanislaus Urban County identifies the specific needs within its respective communities as a means to determine use of its specific allocation.

HOME funds are being proposed for the use of property acquisition, development, rehabilitation, and homebuyer’s assistance. Some programs (owner occupied housing rehabilitation and first-time home buyers) will be funded collectively for the benefit of the entire Stanislaus HOME Consortium. The percentages for the HOME program shown above in Table 9 are based on estimates from the HUD HOME Consortium builder and do not reflect any proposed projects by any of the consortium members.

## **AP-55 Affordable Housing**

### **Introduction**

The tables in this section provide estimates on the number of homeless, non-homeless, and special needs households to be provided affordable housing during the program year and the number of affordable units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

<b>One Year Goals for the Number of Households to be Supported</b>	
<b>Homeless</b>	<b>0</b>
<b>Non-Homeless</b>	<b>2</b>
<b>Special-Needs</b>	<b>4</b>
<b>Total</b>	<b>6</b>

<b>One Year Goals for the Number of Households Supported Through</b>	
<b>Rental Assistance</b>	<b>30</b>
<b>The Production of New Units</b>	<b>4</b>
<b>Rehab of Existing Units</b>	<b>2</b>
<b>Acquisition of Existing Units</b>	<b>3</b>
<b>Total</b>	<b>21</b>

### **Discussion**

The 2020-2025 Con Plan identifies affordable housing as a Priority Need. In Fiscal Year 2022-2023, the Stanislaus HOME Consortium will use funds available to address a variety of housing needs within the Stanislaus Planning Area. Despite being a Priority Need, the Stanislaus HOME Consortium members' ability to contribute toward the provision and development of affordable housing programs/projects is challenged limited funding and steadily increase costs for delivering affordable housing. In recent years the State of California has been expanding the funding available for the planning and development of affordable housing, however, many of the funding sources are competitive and limited in duration. Permanent Local Housing Allocation (PLHA) funding will has been allocated to Stanislaus County, based the Stanislaus Urban County's 2017 allocation, but those funds are still in the early stages of implementation. The City of Riverbank was not part of the Stanislaus Urban County in 2017 and, as such, will be eligible to seek PLHA funding directly from the State of California. Stanislaus County is undertaking Housing Stanislaus, a county-wide initiative to build a shared vision and policy framework for housing in Stanislaus County. The initiative seeks develop a unified and actionable countywide vision and strategy framework – inclusive of priorities, policies, and investments – for accelerating affordable and market-rate housing in Stanislaus County.

## ***AP-60 Public Housing***

### **Introduction**

The Stanislaus HOME Consortium, Stanislaus Urban County, and the Stanislaus Regional Housing Authority (Housing Authority) continue to have a close working relationship and meet on an as-needed basis to discuss concerns relevant to public housing and other housing matters. The Stanislaus Urban County will continue to work with the Housing Authority, the City of Turlock, and other public and private housing and social service agencies to foster public housing improvements and resident initiatives.

### **Actions planned during the next year to address the needs to public housing.**

The Housing Authority's mission is committed to addressing the unmet housing needs of residents and communities in the county, consistent with Federal, State, and local law. The Housing Authority owns and operates public housing units in addition to operating the Housing Choice Voucher Program.

The Housing Authority operates 647 conventional public housing units throughout Stanislaus County in five Asset Management Properties (AMP). AMP 1 contains a total of 149 units located in Oakdale, Turlock, Ceres, and Hughson. AMP 2 contains a total of 66 units located in Newman, Patterson, and Westley. The remaining 432 units are located in AMPs 3, 4, and 5 in the City of Modesto.

The Housing Authority operates several affordable housing programs in addition to Public Housing, including year-round Farm Labor Housing, Seasonal Migrant Farm Worker Housing, and several smaller affordable housing properties including units funded under the Neighborhood Stabilization Program and the Housing Choice Voucher Program. These affordable housing programs will continue to operate in the 2022-2023 program year.

The Housing Authority is always working to increase the stock of affordable housing in Stanislaus County through other available resources, programs, and partnerships as opportunities arise.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

The Housing Authority previously implemented a services and communication "quality control" system that provides the Housing Authority with immediate customer feedback and identifies areas that may need improvement. The Housing Authority has also implemented a resident education program with regularly scheduled meetings and written communications on agency policy, rules, and leases.

Efforts to improve communications with residents and program participants include: on site resident training/informational meetings, regular newsletters and flyers. The Housing Authority has implemented a "curbside" appearance program. The focus of the program is the exterior of buildings, parking areas, playgrounds and other areas of the complexes. Rodent and insect problems are addressed when residents report a problem and/or on Annual Inspections. In an effort to better educate residents concerning these problems, information is regularly provided through the Housing Authority newsletter. These actions have assisted the Housing Authority in creating an atmosphere which emphasizes customer satisfaction and communication

Further, the Housing Authority has a Resident Advisory Board (RAB) which represents the residents assisted by the agency. The RAB assists in the development of the Housing Authority's five-year Plan. Resident involvement will continue to be supported in an effort to enhance the service delivery by taking into account input from those with lived experience.

These actions have assisted the Housing Authority in creating an atmosphere which emphasizes customer satisfaction and communication.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.**

The Housing Authority is not designated as a troubled Housing Authority.

**AP-65 Homeless and Other Special Needs Activities**

The Stanislaus Community System of Care (CSoC), the locally recognized CoC, is comprised of a membership elected Board and various sub-committees. The CoC Board is comprised of representatives from homeless advocates, community members, and service providers, as well as public and private sector agencies in the County. The CoC Board meets on a monthly basis to identify gaps and needs in homeless services and to pursue an overall systematic approach to address homelessness. There are public meetings in which the community of providers and stakeholders are welcome to attend and provide comment. Through regular attendance and participation in the CoC meetings, member participants of the Stanislaus Urban County and Stanislaus HOME Consortium consult with the CoC to develop cooperative plans and strategies to leverage resources to provide emergency shelter and rapid re-housing services, and is informed of changes in local goals, objectives and performance measures. The recognition of homelessness as a social and economic issue is uniting service providers, businesses, and the public and private sectors in achieving compliance with the HEARTH Act, adopting best practices to end chronic homelessness, and improving the system to rapidly re-house individuals and families.

The following are a few County-wide efforts that are not directly funded by HUD entitlements funds but contribute to the overall CoC:

Access Center Emergency Shelter (ACES)

The Access Center Emergency Shelter (ACES), a 182 bed, low-barrier shelter focused on providing shelter to the most vulnerable unsheltered population by decreasing common barriers to individuals accepting shelter service, such as, pets, partners, and possessions. ACES opened November 26, 2019 and is being operated by the Salvation Army through an agreement approved by the Board of Supervisors on October 1, 2019. Included in the bed count is a 22-bed dorm area available for those individuals experiencing homelessness that suffer from a significant mental illness. This dorm-style room reduces instances of victimization and increases the efficacy of therapeutic intervention. The Community Assessment Response and Engagement (CARE) Multidisciplinary Team is also able to use the location to provide case management and shelter to the most vulnerable unsheltered individuals. The opening of ACES also afforded an opportunity for the most vulnerable unsheltered population to be sheltered and connected with case management services, with a strong emphasis on assisting shelter guests to become document ready for entry into the community's coordinated entry housing continuum. Additionally, Stanislaus

County Animal Services Agency partnered with ACES to create a healthy pets program. This program provides pet food, crates, and animal health services to pets residing at ACES.

### Empire Cold Weather Family Shelter

The Empire Cold Weather Family Shelter was initiated in November 2018 as a partnership with the Stanislaus Regional Housing Authority. The target population served are families who are currently being case managed in the Community Service Agency's (CSA) Housing Support Program (HSP) unit, have used all available temporary shelter nights, are still engaged in the search for permanent housing and have been unsheltered the longest based on date of referral to the HSP program.

CSA works in partnership with Community Housing and Shelter Services (CHSS) for placement of families at the Empire Cold Weather Family Shelter and has an existing contract with CHSS to administer, arrange and facilitate temporary housing services to CalWORKs and Welfare-to-Work eligible families. CHSS also provides case management services, which include assisting and educating participants on their income, household budgets, and housing options; aiding participants in completion of housing applications and landlord outreach; and providing housing search workshops.

CSA has staff onsite during standard business hours to work with the families and CHSS staff also is available to assist families on a regular basis. Stanislaus County Affordable Housing Corporation (STANCO) provides on-site property management services including security and routine maintenance of the facility and units.

### Family Housing Facility

In coordination with the countywide strategy to address the critical issue of homelessness especially as it impacts families with school aged children, Stanislaus County entered into a five-year lease with a motel located at 1128 South 9th Street in Modesto. The property has 21 units and a three-room office space. In November 2019, CSA began using this site to operate a year-round family shelter using the successful model implemented at the Empire Cold Weather Family Shelter. The Family Housing Facility operates 24-hours a day; CSA has contracted with STANCO for property management and security services.

### Access Center

On February 3, 2020, the Access Center, a "hub location" for multiple homeless programs and the entry way into the shelter system, opened at 912 D Street, Modesto, California. The Access Center serves as a one-stop hub and physical entry point for individuals at-risk of or currently experiencing homelessness to access a wide range of co-located homelessness services including centralized homeless outreach and engagement; housing assessments and navigation; and homelessness support services and referrals. The Access Center also employs a "meet you where you are" strategy that has specialized homeless outreach workers meet individuals on the street and in homeless encampment areas and encourages individuals to connect to services.

The following partners are co-located at the Access Center - Center for Human Services; Community Housing and Shelter Services; Community Impact Central Valley; Disability Resource Agency for Independent Living; Downtown Streets Team Modesto; Golden Valley Health Centers; Salvation Army - Modesto; Stanislaus County (Behavioral Health and Recovery Services and Community Services Agency); Telecare Corporation and Turning Point Community Programs.



## Homeless Strategic Plan

The Stanislaus Homeless Alliance (SHA) and the Stanislaus Community System of Care (CSOC) have collaborated to update the Regional Plan to Address Homelessness in Stanislaus County, originally prepared in January 2019. In September 2020, the SHA and the CSOC each appointed three members to serve on a work group to spearhead the effort. The updated plan, now referred to as the Homeless Strategic Plan, adopts a data-informed approach to addressing the needs of people experiencing homelessness by enhancing community decision-making, supporting organizational and provider capacity and improving systems coordination. With the assistance of consultant Homebase/The Center for Common Concerns, the work group implemented a three- phased strategic planning process:

- Phase I - Gaps Analysis and Stakeholder Engagement. Homebase conducted an analysis of existing housing and services, unmet needs and priority gaps to be addressed throughout the region. Homeless Management Information System (HMIS) and Coordinated Entry System (CES) data points were reviewed for the provision of system-wide homeless care and outcomes. Particular emphasis was placed on outreach to and inclusion of Black, Indigenous, and People of Color (BIPOC) and people with lived experience throughout plan development. To that end, extensive outreach through stakeholder interviews, targeted focus groups and community forums were conducted for multiple locations across the county.
- Phase II - Draft Plan Development and Update. Phase II focused on culling information gathered during the gaps analysis and community engagement process to identify key goals, desired strategies and actions and opportunities to address homelessness. The work group collaborated with Homebase to develop draft language for the updated plan.
- Phase III - Approval of Updated Strategic Plan. The final Homeless Strategic Plan was presented to the SHA in December 2021 and was presented for approval to the CSOC in January 2022.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The Stanislaus Urban County is a partner and stakeholder in the CoC, regularly attending CoC meetings and actively contributing to creating efficient processes. The CoC has become increasingly efficient in use of funds and allocation of non-financial resources with the implementation of a Coordinated Entry System (CES). A CES Task Force was formed and meets regularly to continually improve the system and ensure it is an effective tool. There are several service providers within the CoC that conduct street outreach throughout the County. Through Behavioral Health and Recovery Services (BHRS) and a collaboration of several other County departments, an Outreach and Engagement Center (OEC) was established in 2018. The OEC coordinates the provision of multiple services throughout the County for those experiencing homelessness. Teams of outreach workers go out five (5) days a week to connect homeless individuals directly with benefits and services to engage those who may otherwise not seek assistance. The OEC also

serves as a physical entry point for support through assessments and referrals and is open for walk-in access Monday through Friday.

### **Addressing the emergency shelter and transitional housing needs of homeless persons.**

Shelters in Stanislaus County receive a combination of federal, state, local, private, and foundation funding from a diversified stream of sources including: federal CoC, ESG (state and federal) and CDBG programs, community foundations, and others. In total, there are 12 shelters represented on the 2021 HUD Housing Inventory Count (HIC), including several for specific populations like youth, families, or adults. There is a continued dedication to low-barrier, housing-focused shelters, to move those without a place to live into permanent housing, and clients from the We Care Program, Children's Crisis Center, Community Housing and Shelter Services (CHSS), and Family Promise are able to receive rapid re-housing assistance to become stably housed. Approximately 57% of the Stanislaus Urban County's Fiscal Year 2021-2022 ESG award funded programs provided emergency shelter (both seasonal and year-round).

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The CoC continues to hone-in on system processes and address gaps in the service delivery system to ensure that specific vulnerable sub-populations do not fall through the cracks. As the CoC partnerships grow and each entity becomes more understanding of their role as well as the roles of other agencies, the system will yield more effective results for those individuals and families that are experiencing homelessness. The Coordinated Entry System (CES) is an effective tool in minimizing the number of days someone experiences homelessness.

The delivery of wrap-around services is critical to the long-term success of those individuals and families that have experienced homelessness but are now housed. Through the CoC, there are housing supports made available, offering financial assistance, security deposits, legal services, credit repair, utility payments, counseling, among others. It is understood by the CoC and its partners that the end goal is not to simply find housing, but to maintain stable housing.

Agencies that are funded through the Stanislaus Urban County's ESG program are required to participate in the planning and development of the CES. ESG sub-grantees must participate in the client referral system as long as it does not place a financial burden on the agency and compromise their other funding sources. Some of the larger agencies within the County that provide resources for homeless individuals and families include: We Care Program-Turlock, Family Promise of Greater Modesto, The Salvation Army, Children's Crisis Center, HOST House, and the Modesto Gospel Mission. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) make the transition to permanent housing and independent living is an overall goal of the CoC.

The Stanislaus Urban County works with the CoC towards this goal by funding programs with ESG funds that aim to shorten the period of time that individuals and families experiences homelessness, facilitate access for homeless individuals and families to affordable housing units, and prevent individuals and families who were recently homeless from becoming homeless again. The Stanislaus Urban County's homeless strategy also places a high priority on providing rental assistance, housing relocation and stabilization services to persons and households experiencing homelessness. Approximately 40% of the FY 22-23 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. The programs utilize 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.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Plan to address homelessness in Stanislaus County identifies discharge planning as a key part of the strategy in addressing homelessness throughout the County moving forward. Acknowledging that further collaboration among public institutions and other system of care providers needs to occur so that no individual or family is discharged into homelessness, the CoC continues to work on these issues through awareness campaigns and coordinated efforts to align services and resources among CoC partners.

Local health care facilities have specific protocol in place requiring a safe discharge for all patients. The County's Public Health Agency established a task force to review the current protocol in place and address any gaps in services necessary to ensure successful discharge planning services. Currently in place there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing that could include HUD McKinney-Vento funded emergency shelters, transitional or permanent housing units and prevent the release of patients to the streets. For adults recently released from custody, the County addresses housing issues through the Day Reporting Center (DRC). The Sheriff's Department conducts Probation Orientation meetings at the DRC in which several programs have participated in the past including Solidarity, Teen Life Challenge, and Modesto Gospel Mission.

As a result of the CoC's coordination with the Probation Department and the Sheriff's Office, a diversion program has been established. The diversion program helps homeless who would otherwise be jailed for minor crimes stay at the Salvation Army shelter facility, where they receive overnight shelter and case management services. The County has transitional living procedures in place for juveniles exiting foster care to address youth in placement where the long-term plan is emancipation. These procedures are required by both the State and Federal governments. The County develops a 90-day transition plan that includes a housing component. A lead officer received a list of those eligible minors from the case officers and works with the case officer, minor, family, and any services providers to develop the plan prior to the minor's last status review (usually at 18 years old). A status review is a court hearing to review the minor's status in placement. The plans are submitted to the court and all involved parties, including the minor.

## ***AP-75 Barriers to Affordable Housing***

### **Introduction**

The Stanislaus Urban County and the Stanislaus HOME Consortium will work to provide affordable housing opportunities. One of the main barriers to affordable housing, both rental and homeownership, has been the lack of affordable housing units. For residents that are renting, the rents in the area have increased and made it difficult for renters to move or new renters to find housing units. In the area of homeownership, many residents are outpriced and cannot afford to purchase the homes that are available. Some of the barriers that impact the availability of affordable housing are outlined below.

### **Shortage of Affordable Housing Funding**

The availability of funding for affordable housing has dropped dramatically in the past decade for all jurisdictions in California with the 2012 dissolution of redevelopment agencies in the State of California 2012.

While In recent years the State of California has been expanding the funding available for the planning and development of affordable housing, many of the funding sources are competitive and limited in duration. Permanent Local Housing Allocation (PLHA) funding, a source of ongoing funding, has been allocated to Stanislaus County, based the Stanislaus Urban County's 2017 allocation, but those funds are still in the early stages of implementation. The success of new sources of funding will be challenged by the steady increase in the costs to deliver affordable housing.

### **Planning and Development Fees**

Housing development imposes short- and long-term costs upon local government, such as the cost of providing site reviews, permitting and inspection, and maintaining General Plan and zoning regulations addressing housing development. Jurisdictions also charge impact fees to offset the cost of providing the infrastructure and public facilities that are required to serve new housing development. To help recoup costs and ensure that essential services and infrastructure are available when needed, Stanislaus County jurisdictions charge various types of development fees. The fee amounts vary based on the needs of each jurisdiction and the services provided.

The fees can be a significant factor in housing development throughout California, raising housing costs and disincentivizing new residential development, factors that contribute to statewide high housing costs. Among California jurisdictions, fees account for between six and eighteen percent of the price of housing. (Termer Center for Housing Innovation- UC Berkeley, It All Adds Up: The Cost of Housing Development Fees in Seven California Cities, March 2018.)

As a best practice, the public and developers should be able to access a jurisdiction's current fee schedules to estimate fees as a part of total development project costs in advance.

Until 1978, property taxes were the primary revenue source for financing the construction of infrastructure and improvements for residential development in California. Proposition 13, passed in 1978, limited a local jurisdiction's ability to raise property taxes and increasing reliance on other funding sources to provide infrastructure, public improvements, and public services. An alternative funding

source widely used among local governments in California is the development impact fee, which is charged to the project developers/owners, for publicly provided infrastructure that supports the development, including water and sewer facilities, parks, and transportation.

For jurisdictions to charge an impact fee, the California Mitigation Fee Act requires that the jurisdiction demonstrate the “nexus” between the type of development in question and the impact being mitigated by the proposed fee, and that fee amount be proportional to the impact caused by the development. Fees not covered by the California Mitigation Fee Act include inclusionary housing ordinance in-lieu fees, permit processing fees, utility connection fees, and fees included within specific development agreements between a jurisdiction and a developer.

Despite state law limiting direct impact fees, the fees can be a large part of a jurisdiction’s total fee requirements for housing development. Because developers tend to pass these fees onto the final housing owner, the effects of reducing these fees on housing affordability depend on the amount of the fee reduction and current home prices. Because the eventual owner bears the brunt of fees, high fees limit development of lower-cost housing more than higher-cost housing. (Termer Center for Housing Innovation- UC Berkeley, Current Practices and Policy Considerations to Improve Implementation of Fees Governed by the Mitigation Fee Act, August 2019)

A reduction in development fees for low-income housing may help these projects become financially feasible. A jurisdiction deferring development fees until a certain time after project completion can also help add flexibility the project’s upfront costs and assist in the development of low-income housing.

### **Municipal Processing Time**

The processing time required to obtain full approval of a development project is often cited as a contributing factor to the high cost of housing in the State of California. Review and legislative approval, while often necessary steps in the development process, add to the cost of construction by increasing land holding costs and interest payments. Governments are not always able to control delays when multiple levels of government that must communicate, review, and approve plans, delays due to the schedule or timing of legislative boards of approval, or delays based on the amount of municipal staff capacity to review plans when demand for services is high. Various legislation has been adopted by the State in recent years to try to streamline processing times by making certain actions ministerial and/or exempt to environmental review under the California Environmental Quality Act.

### **Prevailing Wages**

Davis-Bacon prevailing wage must be paid to laborers when federal Community Development Block Grant (CDBG) dollars are used to pay for any construction project over \$2,000 or on any multifamily housing project over eight units. Prevailing wage must also be paid on any HOME-funded multifamily housing project that directly funds twelve or more units. While competitive wages are currently high, Davis-Bacon wages may be higher and add additional cost to housing construction and rehabilitation activities.

California’s Prevailing Wage Law requires contractors to pay minimum wage rates on public works projects that support housing construction such as roads, water and sewer projects, and other public utilities. The rates are set by the California Department of Industrial Relations. These additional costs could add to local costs for housing development.

## **Expiration of Affordability Contracts**

Affordability contracts with private property owners have a time limit that runs out after a contractually-set number of years. Unless the affordability contracts are renewed with the property owner, the affordable rental housing units will expire and become market-rate housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

Potential constraints to housing development vary by area throughout the Stanislaus Planning Area, but generally include cost of infrastructure, residential development fees, development standards, land use entitlement processing times, and limited funding for affordable housing development. Barriers to housing also include personal barriers such as poor credit history, involvement with the law, limited knowledge about tenants' rights and the complaints process.

## **Development Process**

To expedite project facilitation and provide internal support to project applicants, the Stanislaus Urban County and the HOME Consortium will continue to undertake efforts to build relationships with the development community to identify the barriers and constraints to the development of affordable housing to identify public/private partnership opportunities for the development of affordable housing.

## **Fee Structure**

Members of the Stanislaus Urban County and the Stanislaus HOME Consortium will continue to review its fee systems as a means of reducing the cost of housing development. The members recognize that fees can affect the cost of construction of affordable housing in the community.

## **Subdivision Improvement Standards and Zoning Ordinance**

The Stanislaus Urban County and the Stanislaus HOME Consortium will review and provide input to modify Subdivision Improvements Standards, where reasonable and appropriate, to provide cost savings in the development of residential units while continuing to ensure the public health, safety, and welfare of residents.

## **Affordable Housing**

The Stanislaus Urban County and the Stanislaus HOME Consortium will continue to assign priority to educating the residents of Stanislaus County regarding the importance of providing affordable housing to support job growth. This will be done through public education, public participation, and fair housing information.

The Stanislaus Urban County and the Stanislaus HOME Consortium will continue to monitor constraints and where possible, undertake efforts that can address these constraints and their effect on the provision of affordable housing.

## ***AP-85 Other Actions***

### **Introduction**

The Stanislaus Urban County and the Stanislaus HOME Consortium targets federal funds to residents who have traditionally not been served or are underserved by programs. Project activities funded through the Con Plan are carefully designed to provide appropriate and needed services, particularly to those who may not be eligible for assistance from other sources, or are geographically isolated by lack of transportation, or lack basic amenities, particularly medical care, in their neighborhoods.

### **Actions planned 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, budgets every year. The Stanislaus Urban County and the Stanislaus HOME Consortium will continue to seek funding opportunities through different sources, encourage projects or programs that leverage funds, and ensure that projects and programs are operated as effectively and efficiently as possible.

The Stanislaus Urban County and the Stanislaus HOME Consortium members will continue being an involved stakeholder in the CoC and the Stanislaus Homeless Alliance (SHA). These organizations both function to bring stakeholders and residents together to identify needs, service gaps, and potential solutions and partnerships to address housing and homelessness needs within the region.

The Housing Authority supports low- and moderate-income families throughout the region, and also play a key role in overcoming obstacles in meeting needs. Through working closely with the Housing Authority, Stanislaus Urban County and the Stanislaus HOME Consortium, will continue to support the Housing Authority in their efforts to first identify needs and further meet those needs.

### **Actions planned to foster and maintain affordable housing.**

As stated throughout the Con Plan and AAP, affordable housing is considered a high priority. Accordingly, the use of the HOME funding is prioritized for the development and rehabilitation of affordable housing that serves low-income households. Affordable housing strategies include both development of new affordable housing units as well as the preservation/conservation of existing affordable housing units. CDBG funding will be used to development infrastructure critical to the development of new affordable housing units and maintenance of existing affordable housing units.

The Stanislaus Urban County and the Stanislaus HOME Consortium rely on private non-profit organizations and for-profit developers to acquire, develop, or rehabilitate affordable units. The Stanislaus Urban County and the Stanislaus HOME Consortium will continue to work closely with these entities to ensure that each year as many new affordable units are produced, or rehabilitated, as possible.

### **Actions planned to reduce lead-based paint hazards.**

The Housing Authority serves as the lead agency in Stanislaus County the identification, documentation, and prevention of lead poisoning. The Childhood Lead Poisoning Prevention Program of Stanislaus

County, administered through the Housing Authority, becomes involved with childhood lead-based poisoning when notification of an elevated screening blood level is received either from the laboratory or physician. If the blood level is 10ug/dL (micrograms per deciliter), notification is made to the family. Once a child meets the case definition, an environmental investigation is performed by a Registered Environmental Health Specialist to determine, if possible, the source of lead exposure. The Housing Authority, in partnership with the Department of Environmental Resources, conducts the investigation of residences where children with elevated levels of lead reside.

Stanislaus Urban County and the Stanislaus HOME Consortium partners with the Childhood Lead Poisoning Prevention Program to distribute information throughout the Stanislaus Planning area. If the source of lead exposure is related to the residential physical environment (e.g., peeling paint that indicates the presence of lead), then HOME funding available for housing rehabilitation programs may be used for eradication.

The Housing Authority actively addresses the issue of lead-based paint hazards by providing notices to landlords and tenants who participate in the Housing Choice Voucher Program, warning them of the hazards of lead-based paint. Individuals participating in CDBG or HOME funded rehabilitation and first-time home buyer assistance programs are provided the notice addressing lead-based paint hazard. Additionally, all units that are rehabilitated with CDBG and HOME funds are subject to lead-based paint compliance requirements.

### **Actions planned to reduce the number of poverty-level families.**

The Stanislaus HOME Consortium and the Stanislaus Urban County work to reduce poverty through ensuring an adequate, affordable, quality housing supply, improving low-income neighborhoods, strengthening the employment skills of the community and ensuring access to basic needs such as food and shelter. The Stanislaus Home Consortium is particularly focused on ensuring quality housing options to low-income individuals through the production of new low-income units as well as the rehabilitation of existing low-income units and combating rental discrimination against minorities.

Stanislaus County updated the Analysis to Impediments to Fair Housing Choice (AI) alongside the development of the Fiscal Year 2020-2025 Consolidated Plan in May 2020 and outlined ways in which each jurisdiction can take actions to ensure protected classes have equitable access to quality schools and employers. The AI investigates zoning codes, permit processes, and fees to ensure all jurisdictions within Stanislaus County are as accommodating as possible to those developments and employers that will contribute to reducing poverty and increasing economic opportunity and housing stability.

The CoC has developed into a more coordinated organization over the past five years, and the Stanislaus Urban County will continue to leverage those partnerships and resources to address the issues of poverty.

The Stanislaus County Alliance WorkNet (Alliance), The Community Services Agency's CalWorks Program, and the California Employment Development Department are all resources available to persons seeking employment.

In addition, all Stanislaus Urban County members, through their various economic development efforts, strive to promote activities that will ultimately have major impacts on the community, such as job creation that in turn will reduce poverty. The Alliance partners with Stanislaus County, Turlock and the other 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.

In 2020, Stanislaus County updated its Comprehensive Economic Development Strategy (CEDs). The development of the County CEDs was primarily conducted by the Economic Development Action Committee which included representative from all the Urban County members. Each of the Urban County members have outlined specific economic development goals. The entire report can be found at: <http://www.stancounty.com/ceo/econ-dev/pdf/ceds.pdf>. The Economic Development Action Committee Recommendations include various goals and priorities aimed at inspiring and facilitating future investments in infrastructure – both physical and human – so as to maintain a competitive place in the economic development of Stanislaus County. The identified development goals and priorities include:

- Encourage and support new business innovation and entrepreneurs
- Promote the region as a tourism destination
- Encourage the further development of a vibrant ag-based economy looking for ways to add new products, generate food and beverage innovation, and promote our products and services
- Develop specialized education including higher education, career technical education, and workforce development
- Support the development of college level program infrastructure to provide opportunities for students to learn and stay here
- Enhance goods movement transportation projects that build capacity while increasing safety, decreasing congestion, improving air quality and promoting economic development
- Develop wet and dry utility infrastructure to increase business development interest
- Participate in the development of comprehensive regional water planning
- Continue to promote accessibility and utilization of advanced communications services (through targeted technology training efforts, etc.) as fundamental and necessary for all residents and businesses

### **Actions planned to develop institutional structure.**

The Stanislaus Urban County publishes an annual Notice of Funding Availability (NOFA) of Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) funds. The NOFA includes an announcement of a Grant Technical Workshop and timeline for the upcoming grant cycle. The NOFA is published in the local newspaper, The Modesto Bee, in English and Spanish. An e-mail is sent out to all past and current grantees and applicants that have applied in the last five (5) years. The Stanislaus Urban County also announces the NOFA at the CoC meeting, distributes a reminder, and e-mails the CoC agencies a NOFA announcement.

The Stanislaus Urban County holds a Grant Technical Workshop to release the upcoming grant application and explain the grant requirements. County staff is available via phone, in person, and by e-mail to answer questions throughout the application process.

The Stanislaus Urban County also requires those receiving grants (sub-grantees) to attend a Grantee Technical Workshop prior to receiving their agreements needing to be executed for release of funds. At the technical workshop, the policies, procedures, program regulations, requirements and obligations of the grant are explained. All sub-grantees receive the documents covered in the Grantee Technical Workshop in a hard copy and electronic copy.

### **Actions planned to enhance coordination between public and private housing and social service agencies.**

Stanislaus County, as administrator of the Stanislaus Urban County and the Stanislaus HOME Consortium, 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: Stanislaus Regional Housing Authority, 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), Great Valley Housing Corporation, Visionary Home Builders and Self-Help Enterprises. This will assure that the activities outlined in the AAP are given the fullest attention for design and implementation or construction.

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 members 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 and Stanislaus HOME Consortium member jurisdictions will maintain active involvement in the 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.

## **AP-90 Program Specific Requirements**

### **Introduction**

There are three specific goals of the Federal CDBG and HOME programs:

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

This AAP has been developed to assist in achieving these three goals. The overriding consideration 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 AMI for CDBG 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).

As identified in the 2020-2025 Consolidated Plan, priority will be given to projects in the following areas: public infrastructure and facility improvement, affordable housing, community and economic development, Public Services, homeless services, and community emergency responses.

**Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1).**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$ 1,2000
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee’s strategic plan.	\$ 0
3.	The amount of surplus funds from urban renewal settlements.	\$ 0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$ 0
5.	The amount of income from float-funded activities.	\$ 0
<b>Total Program Income:</b>		<b>\$ 1,200</b>

**Other CDBG Requirements**

1.	The amount of urgent need activities.	0
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90%

## **Emergency Solutions Grant (ESG) Reference 91.220(I)(4).**

### **1. Include written standards for providing ESG assistance (may include as attachment).**

The Stanislaus Urban County has adopted performance standards in line with HUD and HCD guidelines and in coordination of the CoC. These standards include: rapid re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing. Agencies are strongly encouraged to use a progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing.

### **2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Stanislaus Urban County has worked with the local Continuum of Care (CoC) to further develop the Coordinated Entry System and include a larger scale of community participation. The CoC has established a working committee to implement this system to ensure compliance with the HEARTH Act. The recently updated (January 2020) Coordinated Entry System Policies and Procedures Manual can be found at: <https://csocstan.com/coordinated-entry-system-ces-policies-and-procedures-manual/>

### **3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

For Fiscal Year 2021-2022, ESG funds were allocated based on the results of the prior Fiscal Years competitive grant cycle to which public service providers applied for ESG funds. Applicants were restricted to submitting two (2) applications per agency for ESG provided each application is a request for a different program or site. All applicants were required to attend a Grant Technical Workshop prior to submission of an application. A panel made up of representation from each of the Stanislaus Urban County member jurisdictions a representative of the local Continuum of Care (CoC) reviewed each written application submission and oral presentation and scored them individually.

A competitive grant cycle was not undertaken in Fiscal Year 2021-2022 due to constraints resulting from the COVID-19 pandemic. A competitive grant cycle, with release of a NOFA was conducted for Fiscal Year 2022-2023 ESG Funds.

The following is the scoring criteria that is utilized by the Grant Review Panel for CDBG Public Services Grant and Emergency Solutions Grants (ESG) Program grant applications:

#### Capacity & Experience

- Agency & Staff Experience with Grant Administration
- Program Sustainability Outlook
- Funding prioritization will be provided to agencies with successful experience in administering HUD funding

#### Addressing the Need/Extent of the Problem

- Prevention Focus

- Consistent with Adopted Consolidated Plan Consistent/Priority Need
- Identifying and Addressing a Community Need
- Funding prioritization will factor in equitable distribution throughout the Stanislaus Urban County
- Use of health index tool or similar tool

#### Collaboration

- Does the Proposed Program Include Cross Sector Engagements?
- Are there Partnerships and Collaborations?
- Outreach and Referrals

#### Accomplishments & Program Evaluation

- Are Accomplishments Measurable?
- Standardized Methods and Tools to Evaluate Progress
- Are Goals Verifiable and Attainable?
- Will Program be Impactful and Effective?
- Use of Racial Equity Assessment

#### Financials

- Clear and Efficient Budget
- Leveraging Sources

#### Performance & Risk Assessment

- Implementation- Soundness of Approach
- Monitoring Results and Timeliness

#### Program Innovation

#### Grant Submittal

- Is the Application Clear?
- Presentation Value

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

The Stanislaus Urban County consults with the local Continuum of Care which has formerly homeless individuals as members. Sub-grantees who administer the shelters and the rapid re-housing programs have formerly homeless individuals in their organizations who help shape policies and make decisions about services and programs that receive ESG funding.

5. Describe performance standards for evaluating ESG.

Under the Emergency Solutions Grants (ESG) Program, Stanislaus County staff reviews quarterly ESG statistical tables, narratives, Request for Funds forms and budget printouts, which identify the total funds uses/requested by each grantee during that reporting period. Stanislaus County staff verifies match funding (i.e. - local unrestricted donations). In this manner, the subrecipient in turn ensures

that dollar to dollar matching requirements are satisfied by paying the remainder of the expenses from non-ESG sources.

**HOME Investment Partnerships Program  
(HOME)Reference 24 CFR  
91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Stanislaus HOME Consortium will permit HOME funds to be invested as loans, grants, deferred payment loans, and other types of investment as permitted by the regulations described in 92.205(b). Other forms of investment will not be permitted without the prior approval of HUD.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME statute states that resale provisions must limit subsequent purchase of the property to income-eligible families, provide the owner with a fair return on investment, including any improvements, and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The HOME statute also specifies that recapture provisions must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. Under the recapture provision, the property may be sold without income-eligibility restrictions. The Stanislaus HOME Consortium has elected to establish a recapture provision as part of its program.

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, the Stanislaus HOME Consortium is not required to repay the difference between the total direct HOME subsidy and the amount recaptured from available net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. In applying the option of the recapture provision, the following formulas will be used:

$$\text{HOME investment} / (\text{HOME investment} + \text{Home Owner investment}) \times \text{Net proceeds} = \text{HOME amount to be repaid}$$

$$\text{Home Owner investment} / (\text{HOME investment} + \text{Home Owner investment}) \times \text{Net proceeds} = \text{Amount to Home Owner}$$

**Affordable Homeownership Limits:** HUD provides that the HOME affordable homeownership limits (initial purchase price or after-rehabilitation value) of homeownership units assisted with HOME funds not exceed 95 percent of the area median purchase price for single family housing. Under the Code of Federal Regulations at title 24, part 92, section 254, paragraph (a)(2)(iii), HUD allows jurisdictions to prepare a market analysis to determine this limit following HUD guidance.

The 95 percent of median area purchase price must be established in accordance with a market analysis that ensured that a sufficient number of recent housing sales are included in the survey. Sales must cover the requisite number of months based on volume. The address of the listed properties must include the location within the consortia's jurisdiction. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire consortia jurisdiction. After identifying the median sales price per HUD's guidance, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price. Final limits are rounded to the nearest thousand. The Stanislaus HOME Consortium will use the highest limit as determined by HUD or the HUD approved market analysis.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

In the case of affordability, the HOME Consortium recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. The HOME Consortium's recapture amount is limited to the net proceeds available from the sale. While the home may be sold without restriction on the new buyers' income, the recaptured funds are used to assist other income eligible homebuyers.

Recapture provision will be ensured through the use of real estate lien notes and/or restrictive covenants outlining the Stanislaus HOME Consortium's recapture provisions. Homeownership projects undertaken using the resale provision shall use deed restrictions, covenants running with the land, or other similar mechanisms per 92.254(a)(5)(i)(A) to ensure the resale requirements are met. The period of affordability specified in the mortgage will be the minimum period for the project as specified above. The period of affordability is based on the total amount of direct HOME funds invested in the housing project.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Stanislaus HOME Consortium do not intend to refinance any kind of existing debt with HOME funds.

Community Development Block Grant (CDBG) Public Services Grants (PSG)  
 FY 2022-2023 Scoring and Anticipated Funding Recommendations\* - Subject to Final County and HUD Approval

RANKING NO.	AGENCY	PROGRAM	GRANT	SCORE	REQUESTED	ESTIMATED AWARD
1	Court Appointed Special Advocates (CASA)	Direct Services Project	PSG	148.78	\$ 25,000.00	\$ 25,000.00
2	Children's Crisis Center	Comprehensive Child Abuse Prevention at Guardian House	PSG	148.56	\$ 24,996.00	\$ 24,996.00
3	Children's Crisis Center	Comprehensive Child Abuse Prevention at Marsha's House	PSG	145.78	\$ 24,996.00	\$ 24,996.00
4	Center for Human Services (CHS)	Oakdale Family Resource Center Crisis Support Program	PSG	144.89	\$ 25,000.00	\$ 25,000.00
5	Children's Crisis Center	Comprehensive Child Abuse Prevention at Verda's House	PSG	144.89	\$ 24,996.00	\$ 24,996.00
6	United Samaritans Foundation	Daily Bread Mobile Lunch Program-Westside	PSG	144.67	\$ 25,000.00	\$ 25,000.00
7	United Samaritans Foundation	Daily Bread Mobile Lunch Program- Ceres/Keyes	PSG	144.63	\$ 25,000.00	\$ 25,000.00
8	Center for Human Services (CHS)	Westside Family Resource Centers Supportive Services	PSG	144.11	\$ 25,000.00	\$ 25,000.00
9	The Salvation Army- Red Shield	At Risk Teen Program	PSG	143.56	\$ 25,000.00	\$ 25,000.00
10	Center for Human Services (CHS)	Ceres Partnership Concrete Support in Times of Need	PSG	142.44	\$ 25,000.00	\$ 12,037.00
11	United Samaritans Foundation	Daily Bread Mobile Lunch Program- Hughson	PSG	141.89	\$ 25,000.00	\$ -
12	MNJ Foundation, The Lord's Closet	The Next Chapter	PSG	122.25	\$ 10,000.00	\$ -
<b>Total Amount Requested</b>					<b>\$ 284,988.00</b>	
<b>Estimated Amount Available</b>						<b>\$ 237,025.00</b>



**EMERGENCY SOLUTIONS GRANTS PROGRAM-Federal (HUD)**  
**FY 2022-2023 Scoring and Anticipated Funding Recommendations - Subject to Final County and HUD Approval**

Ranking No.	Agency	Program	Grant	Score	Requested	Estimated Award	Breakdown	Shelter	Rapid Re-Housing	HMIS	Administration
								\$	\$	\$	\$
N/A	County	Administration	ESG	N/A	N/A	\$ 15,568.00		\$ -	\$ -	\$ -	\$ 15,568.00
1	Center for Human Services (CHS)	Low Barrier Youth Shelter Program	ESG	232.44	\$ 73,078.00	\$ 79,364.00		\$ 73,078.00	\$ -	\$ 6,286.00	\$ -
2	Community Housing and Shelter Services	Rapid Re-Housing Program	ESG	219.44	\$ 90,000.00	\$ 90,000.00		\$ -	\$ 87,004.00	\$ 2,996.00	\$ -
3	We Care Program	Emergency Shelter Program	ESG	202.11	\$ 80,000.00	\$ 22,645.00		\$ 16,359.00	\$ -	\$ 6,286.00	\$ -
4	Haven Women's Center of Stanislaus	Emergency Shelter Program	ESG	184.67	\$ 127,500.00	\$ -		\$ -	\$ -	\$ -	\$ -
5	City of Riverbank	Street Outreach and Shelter Operations	ESG	177.00	\$ 497,992.00	\$ -		\$ -	\$ -	\$ -	\$ -
						\$ -		\$ -	\$ -	\$ -	\$ -
					\$ 868,570.00	\$ 207,577.00		\$ 89,437.00	\$ 87,004.00	\$ 15,568.00	\$ 15,568.00

FY 22-23 Funding Amount \$207,577			
Limits	Eligible Activities	Allowed Amounts	Awarded Amounts
60% max	Shelter	\$ 124,546.00	\$ 89,437.00
40% min	Rapid Re-Housing (no cap)	\$ 83,031.00	\$ 87,004.00
7.5% max	HMIS	\$ 15,568.00	\$ 15,568.00
7.5% max	Administration	\$ 15,568.00	\$ 15,568.00
			\$ 207,577.00



**INTERGOVERNMENTAL COOPERATION AGREEMENT  
STANISLAUS URBAN COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
Three Year Agreement  
October 1, 2023 To September 30, 2026**

This Intergovernmental Cooperation Agreement for the Stanislaus Urban County Community Development Block Grant Program for Federal Fiscal Years (“FY”) 2023-2025 (which begins on October 1, 2023 and ends on September 30, 2026) (“**Agreement**”) is made and entered into this 9th day of June, 2022, by and between the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank and Waterford, each a municipal corporation of the State of California (individually a “**City**” and collectively, “**Cities**”) and Stanislaus County through its Department of Planning and Community Development (the “**County**”). The Cities and the County are collectively referred to herein as the “**Parties**”; and, individually, a “**Party**”.

WITNESSETH

WHEREAS, in 1974, the U.S. Congress enacted and the President signed a law entitled The Housing and Community Development Act of 1974, herein called the “**Act.**” The Act is omnibus legislation relating to federal involvement in a wide range of housing and community development activities and contains eight separate titles; and

WHEREAS, Title I of the Act is entitled “Community Development” and governs programs for housing and community development within metropolitan cities and urban counties or communities by providing financial assistance annually for area-wide plans and for housing, public services and public works programs; and

WHEREAS, the Community Development Block Grant Program (hereinafter referred to as “**CDBG**”), the HOME Investment Partnerships Act Program (hereinafter referred to as “**HOME Program**”), and the Emergency Solutions Grants Program (hereinafter referred to as “**ESG**”) are consolidated under Title I of the Act (collectively, the “**Programs**”); funds from the Programs are referred to herein as “**Program Funds**”; and

WHEREAS, the Stanislaus Urban County (hereinafter referred to as “**Urban County**”) formed in 2000 to receive entitlement CDBG and ESG funds. The Urban County includes the unincorporated areas of Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank and Waterford; and

WHEREAS, since 1991, Stanislaus County has been a member jurisdiction in the City of Turlock/Stanislaus HOME Consortium (hereinafter referred to as the “**Consortium**”) to obtain a direct allocation of funds under the Cranston-Gonzalez National Affordable Housing Act of 1990. The Consortium includes the City of Turlock and all of the Urban County participants. In 2022, the City of Turlock notified the County that it was withdrawing as Lead Agency for the Consortium effective September 30, 2022. The County has agreed to take over as Lead Agency for the Consortium effective October 1, 2022; and

WHEREAS, because Turlock opted out of the Urban County, Turlock is not entitled to receive any Program Funding under this Agreement. However, the County and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock and Waterford have entered into or will enter into a separate Consortium Agreement relating to funding through the HOME Program (“**Consortium Agreement**”); and

WHEREAS, the CDBG regulations issued pursuant to the Act provide that qualified urban counties must submit an application to the HUD for Program Funds, and cities and smaller communities within the metropolitan area not qualifying as metropolitan cities may join the County in said application and thereby become a part of a more comprehensive County effort; and

WHEREAS, to have their populations counted and to be eligible for an allocation of grant funding, the Cities desire to participate jointly with the County in the Programs; and

WHEREAS, as the Urban County applicant, the County must take responsibility and assume all obligations of an applicant under federal statutes, including: the analysis of needs, the setting of objectives, the development of community development and housing assistance plans, the consolidated plan, and the assurances of certifications; and

WHEREAS, by executing this Agreement, the Parties hereby give notice of their intention to participate in the Programs.

NOW THEREFORE, in consideration of the mutual promises, recitals and other provisions hereof, the Parties agree as follows:

1. **Scope of Agreement.** This Agreement covers the CDBG Entitlement program and, where applicable, the HOME Investment Partnerships (HOME) and Emergency Solutions Grants (ESG) Programs (i.e., where the Urban County receives funding under the ESG program, or receives funding under the HOME program as an urban county or as a member of a HOME consortium).

2. **Full Cooperation and Affordable Housing.** The County and the Cities, each as a cooperating unit of general local government, agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities.

3. **Term of Agreement.**

a. The term of this Agreement shall be for a period of three (3) years commencing on October 1, 2023 and ending on September 30, 2026 (Federal FY 2023-2025), for the County/City program years commencing on July 1, 2023 and ending on June 30, 2026.

b. This Agreement shall remain in effect until the CDBG (and, where applicable, HOME and ESG) funds and program income received with respect to activities carried out during the three-year qualification period are expended and the funded activities completed. The County

and each City cannot terminate or withdraw from this Cooperation Agreement while it remains in effect.

c. By the date specified in HUD's Urban County qualification notice for the next three year qualification period, the Urban County will notify the City in writing of its right not to participate. A copy of the County's notification to the jurisdiction must be sent to the HUD Field Office by the date specified in the Urban County qualification schedule.

4. **Responsible Officers.** The County's Chief Executive Officer is the responsible officer for the County, and the Director of the Stanislaus County Department of Planning and Community Development (hereinafter referred to as "**Director**") is hereby authorized to implement and administer Program activities and requirements on behalf of the County. The City Manager or his/her designee for each City is hereby authorized to act as the responsible officer for each City under the Programs.

5. **Cities as Subrecipients.**

a. Pursuant to the Act and 24 CFR 570.501(b), each City is subject to the same requirements applicable to subrecipients as set forth in 24 CFR 570.503. Where a City carries out an eligible activity funded by the Urban County, the Urban County and the City shall, prior to disbursing any Program Funds for any such activity or project, execute a written Subrecipient Agreement containing the minimum requirements found at 24 CFR 570.503. The Subrecipient Agreement must remain in effect during any period that the unit of local government has control over CDBG funds, including program income.

b. The written Subrecipient Agreement between the County and each City shall specify whether program income received is to be returned to the County or retained by the City. Where program income is to be retained by the City, the Subrecipient Agreement shall specify the activities that will be undertaken with the program income and that all provisions of the written agreement shall apply to the specified activities. (See 24 CFR 570.504).

6. **Acknowledgement by Cities.** By executing this Agreement, each City understands that it a) may not apply for grants from appropriations under the State CDBG Program for the fiscal years during the period in which it participates in the Urban County's CDBG program; and b) may receive a formula allocation under the HOME Program only through the Urban County.

7. **Ad Hoc Committee and Panel.**

a. Each Party to this Agreement (i.e., the governing body or its designee) shall designate one individual from its staff to serve on the ad hoc Technical Committee and the ad hoc Ranking Panel (each, a "**Designated Representative**"). An alternate may be designated to serve if the Designated Representative is unable to attend. Each Designated Representative shall act on behalf of and in an advisory capacity to its respective jurisdiction.

b. An ad hoc Technical Committee consisting of one (1) Designated Representative from the County and one (1) Designated Representative from each participating City may meet from time to time to review, aid in development, and provide recommendations on policies, procedures, and documentation required by HUD for the implementation and administration of Program Funds. The Technical Committee will facilitate distribution of information to residents within their respective jurisdictions and the opportunity to participate in the development of programs and priorities.

c. An ad hoc Ranking Panel consisting of (1) representative from the County, one (1) Designated Representative from each participating City may meet from time to time to review, evaluate, and rank projects proposing to be funded with Program Funds. The Panel shall convene as determined necessary by the County. Panel rankings will be used by the County in making recommendations for allocation and awarding of funding.

#### **8. Consolidated Plan.**

a. Each City shall assist the County by participating in the preparation of a Consolidated Plan pursuant to 24 CFR 91.1-91.600, which identifies community development and housing needs, projects and programs for each City, and specifies both short and long-term City objectives, consistent with requirements of the Act. The County agrees to: (1) include City projects the program application, and (2) take into consideration each City's priorities as submitted by each City.

b. The County has final responsibility for selecting CDBG (and, where applicable, HOME and ESG) activities and submitting the Consolidated Plan to HUD. However, since the County is a member of a HOME Consortium, as the lead Agency the County will approve the Plan for the entire geographic area encompassed by the Consortium prior to its submittal to HUD. The Parties hereto agree that the responsible entity with the final responsibility for analyzing needs, setting objectives, developing plans, selecting projects for community development and housing assistance, selecting CDBG Public Service and ESG programs to be funded, and filing the Consolidated Plan, and other plans and reports required by the Act, is the County.

c. Each City understands and agrees that the County shall have final responsibility for selecting the Program activities and projects to be included in each annual grant request and project grant request and for filing the Consolidated Plan with HUD on an annual basis.

d. During the period of time during which the County has qualified as an Urban County, the Parties agree not to veto or otherwise obstruct the implementation of the approved Consolidated Plan during that three-year period and for such additional time as may be required for the expenditure of funds granted for that period.

9. **Grant Eligibility.** The Parties acknowledge that they shall not be eligible to apply for grants under the Small Cities or State CDBG Programs for appropriations for fiscal years during

which the Parties are participating in the Urban County CDBG entitlement program; and further, each City shall not be eligible to participate in the HOME, or ESG Programs except through the Urban County or the Consortium Agreement.

**10. County Responsibility.**

a. The County shall, as applicant, be responsible for holding meetings and preparing and submitting the required plans and applications for CDBG, HOME and ESG Program Funding as required by the Act and the applicable federal regulations.

b. The County shall be the primary general-purpose local governmental unit pursuant to the Act. The County shall apply for grants, execute grant agreements, administer all funds received, and undertake or assist in undertaking essential community development and housing assistance activities. The County shall have the authority to carry out activities which will be funded from annual Program Funds covered by this Agreement. Records shall be kept by County in accordance with approved accounting procedures and said records shall be available for public inspection at all times. The County shall be responsible thereunder for the proper performance, implementation or monitoring of the plans and the Programs.

c. The environmental effects of activities carried out with Program Funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. 4321) and the related authorities listed in HUD's implementing regulations at 24 CFR parts 50 and 58. The County is the responsible entity for the environmental review and each City agrees to assist the County by securing all information and documentation relating to projects within their respective jurisdictions under the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), if required, including paying for consulting services and technical evaluations, and providing the same to the County for final review and approval.

**11. City Responsibilities.**

a. Each City agrees to undertake the necessary actions to support the County's efforts to obtain Program Funding, and to meet the requirements of the Programs under the Act and the applicable laws and regulations.

b. Each City agrees to act in good faith and with due diligence in performance of City obligations and responsibilities under this Agreement and under the Consortium Agreement (when applicable), the Allocation Agreement(s), Subrecipient Agreement(s) and all Grant Agreements (collectively, **Program Agreements**”).

**12. Compliance with Urban County Certification and Applicable Laws.**

a. The County and each City agrees to take all actions necessary to assure compliance with the Urban County's certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR part 1, and the Fair Housing Act, and the implementing regulations at 24 CFR part 100, and will affirmatively further fair housing. See 24 CFR § 91.225(a) and Affirmatively Furthering Fair Housing Definitions and Certifications (86 FR 30779, June 10, 2021), to be codified at 24 CFR 5.151 and 5.152, available at <https://www.federalregister.gov/documents/2021/06/10/2021-12114/restoring-affirmativelyfurthering-fair-housing-definitions-and-certifications>. These requirements include the obligation to comply with section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities Act, and the implementing regulations at 28 CFR part 35, the Age Discrimination Act of 1975, and the implementing regulation at 24 CFR part 146, and Section 3 of the Housing and Urban Development Act of 1968. The County and the Cities also agree to comply with other applicable laws. This Agreement prohibits Urban County funding for activities that do not affirmatively further fair housing within its own jurisdiction or that impede the County's actions to comply with the County's fair housing certification.

### **13. Program Funding**

a. All funds received by the County pursuant to this Agreement shall be identified and allocated pursuant to HUD regulations and as described in the Annual Action Plan to the specific HUD approved projects or activities; provided, however, that a different distribution may be made when required by HUD to comply with Title I of the Housing and Community Development Act of 1974, as amended.

b. The County shall notify the participating Cities of the availability of the funds. It is understood by the Parties, hereto, the Program funds being used for the purposes of this Agreement are funds furnished to the County, through HUD, pursuant to the provisions of the Act. Notwithstanding any other provision of this Agreement, the liability of the County shall be limited to Program funds actually received by the County. Each City understands that the County must wait for release of Program funds from HUD before the funds may be distributed. The County shall incur no liability to any City, its officers, agents, employees, suppliers, or contractors for any delay in making any such payments. All requests for payment requests must be made on forms approved by HUD and the County, with supporting documentation required by HUD and the County.

c. Program Administrative Costs may be allocated pursuant to 24 CFR 570.206 and applicable laws and regulations.



14. **Public Services.** An amount not to exceed fifteen (15) percent of the total annual CDBG funds, may be allocated for eligible public services, as defined in 24 CFR 570.201, and related projects. Eligible public services (labor, supplies, and materials) include but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under 24 CFR 570.207(b)(4)), homebuyer down payment assistance, or recreational needs. (24 CFR 570.201(e)).

15. **Program Income.**

a. Program income shall be tracked received, expended and reported as required by 24 CFR 570.504 and applicable laws and regulations.

b. The County shall monitor the use of any program income. Each City shall maintain appropriate record-keeping and provide prompt reporting of program income.

16. **Change in Use of Property.** A City shall obtain the County's prior written approval to modify or change the use of real property acquired or improved in whole or in part using Program Funds, to a use which was not contemplated at the time of acquisition or improvement, including disposition. Such notification shall be made within six (6) months before the effective date of such proposed change of use, and any change in use shall comply with the provisions of 24 CFR 570.505.

17. **Fair Housing Implementation.** The Parties agree no Program funding shall be allocated or expended for activities in or in support of any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with its fair housing certification.

18. **Claims and Indemnification.**

a. To the fullest extent permitted by law, a Party (including its employees, agents, elected officials and volunteers) whose act, omission, negligence, misconduct or other fault gives rise to any claim, loss, liability, cost or expense, including, but not limited to, reasonable attorneys' fees, court costs, penalties, claims for reimbursement and sanctions (hereinafter collectively referred to as "claims"), made by HUD or any third party shall defend and hold harmless the other Parties from and against any and all such claims.

b. Each City agrees to indemnify and hold harmless the County and each of their respective officers, directors, agents, designated representatives, employees and affiliates ("Indemnified Parties") from any all claims arising out of, or in any way related to any its negligence or wrongful acts, breach or failure to comply with the terms and conditions of this Agreement or the Program Agreements, or failure to comply with applicable law. The obligations under this provision are independent of all other rights or obligations set forth herein. This

indemnification provision shall survive the disbursement of the Award funds, as well as any termination of this Agreement or the Program Agreements.

19. **Audit.** Each City agrees to cooperate, at no cost to the County, in any audit of Program activities involving Program Funds received by that City, including not limited to preparing appropriate financial statements, including the schedule of expenditures of Federal awards in accordance with 24 CFR 200.510; promptly follow up and take corrective action on audit findings; comply with any corrective action plans issued in connection with the audit; and provide the auditor with access to personnel, accounts, books, records, supporting documentation, and other information as needed for the auditor to perform the audit required applicable regulations.

20. **Default and Remedial Action.** Pursuant to 2 CFR 200, et seq., if a Party fails to comply with any term(s) outlined in this Agreement or the Program Agreements, the County may take appropriate corrective or remedial action against the defaulting Party in accordance with 2 CFR 570.910.

21. **Consolidated and Further Continuing Appropriations Act.** No City may sell, trade, or otherwise transfer all of any portion of Program funds to another metropolitan city, Urban County, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives Program funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Act.

22. **Allocation Agreement.** For each fiscal year during the term of this Agreement, the County and each City may enter into an Annual Allocation Agreement, prepared jointly by the County and each City, which identifies the City's annual allocation of Program funds that the County will administer during that program year. The reimbursements made shall not exceed the amount of the annual allocation.

23. **Amendments.** Any amendments to this Agreement shall be in writing. Parties agree any such fully executed amendment or amendments to this Agreement may be entered into at any time if required or necessary to implement the plans contemplated hereunder, or to comply with any related grant agreement or the regulations issued pursuant to the Act. Periodically, statutory or regulatory changes may require the County to amend this Agreement to add the new provision(s). The County may draft a separate amendment to its existing agreements that includes the new provision(s) rather than drafting a new Cooperation Agreement that contains the new provisions. However, the separate amendment must be executed by the City Manager of each of the Cities or his/her designee.

24. **Compliance with Federal Regulations.**

a. **General.** The Parties agree to take all actions necessary to assure compliance with the Urban County's certifications required by section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of

1964, the Fair Housing Act, affirmatively furthering fair housing, Section 109 of Title I of the Housing and Community Development Act of 1974; the National Environmental Policy Act of 1969; the Uniform Relocation Assistance and Real Property Acquisition Act of 1970; and other applicable laws.

b. Citizen Participation. The Parties agree to comply with federal citizen participation requirements of 24 CFR Part 91, and provide citizens with:

i) An estimate of the amount of Program funds proposed to be used for activities that will benefit persons of low and moderate income; and

ii) A plan for minimizing displacement of persons as a result of Program - assisted activities and programs, and to provide assistance to such persons.

c. Citizen Participation Plan. The Parties agree to follow a citizen participation plan which:

i) Provides for and encourages citizen participation, particularly those of low or moderate income who reside in slum or blighted areas where CDBG funds are proposed to be used;

ii) Provides citizens with reasonable and timely access to local meetings, staff reports, and other information relating to grantee's proposed use of funds, as required by HUD regulations related to the actual use of funds under the Act;

iii) Provides for meetings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least: 1) formulation of needs; 2) review of proposed grant activities; and 3) review of program performance; for which public hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation of handicapped persons;

iv) Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable;

v) Identifies how the needs of non-English speaking residents will be met in the case of meetings where a significant number of non-English speaking residents can be reasonably expected to participate.

25. **Conflict of Interest.** No federal grant monies have been paid or will be paid, by or on behalf of the Parties, to any officer or employee or any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan, or cooperative agreement.

26. **Influence.** If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

27. **Certifications Disclosure.** The Parties agree to include this certification in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements), and that all grant subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was entered into.

a. **Certification Regarding Policies Prohibiting Use of Excessive Force and Regarding Enforcement of State and Local Laws Barring Entrances.** In accordance with Section 519 Public Law 101-144 (the 1990 HUD Appropriations Act), each Party certifies that it has adopted and is enforcing:

i) A policy prohibiting the use of excessive force by law enforcement agencies within their respective jurisdictions against any individuals engaged in non-violent civil rights demonstrations; and

ii) A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within their jurisdictions.

28. **Qualification Documentation.** A fully executed copy of this Agreement, together with the approving resolutions of both the City and the County, shall be submitted to HUD by the County as part of its qualification documentation and the City does hereby give the County the authority to carry out Program activities and projects which will be funded from annual Program funds during the term of his agreement and from any Program income generated from the expenditures of those funds.

29. **HUD Certification.** Program recipients shall make all certifications required under 24 CFR 91.225 and applicable laws and regulations.

30. **Maintenance of Records.** Each City shall maintain records of activities for any projects undertaken pursuant to the Programs and said records shall be open and available for inspection by auditors assigned by HUD and/or the County on reasonable notice during the normal business hours of the City.

31. **General Provisions.**

a. Headings or captions to the provisions of this Agreement are solely for the convenience of the parties, are not part of this Agreement, and shall not be used to interpret or determine the validity of this Agreement. Any ambiguity in this Agreement shall not be construed against the drafter, but rather the terms and provisions hereof shall be given a reasonable interpretation as if both parties had in fact drafted this Agreement.

b. Any notice, communication, amendment, addition or deletion to this Agreement, including change of address of either party during the term of this Agreement, which any Consortium Member shall be required or may desire to make shall be in writing and may be personally served or, alternatively, sent by prepaid first class mail to the respective parties as set forth in Attachment 1 to this Agreement.

c. This Agreement shall be deemed to be made under and shall be governed by and construed in accordance with, the laws of the State of California. Any action brought to enforce the terms or provisions of this Agreement shall have venue in the County of Stanislaus, State of California.


d. The Board of Supervisors and the City Council of each City shall authorize this Agreement. The Chief Executive Officer of the County or the City Manager of the City, or their authorized designees must sign this Agreement on behalf of their respective jurisdiction. This Agreement must include as attachments the authorizing resolutions from the governing body stating that the party signing the agreement has the authority to sign the Agreement.

e. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement, and all of which, when taken together, will be deemed to constitute one and the same agreement. The facsimile, email or other electronically delivered signatures of the Parties shall be deemed to constitute original signatures, and facsimile or electronic copies hereof shall be deemed to constitute duplicate originals.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement on the day and year first hereinabove written.


[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

**STANISLAUS COUNTY:**

By   
Jody Hayes (Jun 12, 2022 21:06 PDT)  
Jody Hayes  
Chief Executive Officer

06/12/22  
Dated

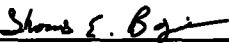
APPROVED AS TO CONTENT:  
Angela Freitas, Director  
Planning and Community Development Department

By   
Angela Freitas  
Director

**OPINION OF COUNTY COUNSEL**

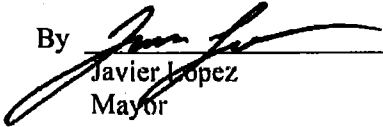
The terms and provisions of this Agreement are fully authorized under Federal, State and local law. This Agreement provides that Stanislaus County will serve as Lead Agency under applicable laws and regulations; and that Stanislaus County has the authority to undertake, or assist in undertaking, essential community renewal and lower income housing assistance activities.

STANISLAUS COUNTY COUNSEL  
Thomas E. Boze

By:   
Thomas Boze (Jun 9, 2022 16:38 PDT)


Thomas E. Boze, County Counsel

**CITY OF CERES:**


By  \_\_\_\_\_  
Javier Lopez  
Mayor

6/29/2022  
Dated \_\_\_\_\_

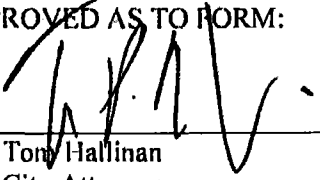
ATTEST:

By  \_\_\_\_\_  
Cristina Aguilar ~~HELEN E. WEAVER~~  
Deputy City Clerk  
INTERIM


APPROVED AS TO CONTENT:

By  \_\_\_\_\_  
Alex Terrazas  
City Manager

APPROVED AS TO FORM:


By  \_\_\_\_\_  
Tony Hallinan  
City Attorney

**CITY OF HUGHSON:**


By   
George Carr  
Mayor

6.27.2022  
Dated


ATTEST:

By   
Ashton Gose  
Deputy City Clerk

APPROVED AS TO CONTENT:

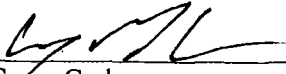
By   
Merry Mayhew  
City Manager

APPROVED AS TO FORM:

By   
Daniel J. Schroeder  
City Attorney

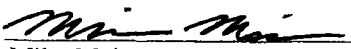


**CITY OF NEWMAN:**

By   
Casey Graham  
Mayor

6-22-22  
Dated

**ATTEST:**

By   
Mike Maier  
City Clerk


**APPROVED AS TO CONTENT:**

By   
Michael E. Holland  
City Manager

**APPROVED AS TO FORM:**

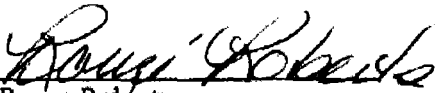
By   
Nubia Goldstein  
City Attorney

**CITY OF OAKDALE:**

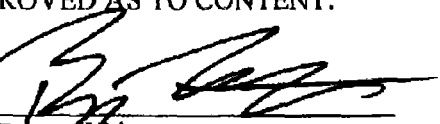
By   
Christopher Smith  
Mayor Pro Tem

6/6/22  
Dated

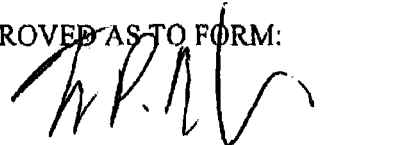
**ATTEST:**

By   
Rouze Roberts  
City Clerk

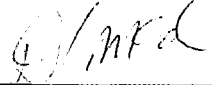
**APPROVED AS TO CONTENT:**

By   
Bryan Whitemyer  
City Manager

**APPROVED AS TO FORM:**

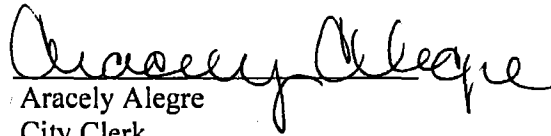
By   
Tom Hallinan  
City Attorney

**CITY OF PATTERSON:**

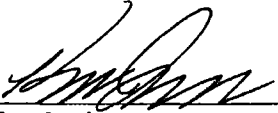
By   
Dennis McCord  
Mayor

06/27/22  
Dated

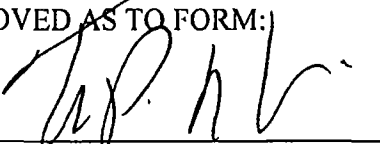
ATTEST:

By   
Aracely Alegre  
City Clerk


APPROVED AS TO CONTENT:

By   
Ken Irwin  
City Manager

APPROVED AS TO FORM:

By   
Tom Hallinan  
City Attorney

**CITY OF RIVERBANK:**

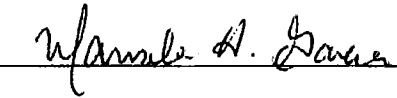
By   
Richard D. O'Brien  
Mayor

6/16/2022  
Dated

ATTEST:

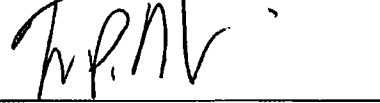
By   
Kathy Teixeira  
Interim City Clerk

APPROVED AS TO CONTENT:

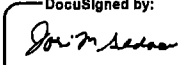
By 

Marisela Garcia  
City Manager

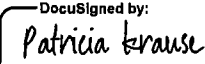
APPROVED AS TO FORM:

By   
Tom Hallinan  
City Attorney

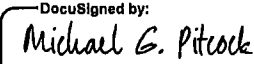
**CITY OF WATERFORD:**

By  DocuSigned by:  
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Jose Aldaco Dated 6/17/2022  
Mayor

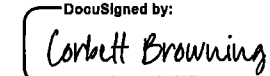
ATTEST:

By  DocuSigned by:  
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Patricia Krause  
City Clerk

APPROVED AS TO CONTENT:

By  DocuSigned by:  
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Michael G. Pitcock  
City Manager

APPROVED AS TO FORM:

By  DocuSigned by:  
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Corbett Browning  
City Attorney

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**Attachment 1**  
**Member Notice Information**

County of Stanislaus  
Department of Planning and Community Development  
Attention: Deputy Director  
1010 Tenth Street, Suite 3400  
Modesto, CA 95354

City of Ceres  
Department of Planning and Building  
2720 Second Street  
Ceres, CA 95307

City of Hughson  
Department of Community Development  
P.O. Box 9  
Hughson, CA 95326

City of Newman  
Department of Community Development  
P.O. Box 787  
Newman, CA 95360

City of Oakdale  
Department of Community Development  
455 S. Fifth Street  
Oakdale, CA 95361

City of Patterson  
Department of Community Development  
P.O. Box 667  
Patterson, CA 95363

City of Riverbank  
Department of Economic Development and Housing  
6707 3<sup>rd</sup> Street  
Riverbank, CA 95367

City of Waterford  
City Manager's Office  
P.O. Box 199  
Waterford, CA 95386

# Stanislaus County Fiscal Year 2022-2023 Annual Action Plan

Board of Supervisors  
May 24, 2022



# Stanislaus Urban County





# Regional Approach

## **Stanislaus Urban County:**

- CDBG – Community Development Block Grant
- ESG – Emergency Solutions Grant

## **Stanislaus HOME Consortium:**

- HOME – HOME Investment Partnership Program
  - **Includes City of Turlock**

# Plan Development and Citizen Participation

- Community Meetings
- Stakeholder Outreach
- City Councils & Staff of Member Jurisdictions
- County's Community Development Committee

# Fiscal Year 2022-2023 Annual Action Plan

## Stanislaus County Allocation:

CDBG:	\$2,370,213*
ESG:	\$ 207,577**
HOME:	<u>\$1,730,311</u>
<b>TOTAL</b>	<b>\$4,308,101</b>

\* reflects \$99,167 decrease compared to FY 2021-2022

\*\* reflects \$5,085 decrease compared to FY 2021-2022

# Coronavirus, Relief, and Economic Security Act “CARES” Stimulus Program

Funding is dedicated to Prevent, Prepare and Respond to the community impacts of the COVID-19 pandemic.

## Rounds 3 (CV3)

- CDBG CV3 - \$1,432,755
  - Public Services Program Activities: 80%
  - Administration: 20%

# FISCAL YEAR 2022-2023 CDBG AND ESG ALLOCATIONS

## FINAL CDBG AND ESG ALLOCATIONS

URBAN COUNTY MEMBER	ACTIVITIES	ADMINISTRATION	TOTAL
City of Ceres	\$227,745	\$16,403	\$244,148
City of Hughson	\$171,103	\$16,403	\$187,506
City of Newman	\$157,558	\$16,403	\$173,961
City of Oakdale	\$177,022	\$16,403	\$193,425
City of Patterson	\$190,080	\$16,403	\$206,483
City of Riverbank	\$152,834	\$16,403	\$169,237
City of Waterford	\$231,739	\$16,403	\$248,142
Stanislaus County	\$351,067	\$334,219	\$685,286
Public Services @10%	\$237,025		\$237,025
Fair Housing		\$25,000	\$25,000
<b>CDBG Total</b>	<b>\$1,896,173</b>	<b>\$474,040</b>	<b>\$2,370,213</b>
<b>ESG Total</b>	<b>\$192,009</b>	<b>\$15,568</b>	<b>\$207,577</b>
<b>TOTAL ALLOCATION</b>	<b>\$2,088,182</b>	<b>\$489,608</b>	<b>\$2,577,790</b>

# Fiscal Year 2022-2023 Annual Action Plan

## Urban County Member Infrastructure Projects:

- Stanislaus County: West Modesto Infrastructure Project
- City of Ceres: Morrow Village Area Improvements Project
- City of Hughson: Walker Lane Project
- City of Newman: Hill Park and Steffensen Park Areas Projects
- City of Oakdale: South First, Second and Third Street Improvements Project
- City of Patterson: Washburn Infrastructure Project
- City of Riverbank: Castleberg Park and Pioneer Park Improvements Projects
- City of Waterford: Western and F Street Improvements Project

# FY 2022-2023

## Notice of Funding Availability Process

- Capacity and Experience (50 points)
  - Funding prioritization will be provided to agencies with successful experience in administering HUD and HCD funding.
- Addressing the Need/Extent of the Problem (50 points)
  - Funding prioritization will factor in equitable distribution throughout the Stanislaus Urban County (and countywide for State ESG funding).
  - Use of health index tool or similar tool.
- Collaboration (50 points)
- Accomplishments and Program Evaluation (20 points)
  - Use of racial equity assessment.
- Financials (20 points)
- Performance and Risk Assessments (20 points)
- Program Innovation (30 points)
- Grant Submittal (10 points)



# CDBG Public Service Grants Funding Recommendations

Community Development Block Grant (CDBG) Public Services Grants (PSG)  
 FY 2022-2023 Scoring and Anticipated Funding Recommendations\* - Subject to Final County and HUD Approval

RANKING NO.	AGENCY	PROGRAM	GRANT	SCORE	REQUESTED	ESTIMATED AWARD
1	Court Appointed Special Advocates (CASA)	Direct Services Project	PSG	148.78	\$ 25,000.00	\$ 25,000.00
2	Children's Crisis Center	Comprehensive Child Abuse Prevention at Guardian House	PSG	148.56	\$ 24,996.00	\$ 24,996.00
3	Children's Crisis Center	Comprehensive Child Abuse Prevention at Marsha's House	PSG	145.78	\$ 24,996.00	\$ 24,996.00
4	Center for Human Services (CHS)	Oakdale Family Resource Center Crisis Support Program	PSG	144.89	\$ 25,000.00	\$ 25,000.00
5	Children's Crisis Center	Comprehensive Child Abuse Prevention at Verda's House	PSG	144.89	\$ 24,996.00	\$ 24,996.00
6	United Samaritans Foundation	Daily Bread Mobile Lunch Program-Westside	PSG	144.67	\$ 25,000.00	\$ 25,000.00
7	United Samaritans Foundation	Daily Bread Mobile Lunch Program- Ceres/Keyes	PSG	144.63	\$ 25,000.00	\$ 25,000.00
8	Center for Human Services (CHS)	Westside Family Resource Centers Supportive Services	PSG	144.11	\$ 25,000.00	\$ 25,000.00
9	The Salvation Army- Red Shield	At Risk Teen Program	PSG	143.56	\$ 25,000.00	\$ 25,000.00
10	Center for Human Services (CHS)	Ceres Partnership Concrete Support in Times of Need	PSG	142.44	\$ 25,000.00	\$ 12,037.00
11	United Samaritans Foundation	Daily Bread Mobile Lunch Program- Hughson	PSG	141.89	\$ 25,000.00	\$ -
12	MNJ Foundation, The Lord's Closet	The Next Chapter	PSG	122.25	\$ 10,000.00	\$ -
<b>Total Amount Requested</b>					<b>\$ 284,988.00</b>	
<b>Estimated Amount Available</b>						<b>\$ 237,025.00</b>



# Emergency Solutions Grants (ESG) Funding Recommendations

## EMERGENCY SOLUTIONS GRANTS PROGRAM-Federal (HUD)

FY 2022-2023 Scoring and Anticipated Funding Recommendations - Subject to Final County and HUD Approval

Ranking No.	Agency	Program	Grant	Score	Requested	Estimated Award	Breakdown	Shelter	Rapid Re-Housing	HMIS	Administration
N/A	County	Administration	ESG	N/A	N/A	\$ 15,568.00		\$ -	\$ -	\$ -	\$ 15,568.00
1	Center for Human Services (CHS)	Low Barrier Youth Shelter Program	ESG	232.44	\$ 73,078.00	\$ 79,364.00		\$ 73,078.00	\$ -	\$ 6,286.00	\$ -
2	Community Housing and Shelter Services	Rapid Re-Housing Program	ESG	219.44	\$ 90,000.00	\$ 90,000.00		\$ -	\$ 87,004.00	\$ 2,996.00	\$ -
3	We Care Program	Emergency Shelter Program	ESG	202.11	\$ 80,000.00	\$ 22,645.00		\$ 16,359.00	\$ -	\$ 6,286.00	\$ -
4	Haven Women's Center of Stanislaus	Emergency Shelter Program	ESG	184.67	\$ 127,500.00	\$ -		\$ -	\$ -	\$ -	\$ -
5	City of Riverbank	Street Outreach and Shelter Operations	ESG	177.00	\$ 497,992.00	\$ -		\$ -	\$ -	\$ -	\$ -
						\$ -		\$ -	\$ -	\$ -	\$ -
					\$ 868,570.00	\$ 207,577.00		\$ 89,437.00	\$ 87,004.00	\$ 15,568.00	\$ 15,568.00

FY 22-23 Funding Amount \$207,577			
Limits	Eligible Activities	Allowed Amounts	Awarded Amounts
60% max	Shelter	\$ 124,546.00	\$ 89,437.00
40% min	Rapid Re-Housing (no cap)	\$ 83,031.00	\$ 87,004.00
7.5% max	HMIS	\$ 15,568.00	\$ 15,568.00
7.5% max	Administration	\$ 15,568.00	\$ 15,568.00
			\$ 207,577.00

# CDBG CV3 Public Service Grants Funding Recommendations

Community Development Block Grant (CDBG) Program CARES CV3 Grants  
FY 2022-2023 Scoring and Anticipated Funding Recommendations\* - Subject to Final County and HUD Approval

RANKING NO.	AGENCY	PROGRAM	GRANT	SCORE	REQUESTED	ESTIMATED AWARD
1	Center for Human Services (CHS)	Center for Human Services FRC Concrete Support	CDBG-CV3	182.33	\$ 200,000.00	\$ 200,000.00
2	The Salvation Army- Red Shield	Feed The Need Program	CDBG-CV3	179.89	\$ 200,000.00	\$ 200,000.00
3	Community Housing and Shelter Services	Homeless Prevention Rental Assistance Program	CDBG-CV3	177.78	\$ 180,000.00	\$ 180,000.00
4	Cambridge Academies	Naomi's House Shelter Program	CDBG-CV3	174.44	\$ 200,000.00	\$ 200,000.00
5	Cambridge Academies	Host House Shelter Program	CDBG-CV3	174.00	\$ 200,000.00	\$ 200,000.00
6	Haven Women's Center of Stanislaus	Haven Emergency Shelter Program	CDBG-CV3	171.67	\$ 200,000.00	\$ 166,204.00
7	Cambridge Academies	Cambridge Academies Enterprise Connections	CDBG-CV3	168.22	\$ 200,000.00	\$ -
8	Senior Advocacy Network	SAN Eviction & Homelessness Prevention	CDBG-CV3	163.78	\$ 200,000.00	\$ -
9	Project Sentinel, Inc.	Project Sentinel - Fair Housing	CDBG-CV3	160.44	\$ 147,373.20	\$ -
10	United Samaritans Foundation	Employee Hazard Pay	CDBG-CV3	156.67	\$ 195,240.00	\$ -
						\$ -
<b>Total Amount Requested</b>					<b>\$ 1,922,613.20</b>	
<b>Estimated Amount Available</b>						<b>\$ 1,146,204.00</b>

# FISCAL YEAR 2022-2023 HOME ALLOCATIONS

## FINAL HOME ALLOCATIONS

HOME CONSORTIUM MEMBER	ALLOCATION
City of Ceres	\$166,503
City of Hughson	\$129,773
City of Newman	\$131,070
City of Oakdale	\$114,070
City of Patterson	\$121,078
City of Riverbank	\$124,195
City of Turlock	\$192,064
City of Waterford	\$123,192
Stanislaus County	\$195,789
Community Housing Development Organization (CHDO) Set-aside @ 15%	\$259,546
<b>HOME Total</b>	<b>\$1,557,280</b>
<b>County Administration Total</b>	<b>\$173,031</b>
<b>TOTAL ALLOCATION</b>	<b>\$1,730,311</b>

# New Stanislaus HOME Consortium

Funds may be used for a variety of affordable housing activities that generally fall into four categories:

- Rehabilitation of owner-occupied housing;
- Assistance to homebuyers;
- Acquisition, rehabilitation, or construction of rental housing; and
- Tenant-based rental assistance.

# Neighborhood Stabilization Program (NSP)

- Neighborhood Stabilization Program (NSP) Closeout
- Funds Remaining
  - NSP 1: \$307,623
  - NSP 3: \$613,274

# Public Comment Period

- No written public comments received during the 30-day public comment period – closed May 2, 2022
- April 27, 2022 CRLA Feedback Meeting (via Zoom):
  - Why was the \$50 million American Rescue Plan -ARPA funding not included?
  - How was the geographical distribution of CDBG funds determined?
  - Why are the HOME funding affordable housing goals low?
  - Will ESG funding be used to fund non-congregate shelters?

# Staff Recommendations

- Conduct Public Hearing
- Approvals
  - CEQA Notice of Exemption
  - Fiscal Year 2022-2023 Annual Action Plan
- Authorizations
  - Authorize Director of Planning and Community Development to sign HUD Program Certifications.
  - Authorize Chief Executive Officer to sign CDBG and HOME Sub-Recipients Agreements.

# Staff Recommendations

- Authorizations (continued)
  - Authorize Director of Planning and Community Development to sign any related HUD agreements, contracts or documentation needed for implementation.
  - Authorize staff to document any feedback received and incorporate any changes as required by HUD.
  - Authorize staff to submit to HUD final documents.



# QUESTIONS

