



5 Year Strategic Plan 2007-2012

GENERAL

Executive Summary

The Stanislaus County Consolidated Plan (The Plan), is the result of a planning process for grant programs administered by the U.S. Department of Housing and Urban Development's (HUD) Division of Community Planning and Development (CPD): Community Development Block Grant (CDBG) Program, Home Investment Partnerships Program (HOME), and Emergency Shelter Grant (ESG) Program. This process considered the needs of the community and how the various grant programs could respond to those needs. In May 2002, Stanislaus County received HUD entitlement certification for its first five (5) year Consolidated Plan for the Stanislaus County CDBG Consortium. This current document will serve as the 2007-2012 Consolidated Plan update for the Stanislaus County CDBG Consortium. It also serves as the County's basis for Entitlement funds from the above programs for the upcoming five program years, which start on July 1, 2007 and ends June 30, 2012.

In 2010, the Consortium consisted of: Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford.

The Consortium's Consolidated Plan outlines the goals and policies for utilizing CDBG and HOME funds to assist low income households and persons in the areas of housing, associated infrastructure and economic development.

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

- **Provide Decent Housing**
Included within this broad goal are the following objectives: to assist homeless persons obtain affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is, without discrimination, affordable to low-income Americans; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.
- **Provide a Suitable Living Environment**
This goal includes the objectives of improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

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- **Expand Economic Opportunities**
Included in this goal are the objectives of creating jobs accessible to low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons to achieve self-sufficiency in federally assisted and public housing.

The goal of the CDBG and HOME program is consistent with the Stanislaus County Board of Supervisors Priorities. The priorities are to strive for:

- A safe community
- A healthy community
- A strong local economy
- Effective Partnerships
- A strong agricultural economy/heritage
- A well planned infrastructure system
- Efficient delivery of public services

Strategic Plan

Mission: The members of the Consortium will continue to use their redevelopment housing set aside and their Home Investment Partnership (HOME) Program funds to address the variety of housing needs within the jurisdiction.

Community Development Block Grant funds, linked with other funding opportunities, will be allocated for public infrastructure and community facilities.

Additionally, a portion of CDBG funds will be allocated to a competitive grant cycle to which public service providers can apply. Individual grants will not exceed \$20,000.

The Strategic Plan was also developed in accordance with the following more specific goals:

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

The Objectives of the Five-Year Strategy to meet the above goals are:

- Increase the supply of affordable housing to low-income households.
- Maintain the safe and sanitary housing for low-income households.
- Ensure long-term affordability of units for low-income households.
- Promote homeownership.
- Provide shelter for the homeless.
- Provide support services and facilities for the homeless, persons threatened with homelessness, those with special needs, and low-income households.
- Increase the supply of transitional housing.

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- Retrofit communities and neighborhoods with public infrastructure. (ex. storm drainage, sewer and water)
 - Eliminate the physical barriers that deny access to public and community facilities and places to those with limited mobility.
 - Provide essential social services, such as food and clothing, crisis intervention, anti-gang alternatives, and day care and recreational opportunities to low-income persons and families.
 - Encourage economic development activities to create and retain jobs, especially in areas that are in need of physical revitalization and/or stagnant rental and high vacancy rates.

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

Stanislaus County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford identified their CDBG program area through several combined methods. For the development of The Plan, the participating jurisdictions used population information derived from the U.S. Census regarding median household income, housing tenure, housing occupancy, disability status, employment status and poverty status, and surveys where necessary and appropriate. Information was also compiled from the County's Continuum of Care annual report, recently state-certified Housing Elements (2003), and California State Department of Finance reports. The target areas for the County and the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford are the very low, low and moderate-income areas of the jurisdictions. Although funds are used for all residents of the Consortium's participating jurisdictions, priority is given to programs and projects in the target areas.

Obstacles to Meeting Underserved Needs:

Funding: One of the biggest challenges in meeting the needs of the underserved is the lack of sufficient funding for services provided by local governments, non-profits and other agencies. Service providers faced with this challenge are expected to provide more and more services with the same, if not smaller, budget every year. Many non-profits and agencies struggle to operate and provide services in the face of lack of funding. In fact, public service funding is over-subscribed each year.

Independent decision-making: Each jurisdiction makes their funding decisions independently. This may not have the benefit of having a wider perspective of the surrounding communities, or the planning area. However, each consortia member is remote and separate from the other. In all cases, each jurisdiction opts to conduct infrastructure construction/rehabilitation that is specific in nature and does not negatively impact its consortium partners.

Information sharing: Some non-profits and community organizations are not familiar with the HUD grant process or other funding resources that may be available to them. As a result, many organizations and non-profits have not used HUD funds and other types of financial assistance. Staff and those agencies familiar with the HUD process share information with others.

Technical Assistance: Technical assistance is provided at every opportunity. Staff responds to inquiries made by community organizations with both answers and suggestions relative to the inquiry.

Partnerships: More ways need to be identified in order to encourage public and private partnerships and joint ventures between non-profit and profit housing developers. Partnerships offer more of a variety of services than individual agencies acting on their own and at times at a more affordable cost.

Affordable Housing: There is a limited number of non-profit and for profit developers of affordable housing in Stanislaus County. Additional incentives for affordable housing in order to attract more development require consideration.

Managing the Process (91.200 (b))

Lead Agency: Federal regulations require each jurisdiction receiving funding under these HUD programs to designate a lead agency for preparation and submission of the Consolidated Plan (The Plan). Stanislaus County has designated its Planning and Community Development Department to serve as the lead agency for overseeing the development of The Plan. The Plan was prepared by staff from the Planning and Community Development Department's divisions: Redevelopment Agency and CDBG, and with the assistance of staff from the Cities of Ceres, Newman, Oakdale, Patterson, and Waterford. Staff from the following County departments also played a key role in the development of The Plan: Chief Executive Office (CEO), Health Services Agency (HSA), Community Services Agency (CSA), Behavioral Health and Recovery services (BHRS), along with staff from the Housing Authority of the County of Stanislaus. The Housing and Support Services Collaborative of Stanislaus County, which in addition to some of the organizations mentioned above, includes representatives from countywide service providers, provided a significant amount of input.

Relationships with the above mentioned resource providers consisted of written contacts, phone interviews, electronic information transfers, and meetings, both public and informal. Meetings were generally utilized to generate data and update previously provided information, as well as to review draft documents and receive public comments on those documents.

Citizen Participation (91.200 (b))

This Citizen Participation (CP) Plan outlines the steps developed by the County to insure compliance with federal regulations governing implementation of the three federal programs administered by the Stanislaus County Planning and Community Development Department, and meet their mandate to involve local residents in the planning and implementation of related projects and programs. All required elements are contained herein including: encouragement of citizen participation; information to be provided (including specific information regarding public hearings and Plan amendments); access to records; technical assistance; and comments and complaints.

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

The County Planning and Community Development Department's citizen participation efforts have evolved over the years as a result of the community's changing needs, local program changes and changing federal regulations. However, one constant has been the desire to provide a consistent, efficient and effective level of service to the public, which exceeds regulatory compliance and conveys a commitment to

understanding community needs and encouraging the involvement of all interested individuals and organizations throughout the participating jurisdictions, especially those who may be directly affected by the programs.

In order to elicit public participation in the preparation of the Draft Annual Action Plan, public notices are published and letters are mailed to housing support service organizations notifying them of the development process and how they can participate. A Draft Plan was submitted various agencies and non-profits that serve Stanislaus County residents throughout the month of March requesting input and comments for consideration. Consolidated Plan contributions were requested of residents of the participating jurisdictions at public meetings, at community centers, and were also made available on the County's website. This year, the County was able to post announcements regarding the CDBG, HOME, and ESG programs on the Planning and Community Development homepage, which allowed the County to receive citizen input on-line.

PARTICIPATION:

The involvement of the extremely low, very low, and low-income population and interested groups is encouraged through the use of newspaper publications and the mailing list of interested persons, agencies, and organizations first developed during establishment of the Housing and Support Services Collaborative and which is continually being expanded. The list contains numerous agencies that serve the needs of specific minority groups and advocacy groups for populations living in distressed and blighted areas (including farm-worker groups, community and senior centers, low-income advocacy programs, advocacy groups for those on General Relief, homeless assistance and outreach programs, shelters, and refugee assistance programs) in the Planning Area. The list has been maintained and periodically updated to reflect changes in names and addresses and increased to add the names of individuals and agencies that have expressed an interest in becoming involved in the process of developing The Plan. The Planning and Community Development Department has also consulted with the Housing Authority of Stanislaus County, the County Department of Mental Health Services, and the County Department of Public Health Services in the development of this document.

Any interested persons, agencies, and organizations that desire to be added to the Consolidated Plan mailing list or would like to update existing information on the list may do so by contacting:

Stanislaus County Planning
and Community Development Department
1010 10th Street, Suite 3400
Modesto, CA 95354
(209) 525-6330
FAX: (209) 525-5911
e-mail: planning@stancounty.com

In order to foster citizen participation in the development of the Consolidated Plan, the Planning and Community Development Department has participated in a number of presentations and informational meetings with public and private sector agencies and groups, as well as with advisory committees and groups of citizens who might or will benefit from program-funded activities. The five cities of the Consolidated Plan Planning Area have conducted similar meetings and presentations with groups that provide services to their jurisdictions and to citizens that will or might benefit from program-funded activities.

Public hearings were held in each of the participating jurisdictions to develop and prepare the Consolidated Plan and the Annual Action Plan. The jurisdiction's staff reviewed the Draft Annual Action Plan for consistency with the Con Plan. A series of public meetings were held in February/March 2010 to discuss the preparation of the Con Plan and the Draft Annual Action Plan. The following were the public meetings that were held to inform the communities of the Con Plan update:

| <u>JURISDICTION</u> | <u>DATE</u> | <u>TIME</u> | <u>LOCATION</u> | <u>ADDRESS</u> |
|----------------------------|--------------------|----------------------------------|---|---|
| Stanislaus | 2/10/10 | <u>10:00am</u> <u>6:00 pm</u> | <i>County Admin. Building Tenth Street Place</i> | <i>Basement Training Room 1010 10th St., Modesto</i> |
| Patterson | 2/10/10 | <u>6:00pm</u> | <i>Patterson Council Chambers</i> | <i>1 Plaza, Patterson</i> |
| Waterford | 2/11/10 | <u>6:00pm</u> | <i>Beard Community Center</i> | <i>540 C St., Waterford</i> |
| Ceres | 2/17/10 | <u>4:00pm</u> | <i>Community Center Upstairs Classroom</i> | <i>2701 Fourth St., Ceres</i> |
| Newman | 3/2/10 | <u>5:00pm</u> | <i>Newman Council Chambers</i> | <i>1200 Main St., Newman</i> |
| Oakdale | 3/31/10 | <u>5:30pm</u> | <i>Community Development Dept. Sierra Conference Room</i> | <i>120 S. Sierra Ave., Oakdale</i> |

MUNICIPAL ADVISORY COUNCILS

| | | | | |
|----------------------|---------|---------------|---|--|
| Denair | 2/2/10 | <u>7:00pm</u> | <i>Denair Unified School District Leadership Center</i> | <i>3460 Lester Rd, Denair</i> |
| Hickman | 2/4/10 | <u>7:00pm</u> | <i>Hickman Charter School Office</i> | <i>13306 4th St., Hickman</i> |
| Empire | 2/8/10 | <u>7:00pm</u> | <i>Empire Community Center</i> | <i>18 S. Abbie, Empire</i> |
| South Modesto | 2/11/10 | <u>6:00pm</u> | <i>Stanislaus County Ag Center Harvest Hall</i> | <i>3800 Cornucopia Way, Modesto</i> |
| Keyes | 2/18/10 | <u>7:00pm</u> | <i>Keyes Community Center CSD Office</i> | <i>5601 7th St., Keyes</i> |
| Salida | 2/23/10 | <u>7:00pm</u> | <i>Salida Library Community Room</i> | <i>4835 Sisk Rd., Salida</i> |

ACCESS TO MEETINGS

English notices for meetings are generally placed in The Modesto Bee, Ceres Courier, Oakdale Leader, West Side Index, Waterford News, and Patterson Irrigator. In efforts to seek input and participation from the Spanish-speaking population, a Spanish notice was also published in the local Spanish newspaper, Vida en el Valle. The notices were published ten days before the meeting. The Cities in the Planning Area are also requested to provide similar public notices in their local newspapers before meetings in the specific city, as well as for meetings affecting the entire Planning Area. The notices indicate the specific dates by which both written and oral

comments must be received. Notices include a telephone number for those who are deaf, hard of hearing, or speech disabled to receive relay communications services. That service is provided by the California Relay Service using the following phone numbers: 1 (800) 735-2929 (text telephones) and 1 (800) 735-2922 (voice). The Notices also include the statement that translator services should be provided by the person requiring such service.

ACCESS TO INFORMATION

All publication notices include a discussion of any documents that are the subject of a meeting, along with a summary of the document, proposed funding levels, and a listing of the locations where the documents may be reviewed. Documents are available at the Planning and Community Development Department’s information counter during regular business hours and at similar locations in each of the cities in the Planning Area, as well as in the reference section of the County public library. The notices indicate that documents and other information can be mailed on request in those cases when it is not possible for the interested person to view one of the public copies. In the case of the draft and final Consolidated Plan, the notices also include a reference to displacement that may result from activities associated with the document. All public records and documents associated with development of The Plan will be maintained at the Planning and Community Development Department at the above address for a period of no less than five (5) years.

The County Planning and Community Development Department maintains copies of Final Statements of Community Development Objectives and Projected Use of Funds, HOME Program Applications, Consolidated Plans, Annual Plans and Consolidated Annual Performance Evaluation Reports for all fiscal years since the inception of the County Community Development Block Grant Consortium. Beginning with FY 2002-03, the Department will maintain copies of The Plan, Annual Action Plans, CAPER and CP Plan at its office and on-line at the Planning and Community Development home page:

<http://www.co.stanislaus.ca.us/planning/planhome.htm> for public review.

The Department maintains a library of rules, regulations and records required by the federal and state governments as they apply to the three Entitlement Programs discussed herein. In addition, the Department maintains records of all County policies and procedures, informational documents, written comments received, environmental reviews, office publications, etc. All listed information is available for public review and copying during normal business hours, provided the requested document is public information pursuant to applicable federal, state and local laws.

PUBLIC HEARINGS

The availability of The Plan Update and the Draft Annual Action Plan for public review and comment was noticed through newspaper announcements. The Draft Plan Update and the Annual Action Plan for will be released for its official public review and comment for the each participating jurisdiction during the timeline below:

| Jurisdiction | Opening of Public Review Period | Closing of Public Review Period |
|---------------------|--|--|
| Ceres | March 22, 2010 | April 26, 2010 |
| Newman | March 9, 2010 | April 13, 2010 |
| Oakdale | March 15, 2010 | April 19, 2010 |
| Patterson | March 16, 2010 | April 20, 2010 |

| | | |
|--------------------------|----------------|----------------|
| Waterford | March 18, 2010 | April 15, 2010 |
| Stanislaus County | March 16, 2010 | April 27, 2010 |

For all documents requiring adoption by the Board of Supervisors, two public hearings will be held:

- at a time and in a location that is convenient for people who might or will benefit from program funds,
- accessible to people with disabilities, and
- adequately publicized.

The hearings will be scheduled to obtain the views of citizens, public agencies, and other interested parties and will respond to proposals and comments at all stages of The Plan development process. The latter will be accomplished by identifying housing and community development needs, reviewing proposed uses of funds, and reviewing program performance. The County will hold at least two public hearings during each program year cycle, including at least one of which will be held before the proposed Consolidated Plan documents (either the actual Consolidated Plan or future annual amendments) is published for comment.

Summary of Citizen Comments

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

Twelve (12) general meetings were held to discuss needs within the consortia areas and CDBG/HOME participating jurisdictions. An evening presentation was conducted on February 10th, 2010 at the County Administration Building.

Stanislaus County

On February 10th, 2010 the County held a morning and an evening meeting for the public regarding the content of the Annual Action Plan. Program and project priorities for the jurisdictions for the upcoming fiscal year were discussed. No comments were received.

Town of Denair

A community meeting was held on February 2, 2010. No Comments were received.

Town of Hickman

A community meeting was held on February 4, 2010. No Comments were received.

Town of Empire

A community meeting was held on February 8, 2010. No Comments were received.

City of Patterson

A community meeting was held on February 10, 2010. No Comments were received.

City of Waterford

A community meeting was held on February 11, 2010.
No Comments were received.

South Modesto

A community meeting was held on February 11, 2010.
Comments Pending.

City of Ceres

A community meeting was held on February 17, 2010.
No Comments were received.

Town of Keyes

A community meeting was held on February 18, 2010.
No comments were received.

Town of Salida

A community meeting was held on February 23, 2010.
No Comments were received.

City of Newman

A community meeting was held on March 3, 2010.
Comments Pending.

City of Oakdale

A community meeting was held on March 31, 2010.
Comments Pending.

Stanislaus County- Final Public Hearing

A final Public Hearing was held on April 27, 2010.
Comments Pending.

Institutional Structure (91.215 (i))

The Stanislaus County Board of Supervisors shall adopt the Consolidated Plan (Con Plan) and the document shall, in turn, be approved by HUD prior to implementation of the goals and objectives of the upcoming Annual Action Plan. The Board of Supervisors delegated the responsibility of preparing and implementing the Con Plan to the Planning and Community Development Department due to its experience with programs, such as (Federal) Community Development Block Grant since 2002, (State) Community Development Block Grant since 1991, and (Local) Redevelopment Agency since 1988.

The remaining development plan participants consist of public agencies with ongoing responsibilities for providing housing and related services and private agencies receiving HUD funds. Those public and private agencies are identified later in this document. Monitoring for compliance with the goals and objectives of The Plan will be the primary responsibility of the Planning and Community Development Department, with selected monitoring to be undertaken by specific public- and private-sector agencies. Additional information on the monitoring process is located in the "Monitoring" section of the Plan.

The strengths of the delivery system are related to the responsible public agencies that have been involved in program administration and implementation for an

extensive period. If there were weaknesses in the delivery system, it would involve the previous lack of direct communication between public and private service providers. In addition, both the public and private sector agencies previously involved in the delivery of services have been unaware of the functions of and services provided by the other. Over the last five years the County has addressed this shortcoming by both encouraging and becoming more involved in the development and implementation of programs and projects that address the issues outlined in The Plan. The County has been successful in increasing community awareness and involvement by all the CDBG Consortium participating jurisdictions during the last five years. This has allowed the Consortium to successfully implement and address important issues in their respective communities. This shortcoming was also addressed during development of the Housing and Support Services Collaborative that created an extensive listing of public and private service providers. Over the next five years of the Con Plan the Consortium will continue to increase community awareness and involvement and strive to strengthen and broaden the collaboration between the public and private sector to address the priorities of the Con Plan.

Stanislaus County recognizes that there may be gaps in the institutional structure of any entity that performs a service or facilitates construction of a project. To the extent that a gap exists, one of the strategies of The Plan is to take action to close that gap. An example of gap closure is the effort of the Housing and Support Services Collaborative to link potential partners to successfully and fully implement a program project.

The county has identified a number of constraints to development, especially affordable housing. These constraints include the California Environment Quality Act (CEQA) evaluation, lack of coordination between governmental entities, duplication of permit and inspection services, and State regulations.

Strengths in Stanislaus County

Autonomy in decision-making: each jurisdiction has the capability to provide a comprehensive view of their population's needs. Each jurisdiction also has a clear understanding of the health and human welfare needs of the entire population because it is the principal provider of these types of services.

Joint Ventures between government and non-profit agencies: Government partnerships with non-profits allow for a maximizing of benefits and resources in the Planning Area. By combining resources and funds, many agencies have been able to complete capital projects and meet program goals within a shorter time frame and have increased their ability to be more responsive to community needs.

Monitoring (91.230)

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

Agreements are executed with all sub-recipients that clearly state the project scope of work, performance measurement standards, reporting requirements, draw-down requirements, and all applicable federal requirements. The monitoring process emphasizes on-site field visits, desk audits, open communication and assistance to sub-recipients to create an acceptable data collection and reporting system.

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

- Ensure that sub-recipient implements its program and its individual activities, as described in the application and the sub-recipient Agreement.
- Ensure that sub-recipient conducts its activities in a timely manner, and in accordance with the schedule included in the Agreement.
- Ensure that sub-recipient charges costs to the project, which are eligible under applicable laws and CDBG regulations, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient conducts activities with adequate control over program and financial performance, and reasonable in light of the services or products delivered.
- Ensure that sub-recipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
- Identify potential problem areas and assist the sub-recipient with applicable laws and regulations compliance.
- Assist sub-recipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected and not repeated.
- Comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.
- Determine if any conflicts of interest exist in the operation of the CDBG program per 24 CFR 570.611.
- Ensure that required records are maintained to demonstrate compliance with applicable regulations.
- Verify that the outputs and outcomes are realized in a timely manner.
- Track grantee's progress in fulfilling its goals and objectives set forth in The Plan measured with established guidelines to assure that the program remains on task. Additionally, with data collected by the grantee during monitoring visits and ultimately entered into the IDIS system, this program is capable of presenting the data to defend its progression towards accomplishment of its goals and objectives set forth in The Plan. On a semi-annual basis this information is compiled and compared with the goals and objectives in The Plan. If this information reflects the accomplishments set forth in The Plan, the programs will proceed as planned. If this information falls short of the goals set forth, appropriate adjustments will be made and notification sent to the respective sub-recipients to be cognizant of their need to meet certain milestones and timeliness requirements to assure receipt of expected funds for their respective programs.

Program and Planning Requirements

A coordinated monitoring process has been established to verify and confirm that grant funds have been used in an eligible and appropriate manner for each of the following programs:

Community Development Block Grant and Home Investment Partnerships Program (HOME) Consortium

County staff reviews quarterly project progress reports, requests for funds reports and budget printouts, which identify the total funds used by all jurisdictions during a given month. Staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by County staff for each jurisdiction to ensure appropriate expenditure of funds. Finally, the County

tracks the timeliness of draw-downs within the IDIS system to assure that the program meets or exceeds the threshold requirements established by HUD.

CDBG Public Service Grant Program

County staff reviews quarterly CDBG statistics tables, narratives, request for funds forms and budget printouts, which identify the total funds used/requested by each grantee during that reporting period. Staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by County staff for each grantee to ensure appropriate expenditure of funds and recommendations are provided to the grantee within 30 days of the monitoring visit.

Emergency Shelter Grant (ESG) Program

County staff reviews quarterly ESG statistical tables, narratives, Request for Funds forms and budget printouts, which identify the total funds used/requested by each grantee during that reporting period. Staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by County staff for each grantee to ensure appropriate expenditure of funds (including match requirements). Monitoring will include on-site visits, review of records such as client files, financial records, and interviews with staff and project participants. On-site monitoring will include formal and advance notification of the visit; pre-visit preparation based on review of existing information, and clear conclusions and recommendations provided to the grantee following the monitoring visit. As part of the ESG monitoring process invoices and accompanying receipts are reviewed for reimbursement eligibility. Once eligibility is confirmed, fifty percent (50%) of the costs related to the project are reimbursed. The sub-recipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-Federal sources.

Down Payment Assistance Loan Program

County staff meets with Consortium staff on a quarterly basis to monitor the progress of Down Payment Assistance Program applicants and loans in progress. Many applicants have credit challenges and are encouraged to reapply following the mitigation of all deficiencies. Monthly updates are also given on the funding availability for the program. When possible, applicants with credit problems are actively referred to non-profit credit counseling services to address such concerns.

Major Home Repair Loan Program

We successfully collaborate with the Housing Authority of Stanislaus County and use a combination of Redevelopment Set-aside funds along with HOME Consortia contributions that allow us to address the needs of both major and minor home rehabilitation programs. The Housing Authority's local presence has offered a more effective program.

In addition, there are monitoring procedures tailored to the above-mentioned programs, which include but are not limited to compliance with housing codes through on-site inspections and clearance to ensure eligibility for the project's release of funds. Staff is continually working to improve program oversight by attending training on compliance topics, amendments to regulations and/or OMB circulars, and developing written procedures and forms.

Lead-based Paint (91.215 (g))

All housing related programs administered by the Planning and Community Development Department and in collaboration with the Housing Authority of

Stanislaus County, required that all units older than 1978 be screened for lead-based paint hazards. If lead is found in any of these units a lead-based paint clearance test is conducted after the work has been completed by a licensed contractor with expertise in this type of work. Final retention is not released until the work the unit has passed the lead-based paint testing requirements. These requirements will assist the County in its goal to eliminate the lead-based hazards within the units of our community.

HOUSING

Housing Needs (91.205)

California's housing supply and affordability crisis most severely impacts families struggling to provide a home for their children. Prices and rents have increased dramatically and many times are impossible for lower-income households to afford. Lower income Californians must consistently allocate more of their income to housing than residents of other states. This is certainly true for families in Stanislaus County. Between 2000 and 2007, housing costs in California have increased. On average, only 4.3% of homes within the County meet the affordability limits for this area.

The minimum household income needed to purchase a median-priced home of \$460,370 in California in October 2004 was \$106,680, based on an average effective mortgage interest rate of 5.70 percent and assuming a 20 percent down payment.

Housing needs are determined by a combination of factors including population trends and projections, the rate of household formations, household size and type, and household income. The relationship between housing supply and demand is also an important factor.

Priority Housing Needs (91.215 (b))

A. **Homeownership**: Priority: High

Analysis: Very low and Low Income household levels have been ranked "High", while Moderate household level groups are ranked "Medium."

Stanislaus County will partner with agencies such as the Housing Authority, STANCO, Visionary Home Builders (formerly known as ACLC), Habitat for Humanity, and other affordable housing developers in future projects. The County has, and will commit redevelopment funds and HOME funds to this priority need.

B. **Rental Housing**: Priority High

Analysis: Stanislaus County will partner with agencies such as the Housing Authority of Stanislaus County, Inter-Faith Ministries, and Community Housing and Shelter Services to assist families and individuals that fall within the very low and low income household brackets that wish to transition from Section 8 rental assistance to a position of homeownership through collaboration with the Housing Authority's Family Self-Sufficiency Program. The ESG program also awards funds to non-profit agencies in pursuit of homeless prevention

activities that will assist renters from becoming homeless. These programs can include assistance with first and last months rent along with assistance in making payments toward their security deposit.

Housing Market Analysis (91.210)

Stanislaus County benefits from lower housing costs relative to other areas in California, especially the coastal areas. Because of this price difference, a growing percentage of workers employed in the Bay Area are now commuting from Stanislaus County. HUD's median annual income estimate for Stanislaus County as of fall of 2006 was \$54,400.

In 2005, the Fair Market Rent (FMR) for Stanislaus County was \$710 for a 2-bedroom apartment. HUD's Fair Market Rents (FMR's) are set at the rental market's 40th percentile. For low and very low-income households there is clearly a lack of supply of affordable rental units, particularly units able to house larger families.

Housing Demands:

In 1950, Stanislaus County could be described as rural. Only 28.2% of the County's population lived in its cities. Since that time, Stanislaus County has experienced rapid population growth, and in the process has become more urban as well as more economically and demographically diverse.

In 2000, the four and five person household categories represented almost half of the total households in Patterson. This could indicate a strong demand for three and four bedroom housing units. One of the major findings of the Analysis to Impediments to Fair Housing was the lack of rental units in Stanislaus County. Due to the high cost of land and lack of adequate land for development, there are currently no known plans for rental units in the cities of Oakdale and Patterson. There is currently no conventional public housing within the unincorporated areas of Stanislaus County.

Specific Housing Objectives (91.215 (b))

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

Federal, State, and local public/private sector resources will be used in efforts to achieve the above stated housing objectives by the use of a combination of CDBG, HOME, CalHFA HELP, Redevelopment Set-aside funds, tax credits, and low-interest loans from state and local sources.

Needs of Public Housing (91.210 (b))

There is an unmet need for assisted housing in Stanislaus County due to:

- The public housing waiting list in Stanislaus County includes 1,895 households, which indicates a demand almost three times the number of public housing units available.
- There is a need for additional Section 8 vouchers for the disabled as well as the need for more permanent housing for the homeless. The waiting list for vouchers and certificates consists of 7,500 households countywide.
- The average wait for privately owned, subsidized housing is more than one year.

Public Housing Strategy (91.210)

The Housing Authority of Stanislaus County is the largest landlord of multi-family and senior housing for the lower income population. The Authority owns and manages over 1,300 rental units. Recently, a 56-unit apartment complex was completed with occupancy at capacity at time of completion.

The Housing Authority is a non-profit, public corporation committed to addressing the unmet needs of the residents and communities of Stanislaus County. The Housing Authority develops and operates subsidized housing facilities in Stanislaus County, with the exception of Riverbank that has its own Housing Authority. The Authority also offers counseling for rent and mortgage delinquency at no charge, under license from the Housing and Urban Development Department. The Housing Authority is governed by a Housing Commission, which is appointed by the Board of Supervisors. The Housing Authority's Mission Statement is to:

- Provide decent, safe, and affordable rental and home ownership housing.
- Provide and promote service opportunities that encourage and support individuals and families achieving greater independence and self-sufficiency.
- Provide opportunities for conserving and upgrading affordable housing stock, improving infrastructure, and stabilizing and creating desirable neighborhoods.

In carrying out its mission, the Housing Authority is committed in providing a high quality of service by:

- Being sensitive to clients needs while treating clients with dignity and respect.
- Utilizing the skills and talents of staff.
- Fostering partnerships.
- Utilizing resources in the most efficient and effective manner.

The primary objective of the Housing Authority of Stanislaus County is to provide decent, safe, sanitary housing for very, low-income and low-income families at an affordable price. The Housing Authority has the responsibility of planning, financing,

constructing, purchasing and managing properties using a variety of housing programs. As the manager of rental properties, the Housing Authority performs all the functions of a private owner, including selection of residents, rent collection and property maintenance. In Stanislaus County the Housing Authority manages 1,562 Public Housing Units, 3,984 Housing Choice Vouchers, 54 Moderate Rehabilitation Units, 67 Shelter Plus Care Certificates, 265 Farm Labor Units, 218 Migrant Housing Units and administers 102 local programs. Currently there are 7,000 households on the wait list for the Housing Authority's Section 8 program.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

There has been progress in decreasing the number of barriers in affordable housing over the past several years in Stanislaus County. Although the affordable housing movement has stirred changes, they were not sufficient to deal with the rapid change in the housing market. The following are affordable housing barriers that have been identified:

Availability of Land - The amount of land zoned for residential development is minimal within Stanislaus County. There are some areas that are vacant, but lack the sewer and water infrastructure that is necessary for any type of dense development to occur.

Increased financing/construction costs – The cost of a new home in Stanislaus County has risen by more than 30% within the last two years. The rapid rise of can be attributed to the high cost of land and the effect that commuter households from the San Francisco/East Bay Area has had on the local housing market.

Wages – There is a jobs and housing imbalance in Stanislaus County. The average wage earned in Stanislaus County by a resident of Stanislaus County is not sufficient to afford a home in Stanislaus County. An individual or family needs an income of approximately \$60,000 to afford an average priced home within Stanislaus County.

Limited Resources – Although there is an array of funding resources available to agencies and individuals, the need outweighs the actual funding available. In Stanislaus County there are first time homebuyer assistance programs available in cities and unincorporated areas of the county. The Housing Authority of Stanislaus County also has several programs that are directed toward assisting people buy their first home. One challenge with the existing program is that the income limits for these programs do not relate realistically to the economy of the area.

NIMBY (Not In My Back Yard) – NIMBY is the most complex of all the affordable housing barriers because it is based on human judgment. NIMBY is a philosophy that is adopted by those neighboring a proposed affordable housing development and their refusal to accept the development. Education and outreach are the main tools for combating these obstacles.

HOMELESS

Since homeless persons do not have a permanent address, it is difficult obtain an accurate count of this population. Although there will inevitably be an undercount, the count can be a starting point in order to gain an assessment of this population.

The housing needs of homeless persons are more difficult to measure and assess than those of any other population.

Unemployment and under-employment are perhaps the most significant contributing factors to a steadily increasing number of homeless. Housing affordability indexes also consistently rank this county as extremely low. According to a local survey of emergency shelters, and housing and supportive services for the homeless in Stanislaus County, there are a total of 1,593 homeless persons. The following are the results of the 2007 Stanislaus County Homeless Annual Count, conducted in January:

- 415 were in emergency shelters
- 219 in transitional shelter
- 959 were unsheltered

Stanislaus County is an agricultural community. Migrants following the crops are a part of the local demographics. Agricultural workers, whether local or from other parts of the country, are at the mercy of the weather, the market, and the other seasonal variables that affect agribusiness. Farm-workers, except those with year-round positions with specific growers, tend to be very low-income. Many are unable to find adequate, low-cost housing and are either homeless or reside in shelters.

As in other parts of the country, the struggling economy is contributing to an increase in the number of homeless families. This is largely due to unemployment, underemployment, plant closures/job loss, rising rents, inability to manage available resources, personal crises related to illness or injury, mental health, substance abuse or crime.

Homeless Needs (91.205 (b) and 91.215 (c))

Agencies Contacted

Over 100 agencies were contacted during the preparation of The Plan regarding the needs of the clients they serve. Approximately 50% of the agencies responded to the needs and services survey. Additionally, information was obtained during conversations and discussions held during collaborative meetings and other community meeting.

General Needs of the Homeless

There is a general consensus that a combination of factors, such as a lack of affordable housing, health problems, and jobs with inadequate wages have contributed to the growth in the homeless population from the 1990's to the present. The risk of homelessness is increased when extremely low incomes are combined with special needs. Even though they may not hold marginal jobs, single adults in this income sub-category are also at a serious risk of becoming homeless because most assistance programs are established primarily for families, elderly persons, or special needs populations. Due to the lack of resources available to them, some extremely low-income single adults have no option other than to become homeless. Many of these households, especially renters, will need housing and supportive services to prevent them from becoming homeless.

All Homeless in Stanislaus County share key needs. These are:

- Jobs

-
-
- Better wages, above minimum level;
 - Affordable housing and/or housing subsidies;
 - Support services in areas related to life skills

Chief among their other needs:

- Greater availability of food supplies
- Access to health care
- Funds for private transportation and/or access to public transportation;
- Access to vocational training opportunities; and
- Access to substance abuse treatment programs

Emergency and Transitional Shelter Needs

The housing needs of those seeking emergency shelter and/or transitional shelter have dramatically increased in the last ten years. The fastest growing populations in need of shelter are families with children. The reason for this increase is partly due to the rising unemployment and the decline of affordable housing. A large percentage of mentally ill persons are homeless due to the relaxed guidelines for state mental health care institutions. Others in need are homeless persons with drug and alcohol problems, battered women and children, teenage runaways, and evicted tenants.

Priority Homeless Needs

NEED FOR FACILITIES AND SERVICES BY SUBPOPULATIONS OF HOMELESS

Chronic Substance Abusers

According to the Continuum of Care analysis, there is not enough space in residential treatment facilities for all the homeless with substance abuse problems. The availability of more detoxification beds for women has been identified as a need. It is likely that more beds and facilities will be needed in the future.

Supportive housing, especially clean and sober living environments, is needed for persons leaving treatment who do not have homes to which they can return. Substance abusers account for the largest sub-population of homeless persons in Stanislaus County. There is an estimated 950 homeless individuals who are chronic substance abusers. This a high priority group since needs go unmet. Homeless persons with substance abuse problems require longer-term transitional housing combined with treatment programs and other support services.

Mentally Ill

There are an estimated 236 homeless persons in Stanislaus County who are mentally ill. This group will need continual mental health care, drug, and alcohol counseling services. They are also in need of transitional housing when they first leave institutional quarters. Those who are both severely mentally ill and substance abusers have limited services available to them. Afterward, they will need housing in group homes or affordable long-term independent apartments. Dually diagnosed persons with both substance abuse problems and who are mentally ill are estimated to total between 236 to 493 persons.

Runaways

A facility may be needed for self-referring youths (those who are turned out from their homes or are involved in family disputes and need temporary respite). According to the Continuum of Care Plan, there is an estimated 400 homeless youths. The most pressing problem for homeless youths is the lack of shelter space. Many shelters will not accept youths under the age of 18 who are not with their families. Additionally, many of these youths need services that provide proper nutrition, health care, counseling and education.

HIV/AIDS Patients

Those persons who are HIV-positive or have AIDS would benefit from a transitional living facility. A clean and sober halfway house for HIV-positive people leaving treatment programs has also been identified as a need. Accommodations for families where one or more of the adults are living with HIV/AIDS has also been identified as a need.

There is an estimated 65 homeless persons in Stanislaus County with HIV/AIDS. Persons with HIV/AIDS have more of a risk of becoming homeless since their medical condition may prevent them from working. The need for affordable housing will also increase as people live longer with this disease.

Domestic Violence Victims

Victims of domestic violence need additional shelter space for themselves and their children. It is estimated that approximately 313 homeless persons are victims of domestic violence and less than 10% receive needed services. Homeless victims of domestic violence have special needs such as security and the services from involvement with either the civil or criminal justice system. This group may also need legal assistance, a secure and confidential shelter location, specialized counseling, job training and long term transitional affordable housing. These needs become even greater if these victims have children that require care.

Veterans

According to the Area Agency on Aging, at this time there is a need for medical and psychiatric care, social and vocational counseling, and treatment for substance abuse. In 1997, there was an estimated 90 homeless veterans in Stanislaus County.

Many of the veterans that used homeless facilities in prior years have died or not returned to the facilities for assistance. The WE CARE shelter of Turlock noted that many veterans did not survive this winter.

Homeless Inventory (91.210 (c))

Inventory of Facilities/Services related to Homelessness, AIDS, Mental Illness, or Substance Abuse

Many of the agencies providing services to the homeless fall into more than one category. The most common overlap is between social service agencies serving the homeless and those that work with people in danger of becoming homeless. The agencies described in this section have been listed according to their primary function.

Center for Human Services (CHS)

The mission of CHS is to support the well being of youth and families through quality

prevention, education and counseling services, through programs that build and strengthen families and the neighborhoods in which they live; and in a way that honors and respects the diversity of the community.

Hutton House

The Hutton House, a program through the Center for Human Services, provides a temporary shelter for up to six teenagers that may be involved in a family crisis or a conflict situation. This six-bed facility provides short-term residents shelter for runaway and homeless youth between the ages of 13 and 17 years. Individual, group and family counseling is provided to residents. Program goals include the reunification of teens with their families and the provision of follow-up and ongoing family counseling after the resident moves.

Pathways

Pathways is a transitional living and support services program that focuses on youth who have "aged out" of the foster care placement system and have limited financial and emotional support. Pathways addresses several individual and community challenges such as homelessness, substance abuse, unemployment, lack of basic living skills, mental and health issues, limited education, and preparation for adulthood. Services include a residential component with a 12-bed capacity in an apartment setting with support services. Supportive services that are available through the program is case management, mentoring basic/life skills, counseling and resource development. The program also serves teen moms and their infant toddler children. This program is offered through the Center for Human Services and is for young adults aged 18-21.

Children's Crisis Center of Stanislaus County

The Children's Crisis Center is a non-profit organization that provides childcare and shelter services to abused, neglected and at risk children in the community. It also provides overnight emergency shelter on an as needed basis to approximately five to ten youth and children per month (referrals from the police department and the County's Child Protective Services).

The Modesto Men's Gospel Mission and Women's Mission

This privately funded and faith-based shelter is located on a two-block campus that includes seven buildings. The Gospel Mission provides 225 beds to single women with children and single men with children. This agency provides a limited stay of seven nights on the floor, and three nights out, and also serves two meals a day, Monday through Friday, and three meals on the weekend. The Mission serves 150,000 meals per year to clients and to the general public. The Gospel Mission serves approximately two thousand five hundred (2,500) people each year. The majority of men (95%) that arrive at the Mission are locals raised in the County and 60% are under 36 years of age.

The Women's Mission provides fifteen beds for temporary shelter to house single women and women with children for a maximum stay of fourteen days. Both Missions require that those seeking shelter participate in religious activities, (this requirement also exempts the Missions from receiving any Federal or State funding assistance). Therefore, the missions must rely strictly on private donations from local churches and the community. Their program also includes a Christian drug and alcohol rehabilitation group counseling to its clients.

The Salvation Army of Stanislaus County

The Salvation Army serves lunches to approximately 250 people per day. Currently, the Salvation Army is experiencing an increase in people needing food and clothing. This agency also offers renter's assistance, energy bill assistance, as well as housing information and referral services to low-income families. Families facing eviction are given a first month's rent allowance and are assisted in finding permanent housing.

Housing Authority of Stanislaus County

The Housing Authority administers fifteen Shelter Plus Care Certificates within Stanislaus County. Participants pay 30% of their income toward rent and receive supportive services through either the Stanislaus County AIDS Project, the Stanislaus County Department of Mental Health, or Stanislaus County Integrated Services Agency.

Nirvana

Nirvana is a non-profit organization that exists to improve the lives of all chemically addicted persons and their families. This organization offers free consultation and evaluation to help a person determine treatment needs. Nirvana also offers a 60-day residential treatment program. Nirvana also provides 6-9 months of services fulfilling the need for long term treatment, residential treatment, case management, one-on-one counseling, anger management groups, and works with Friends Outside the Employment Development Department (EDD) for clients that need job development and vocational resources, transitional living, clean and sober facilities, dual-diagnosis, crisis intervention, domestic violence classes, relapse prevention, co-dependency classes, men and women support groups, family support services, and free assessments.

Stanislaus County AIDS Project

Provides street outreach for persons with AIDS. Outreach workers frequent parks, local bars, and hotels where high-risk behavior occurs.

Health Services Agency

The mission of the Stanislaus County Health Services Agency (HSA) is to lead the development, implementation, and promotion of public policy and health care services to achieve physical, psychological and social well-being. In partnership with local hospitals and physician groups, it implements and promotes a health delivery system that ensures that Stanislaus County residents have access to quality health care.

Community Services Agency

This agency's mission is to protect children and adults who are at risk to preserve families, provide temporary economic assistance, and promote personal responsibility in the areas of job readiness, self-sufficiency, and to practice program and system integrity through innovative and effective business strategies.

Community Housing and Shelter Services (CHSS)

CHSS is a non-profit organization that is partially funded by the HOPWA program and provides housing services to persons with AIDS. During 1999-2000, this agency was awarded \$70,000 to provide short-term rent, utility or mortgage assistance, tenant-based rental assistance, housing information, and resource identification. From 1999 to March of 2000, CHSS provided services to 120 unduplicated individuals with the following types of HOPWA eligible housing activities:

-
-
- 704 shelter rights
 - Rental assistance to 55 households,
 - Assistance in utility payments to 19 households, and
 - Housing counseling and information and referral to 120 individuals

CHSS works closely with and receives referrals from the Stanislaus County Department of Public Health and the Stanislaus Community AIDS Project.

Other Agencies

Other agencies that provide health and housing services, outreach, counseling and information referral to persons with AIDS include the AIDS Care Management Team of the County Health Services Agency and the Doctors Medical Foundation. The latter is the fiscal agent for Ryan White Title II and HOPWA funding.

Supportive Housing and Services for Persons with Developmental Disabilities

California Department of Rehabilitation (CDR)

CDR serves those with a physical, mental or emotional disability that prevents employment. The range of services includes medical and vocational evaluation, counseling and guidance, job training and placement, aids and equipment, and other goods and services needed to find and keep a job.

Disability Resource Agency for Independent Living (DRAIL)

The primary functions of the organization are: the provision of independent living services to consumers, their families, friends and affiliated community groups, and the education of the public regarding both the needs and abilities of persons with disabilities.

Doctors Medical Center Foundation

This agency provides an Adult Day Health Care Program (Miller's Place), which is a licensed community-based health care program that provides services for adults who are unable to function independently in their homes. Miller's Place offers a variety of health, therapeutic and social services designed to improve the quality of life and assist disabled seniors in remaining in their homes. Services provided through the agency are nursing, occupational and physical therapy, speech and language therapy, psychosocial services, nutrition, transportation and recreational activities.

Social Service Programs for Homeless Persons

Community Housing & Shelter Services

Provides outreach, information, and referral flyers to agencies throughout Stanislaus County to the homeless. This agency works with all city police departments, hospitals, mental health agencies, and all homeless providers throughout the County. CHSS has on-call workers in order to provide intake and assessment on evenings and weekends.

During the last fiscal year, CHSS provided shelter services to 1,125 families, 3,597 individuals, for a total of 48,631 nights during the past year. Of those sheltered were 1,995 children.

Golden Valley Health Center

The Golden Valley Health Center's mission is to improve the health status of our patients by providing quality, managed primary health care services to people in the communities we serve, regardless of language, and financial, or cultural barriers. This center provides medical outreach to the general population. Free health services are available for the homeless. There are currently seven medical facilities located in Stanislaus County. There are five facilities in Modesto and one each in Patterson and Westley.

United Samaritans Foundation

The United Samaritans Foundation is an advocate for the poor in the spirit of the Christian tradition. The Foundation searches for areas of need and explores creative and holistic ways to meet those needs. The United Samaritans Foundation currently operates four mobile food service trucks from facilities in Turlock, Hughson, and Modesto that deliver nutritious lunches to nine Stanislaus communities every day of the year. Volunteers help staff the food pantry, clothes closet and various other services.

In Turlock, the Foundation's Samaritan House offers transitional housing for women with children. In Hughson, the Community Center complex includes a county library, county medical office, pharmacy and cafe. This organization provides street outreach and free lunches to over 800 persons a day.

Daily Bread Ministries

This program is sponsored by United Samaritans Foundation, which is based in Turlock. Daily Bread provides outreach by delivering free lunches seven days a week to the homeless at 12 locations in Turlock, 12 locations in the Hughson area, and 8 locations in Modesto. The lunches are delivered to locations where the homeless congregate.

Westside Food Pantry

The Westside Food Pantry is a community-based organization that works to provide emergency food assistance and referrals to social service agencies for individuals and families. This agency provides the public service of providing food for families temporarily out of work, single mothers unable to make ends meet, senior citizens stretching budgets to cover medical expenses, and the terminally ill that need a particular food.

Stanislaus County Department of Behavioral Health and Recovery Services

The mission of this department is to ensure a safer, healthier community by promoting emotional health and recovery. This is accomplished by providing and managing effective prevention and behavioral health services. Services are delivered to its diverse communities throughout integrated systems in partnership with consumers, families, providers, other community agencies, and private industry.

This department administers six regional centers located throughout the County. The results of the work include: accessible, comprehensive, age appropriate, and culturally competent systems that include consumers and families in service planning and treatment. This department funds the following outreach programs for homeless persons with mental illnesses and those with substance abuse problems.

Stanislaus Homeless Outreach Program (SHOP)

Provides street outreach and assessments to the homeless that suffer from mental illness and substance abuse problems.

Haven Women's Center of Stanislaus County

This center provides outreach to homeless women and children in the South County area and within the City of Modesto. It is a four-bedroom house with kitchen, living room, children's room, three bedrooms and an office. It provides 25 beds for women who have been abused or who are in life-threatening situations. The Center also houses the children of abused women. Counseling services, weekly support groups and legal advocacy programs are available.

Community Housing and Shelter Services (CHSS)

CHSS provides temporary shelter for families with dependent children and the mentally ill homeless. CHSS operates its programs and emergency shelter in of a 50-unit motel located in Modesto. CHSS contracts with the motel owner to provide emergency shelter for up to fifteen households per day. Services to on-site clients are provided through contracts with the County Behavioral Health and Recovery Services, the Community Services Agency, and HOPWA funded service providers.

We Care Program

We Care originated from the Turlock Community Collaborative of 2003 as a result of the urgent need for an additional emergency shelter in the County. The Program is based in Turlock, but serves the surrounding unincorporated communities with essential services for the homeless during inclement weather months. This program serves approximately 35 homeless individuals per night during the months of December through March.

Programs for Preventing Homelessness

A description of the extent and type of general social service programs aimed at preventing low-income people from becoming homeless is given below.

ARC of Stanislaus County (ARC)

ARC is a non-profit organization that serves adults from the ages of 18 to 75 years who are developmentally disabled. ARC offers several programs, such as the Howard Training Center Vocational Program, which is designed for clients who have mastered self-help skills and have a desire to work. Clients receive specialized training and are taught the needed skills to hold a job in a normal work environment.

Catholic Charities/ Stanislaus Elder Abuse Prevention Alliance

The mission of this agency is to address the needs of abused area elders and those who are vulnerable to abuse and are also low/moderate income and all minorities. Their main goals are to increase awareness of elder abuse though dynamics through outreach, advocacy and education. Services provided include: community forums on area senior services to homebound seniors, welfare issues, senior health and safety, home visiting services, training/coordinating of volunteers for families with homebound seniors, development and distribution of information and resource materials to increase community awareness concerning elder abuse, reporting and prevention.

Parents United of Stanislaus County

Parents United is a non-profit organization dedicated to the assistance of parents; children and former victims concerned with child sexual abuse and related problems in the spirit of self-help and mutual support for those whose lives have been affected by these problems.

Sierra Vista Child and Family Center

This agency's mission is to assist children, youth, and adults by empowering and supporting them in becoming stronger and healthier individual, families and communities. Sierra Vista Children's Center provides workshops that emphasize child development, non-violent communication, problem solving skills, nurturing care giving, and developing healthy relationships. Their programs also address mental and health problems and makes appropriate referrals. This agency has provided clinical and medical services to over 4,700 individuals within the last year.

Stanislaus County Department of Aging & Veterans Services

The mission of this department is to maintain, enhance and improve the quality of life for seniors in Stanislaus County by developing systems of home and community based services, which promote independence and self-sufficiency. This department also provides assistance and advocacy to the men and women who served in the Armed Services of America, their dependents and survivors and the general public in obtaining benefits and entitlements from the United States Department of Veterans' Affairs, Department of Defense, and State and local agencies.

This department provides transportation services through Medi-Van to people in need of specialized medical attention in Bay Area hospitals and Veteran's Administration long-term care facilities. Through linkages with the Community Housing and Shelter Services, Central Valley Homeless Veterans and the Housing Authority of Stanislaus County homeless veterans are helped to find permanent housing. One of the main objectives of this department is to promote the value and benefit of hiring veterans, to increase the understanding and awareness of veterans about entitlement and services. The County Department of Aging and Veteran's Services refers approximately 75-150 clients per day.

Central Valley Opportunity Center (CVOOC)

Through a grant from the State of California's Community Services Block Grant Program, this agency provides rental assistance to persons who are homeless or at risk of being homeless due to their inability to pay rent. They serve two to three households per month, and cannot meet the demand for this program.

Pacific Gas and Electric Company

The Pacific Gas and Electric Company (PG&E) operates the following programs for low-income people:

- Low-Income Rate Assistance (LIRA) provides a 15% discount on energy bills to qualified low-income households.
- Relief for Energy Assistance Through Community Help (REACH) provides energy assistance to low-income people not eligible for federal assistance programs and who are experiencing financial difficulty in paying their energy bills.
- Energy Crisis Intervention Program uses state funds to provide assistance to low-income persons facing an energy related crisis.

- Home Energy Assistance Program (HEAP) provides energy assistance payments to low-income customers to help offset the high cost of heating and cooling.

Modesto Irrigation District

MID Cares Program: The Modesto Irrigation District offers a 22.1% discount to eligible low-income customers on their monthly bill. Customers must be at or below the following income guidelines:

| People in Household | Monthly Income | Yearly Income |
|---------------------|----------------|---------------|
| 1 or 2 | \$1,705 | \$20,460 |
| 3 | \$2,145 | \$25,730 |
| 4 | \$2,585 | \$31,000 |
| 5 | \$3,025 | \$36,270 |
| 6 | \$3,465 | \$41,540 |

For households with more than 6 members, increase the monthly income by \$440 or the annual income by \$5,270 for each additional person. Amounts are based on 155 percent of Federal Poverty Guidelines.

Medical Life Support Program: A discount rate is offered to customers who depend on medical life support devices at home. This discount halves the cost of the first 500 kilowatt hours (kWh) of electricity used in each billing cycle.

Homeless Strategic Plan (91.215 (c))

Homelessness is a challenge in Stanislaus County. Through the notable efforts of local government, non-profit agencies, affordable housing providers, and community volunteers, the county has established some very effective programs and services for assisting homeless and persons at risk of becoming homeless. Despite these efforts, a significant number of people on the streets are recycled month after month through shelters and other emergency services with no foreseeable improvement in the quality of their lives. High unemployment rates and limited education combined with escalating rents have created a myriad of obstacles for low-income families and individuals. The trend in the rental market and economy have seen these factors escalate over the past five years as we see the Central Valley inundated with new residents seeking affordable housing.

While the rents are relatively reasonable in comparison to the San Francisco Bay Area, local wages are grossly inadequate to sufficiently support the cost of living in Stanislaus County for lower income households. Wage levels, combined with cuts in Federal benefits and escalating rents have created a new breed of the homeless that includes the working poor and elderly. Stanislaus County’s goals for 2007, 2008, 2009, 2010, 2011 are to address the diverse needs of all homeless populations, and to identify and coordinate existing services within the county.

The following strategies have been identified as crucial elements in addressing the issue of homelessness:

Education and Outreach- In order to better serve the homeless population; service providers require outreach. Most agencies that deal with the homeless population are non-profits and community groups. The county has awarded Public Service Needs

grants to agencies that provide supportive services to special populations. Special populations include not just homeless but those that are also at risk of becoming homeless. The County anticipates to continue offering grants annually for public service needs with future CDBG funds.

Partnerships- It is important for local governments, agencies, and community groups to have an understanding of what services are offered by not only their others. Stanislaus County is involved with collaboration, service providers, community groups and partnerships throughout the county. By creating partnerships, the county has been better able to provide services to communities and agencies.

Stanislaus County is currently involved in developing a Homeless Day Center in partnership with the City of Modesto and the Salvation Army. As part of a sub-committee for the Housing & Supportive Services Collaborative, the County and the City have taken a lead role in the development of a Homeless Day Center. The goals for the Homeless Day Center are to provide legal services, medical treatment, food and education as well as other supportive services. The purpose of the RFQ is to locate a qualified agency or partnership that will be capable of managing the Homeless Day Center. Other agencies involved in the planning efforts of the center are the Disability Resource Agency for Independent Living, the County's Behavioral Health and Recovery Services Department, Project Sentinel, Coalition on Homeless, Nirvana Drug and Alcohol Treatment, and Inter-Faith Ministries. The County will continue to work with the City of Modesto, as well as other cities in dealing with homeless issues.

Prevention and Supportive Services- The County has awarded CDBG grants to several service providers such as the Community Housing and Shelter Services (CHSS) agency who deal with homeless or persons at risk of becoming homeless. In order to address persons who are at risk of becoming homeless, the county will contract with Project Sentinel. Project Sentinel is an agency that specializes in Fair Housing Education and Outreach.

Vocational & Employment Training- Stanislaus County is a partner in the Workforce Development Collaborative which includes non-profit agencies, affordable housing providers, the Community Services Agency, the City of Modesto, and Modesto Junior College. The Collaborative Workforce Development Program offers vocational and employment training to individuals on TANF (those with very low and low incomes). One of the main elements of the Collaborative is the Pre-Construction Training Component, which offers on the job training in the residential construction industry. The program also offers supportive services to special populations such as English (ESL) classes, writing skills classes, math classes, legal referrals, and housing referrals. The County will continue its partnership with this Collaborative and its efforts in the workforce development area.

Homeless Projects/Programs

Ten-Year Strategic Plan to End Long-Term Homelessness

Stanislaus County, through Behavioral Health and Recovery Services has contracted with the Corporation for Supportive Housing (CSH) for assistance in developing a ten-year plan to address long-term homelessness in Stanislaus County. CSH has conducted planning meetings and compiled surveys to establish strategies to address this issue. The Planning and Community Development department participated in this

effort by committing CDBG funds from FY 2003-2005. A final report will be submitted to the County by mid 2007. The Continuum of Care Collaborative currently has approved the final draft and members plan to present this draft to Consortia City Councils and the Board of Supervisors prior to the end of FY 2006-2007.

Homeless Management Information System (HMIS)

The Housing Authority of Stanislaus County and Stanislaus County Behavioral Health & Recovery Services Department (BHRS) are the lead agencies for the County's HMIS system. In partnership with the County Planning and Community Development Department, the City of Turlock and the City of Modesto, BHRS has researched and developed a strategic plan to implement the HMIS system in Stanislaus County. The County HMIS system will be part of a regional HMIS system that is administered by the Fresno/Madera Continuum of Care. The HMIS project is part of the Ten Year Plan to End Homelessness. Through the Super-NOFA SHP funds administered by the Stanislaus Housing & Support Services Collaborative Executive Committee, the HMIS system was funded \$215,932, and approximately \$53,750 in local cash match dollars. All funded (FY 2005-2007) Collaborative non-profits and County ESG & CDBG homeless related public service grantees will participate in data collection and provide for input into the HMIS System.

Collaboration - Continuum of Care

The "Stanislaus Housing & Support Service Services Collaborative", a multi-agency taskforce, has been formally recognized by the Board of Supervisors as the body that will formulate and recommend policies and programs to address the issues of Homelessness in Stanislaus County. The Housing and Support Services Collaborative of Stanislaus County considers homelessness as one of its most important challenges. It is a topic that is discussed regularly with consideration given to all ideas expressed so as not to overlook potential solutions.

The Collaborative is comprised of representatives from homeless shelters, non-profits and service providers, property owners, faith-based groups, and business providers within the County. This Collaborative also includes representatives from the County Planning and Community Development Department, Stanislaus County Redevelopment Agency, Stanislaus County Behavioral Health and Recovery Services, City of Modesto Housing Preservation, City of Turlock Community Preservation Department, City of Hughson, Stanislaus County Community Services Agency, and Stanislaus County Sheriff's Office.

It is the intent of this Collaborative to oversee the County's Continuum of Care and to work cooperatively to eliminate duplication of services and to increase service and shelter efficiency. This Collaborative has successfully prepared grant applications that have received funding for the Shelter Plus Care, Permanent Supportive Housing Programs, and the Homeless Management Information System.

All members of the collaborative have expressed a willingness to commit resources to potential solutions. Stanislaus County will consider the commitment of redevelopment funds, HOME funds, as well as CDBG funds for the development of shelters and permanent supportive housing for homeless single individuals and families. The Collaborative will continue to assist homeless persons by helping with funding and the coordination of the activities of service and housing providers with government agencies and among other non-profit and community organizations. The

Consortium's underlying goal is to provide permanent supportive housing and to promote self-sufficiency for the County's homeless population.

Stanislaus County continues to consider the issue of homelessness as one of its most important priorities. In the coming year, the County will continue coordinating with the cities of Modesto and Turlock to provide funding too experienced shelter providers to establish a homeless shelter and a homeless day facility.

Homeless Day Facility & Shelter Support

Through the collaborative efforts of the City of Turlock, Stanislaus County, the non-profit WE CARE of Stanislaus County and the local faith-based community, the temporary homeless shelter was opened for the fifth year in November 2006. This partnership committed a total \$45,710 towards the project. There are plans in development for a year round homeless shelter and support services day facility. The shelter currently serves up to 60 people daily, and operates on a first come, first serve basis. Services provided at the shelter include an evening meal provided by various faith-based community congregations, morning snacks and referral services.

Homeless Shelter Support

Stanislaus County continues to partner with the City of Modesto and the Salvation Army to develop a homeless day facility. The site on 320 9th Street in Modesto, California has been identified for this project. The proposed day facility will assist persons that are homeless to address their daily and long-term developmental needs by providing services such as showers, telephones, laundry facilities, and linkages to community agencies such as mental health, substance abuse, employment and training, public health and housing assistance. It is estimated that approximately 100-200 people have been served daily at this facility.

Emergency Shelter Grant Program

The ESG funds are to be used in collaboration with an active, up to date, and accurate referral system ultimately administered through the Stanislaus Housing & Support Service Services Collaborative' Homeless Management Information System (HMIS is currently being administered by the Housing Authority of Stanislaus County under the guidance and monitoring of the collaborative). ESG funds have five applicable uses as follows: Renovation (including Rehabilitation, Conversion), Essential Services, Operational Costs, Homeless Prevention Activities, and Administrative Costs.

It is envisioned that the applicants using the Renovation funds will apply them toward a shelter that is actively working on transitioning its enrollees towards self-sufficiency and permanent, supportive housing. Operational Costs will be an eligible expense to operate this facility. Those non-profits awarded funding for Essential Services and Homeless Prevention Activities will be asked to work in direct collaboration with the shelter awarded the Operational Costs and/or Renovation funds.

Procedures to ensure the confidentiality of records pertaining to individuals provided with any services under any project assisted under the ESG program will be implemented. Also, to the extent possible, grantees are to involve, through employment, volunteer services, and other methods, homeless individuals and families assisted through this program in maintaining, operating facilities, and providing services.

Non-Housing Community Development Needs:

1. Public Infrastructure

Priority: High

Analysis

In many neighborhoods and communities of the Planning Area, public infrastructure is minimal or non-existent. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods. Projects have been identified in the Annual Work Plan that will address this.

As a part of Community Revitalization, redevelopment funds are allocated for Area Cleanup Campaigns. This effort will eliminate pockets of insidious collections of trash and debris that induce further 'dumping' and creates a blighting condition.

The priorities for Non-Housing Community Development Needs and the estimated number of priority units recorded in the Community Development Needs Table were derived from the following:

**Stanislaus County Redevelopment Project
Parks Master Plan
Health Services Agency
Jurisdictions:
(Stanislaus County, Ceres, Newman, Oakdale, Patterson,
& Waterford)
-Capital Improvement Plans
Stanislaus County Renaissance 2000 Report
Stanislaus County Economic Development Corporation**

Cost estimates were estimated based upon current and recent community development projects and engineer's estimates.

2. Public Services

Through the Public Services Program, the County sets aside 10% of its annual Community Development Block Grant (CDBG) allocation for programs that provide services to low to moderate-income families. Through the program, non-profit agencies offering these services may apply competitively for grants of up to \$20,000. To be eligible for CDBG funds, a project must first meet one of the three National Objectives. They are established by the U.S. Department of Housing and Urban Development (HUD). These objectives are: 1) Directly benefit low and moderate income people; 2) Prevent or eliminate slum and blight conditions; 3) Meet a particular urgent community development need.

Grant applications are made available in a CDBG Technical Workshop and an ESG Technical Workshop, which is held in February of each year. Applications

received are reviewed and scored by a committee of six (6) representatives from the consortium, the CEO's office, and the Stanislaus County Collaborative. The scores are tallied and a recommendation is made to the Board of Supervisors for approval. Grantee award announcements are made in May at a County Board of Supervisors public hearing.

Antipoverty Strategy (91.215 (h))

There are County departments that administer programs that directly respond to the needs of individuals and families in poverty. The goals of these programs are to provide skills training, knowledge and motivation necessary for the County's unemployed, homeless or individuals at risk of becoming homeless to become self-sufficient.

The Stanislaus County Employment Development Department provides employment training, a partnership with Modesto Junior College facilitates GED instruction, and the Workforce Investment Board is cultivating relationships with area employers for entry-level employment opportunities. Additionally, Stanislaus County in partnership with the City of Modesto has implemented a Workforce Development program focusing on the building trades for employment. This program has been extremely successful in placing program graduates with various companies that use building trades apprentices and professionals.

Cal-WORKS, a program implemented and administered by the Stanislaus County Community Services Agency, is designed to place former recipients of Aid to Families With Dependent Children in employment that ultimately ends the dependency on public assistance. This program mandates work activity to those receiving the assistance.

Increasing the Quantity and Quality of Jobs

Stanislaus County is estimated to increase by 4,100 jobs (2.6% annually). The retail trade, government and construction industries represented 85.4% of the numeric increases. Similar to the County, the cities of Ceres, Patterson, and Oakdale have a strong retail and service sector, but the County has much stronger proportions of employment in government.

There are a number of organizations that specialize in attracting jobs to Stanislaus County. These include:

Stanislaus Economic Development & Workforce Alliance

The County of Stanislaus partners with the Alliance Worknet, which provides a wide range of employment and training services to the community through various programs under the Federal Workforce Investment Act (WIA). The Alliance is overseen by two separate entities: the Stanislaus County Board of Supervisors and the Stanislaus Economic Development and Workforce Alliance Board (Alliance). The primary function of the Alliance is to increase the readiness of the local workforce to accept employment opportunities.

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

- Promotion of Stanislaus County and its nine incorporated cities as a desirable location for new and expanding businesses.

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- To work with public agencies and local businesses to promote cooperation in the economic development process.
 - To assist in business retention and expansion efforts by offering programs for technical and financial assistance.

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

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

Stanislaus County Department of Employment and Training

The mission of this department is to positively impact the success of its community through its collective and unique contribution by preparing area residents to obtain and maintain employment and/or to increase employment through business and community partnerships. The Department of Employment and Training provides services to assist people seeking new careers, to find a job, and to help businesses with employee recruitment and training.

Stanislaus County Senior Center for Employment

This provides subsidized employment to low-income seniors.

Efforts of Coordination

As a result of HUD's Continuum of Care process, a group of housing and service providers meet regularly to coordinate the provision of housing and supportive services. The purpose of the Continuum of Care Homeless Assistance Program is to fund projects that assist homeless persons move to self-sufficiency and permanent housing. Funds will be allocated through a competitive process and may be used for the Supportive Housing Program (SHP) and Shelter Plus Care.

Preparing Low Income Individuals for Jobs

Stanislaus County-Modesto Workforce Development Program

The Stanislaus County-Modesto Workforce Development Program involves a collaboration of three local non-profit agencies, Modesto Junior College, and the City of Modesto. The program consists of four components: Outreach, Training, Housing, and Small Business Training. The goals of the program are:

- The development and implementation of a pre-Construction Skills Training Program that provides employability skills and technical training for participants and a life skills intervention component.
- To Create a Small Contractor Support Center that assists "eligible, participants with licensing, bonding, financing, workman's compensation, and contract bidding that result in the improvement in the economic viability of marginal and small contractors.

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- To organize a revolving loan pool that provide fiscal leveraging resources for startup contractors and graduating participants being placed on the job.

The vision of the Workforce Development Program is to create avenues in the construction industry that lead to the enhancement of viable skills, wages, benefits and opportunities for low-income residents of Stanislaus County.

Central Valley Opportunity Center

Central Valley Opportunity Center (CVOC) was founded in 1978 to help raise the economic, educational and social levels of migrant and seasonal farm-workers, and other low-income residents of Madera, Merced and Stanislaus counties. In support of these goals, CVOC offers vocational training in a variety of fields as well as GED and ESL classes to help prepare clients for full time, permanent employment. Other services offered by CVOC include energy payment assistance and home weatherization (Stanislaus County only), and assistance with small business management.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

CHARACTERISTICS AND NEEDS OF PERSONS THREATENED WITH HOMELESSNESS

Under the operating guidelines issued by HUD, the homeless were considered to be all those persons residing in emergency shelters; temporarily housed through charitable organizations; in institutions who were homeless on entry; and, housed at the direct expense of local government agencies because they had no other resources. Contact was made with identifiable providers of public and private housing, and information was collected from each regarding the numbers served on a daily, weekly, and monthly basis going back over the preceding year.

The following categories of people are in danger of becoming homeless:

- Those receiving public assistance;
- the unemployed and underemployed;
- the functional illiterate;
- all who earn minimum wage and below;
- all who are living in "double up" situations;
- those with little knowledge of basic life skills such as money management, nutrition, problem solving and decision-making;
- those who do not have private transportation and who do not have easy access to public transportation;
- elderly on limited income;
- severely mentally ill not receiving treatment;
- those with mental health problems not sufficiently severe to receive County mental health services and without funds or insurance to pay for private treatment;
- substance abusers;

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- those who cannot make a monthly rent or house payment because of illness or job loss;
 - the “working poor” who are without health insurance or who have inadequate insurance;
 - those who need services but are unaware of their availability or unwilling to accept them; and
 - those who drop out of high school and those who become parents while teenagers.

Their needs are:

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