A RESOLUTION APPROVING THE DRAFT FIVE-YEAR (2005-2009) CONSOLIDATED PLAN FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME PARTNERSHIP GRANT (HOME), AND EMERGENCY SHELTER GRANT (ESG) FUNDS, AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SIGN THE REQUIRED CERTIFICATION AND DOCUMENTS FOR SUBMITTAL TO THE DEPARTMENT OF HOUSING AND URBAN DEPARTMENT (HUD)

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires entitlement grantees to adopt a comprehensive, long-term plan for the use of HUD funds; the Five-Year Consolidated Plan analyzes the City's housing and community development needs, with a priority focus on low- and moderate-income individuals, households, and neighborhoods, and describes long-term strategies for meeting those needs, and

WHEREAS, in addition to the development of a broad policy framework, the Five-Year Consolidated Plan also addresses how the City will utilize funding from three different entitlement grants to meet those needs: the Community Development Block Grant (CDBG), the HOME Investment Partnership Grant (HOME), and the Emergency Shelter Grant (ESG); in general, these funds must be used to revitalize low-income neighborhoods, and to assist disadvantaged populations by providing adequate public facilities and services, generating affordable housing opportunities, and implementing effective strategies to reduce and end homelessness, and

WHEREAS, citizen participation is a key component of the consolidated planning process; the federal regulations implementing the three entitlement grants require that the City provide ample opportunity and means for the populations served by the grants, as well as the general citizenry, to provide input to the goals and priorities that should be
reflected in the plan, and the specific types of activities that will fund development of the community, and

WHEREAS, four community meetings on the Five-Year Consolidated Plan process were made available during February 2005; additionally, a presentation on the draft Five-Year Consolidated Plan has been presented to “Modesto’s Executive Team,” which consists of Department Directors from each City department, and all Charter Offices and support staff; finally, staff has worked with citizens to complete the “Citizens Survey,” and with service providers to complete the “Providers Survey;” all data was used in compiling information and making recommendations for funding priority in the Five-Year Consolidated Plan, and

WHEREAS, City staff has proposed the draft Five-Year Consolidated Plan as set forth in Exhibit “A” attached hereto and incorporated herein by reference, and

WHEREAS, the Citizens Housing and Community Development Committee (CH&CDC) considered the draft Five-Year Consolidated Plan at its meeting on May 6, 2005, and the Committee recommended that the City Council approve the draft Five-Year Consolidated Plan as proposed by staff, and

WHEREAS, a duly noticed public hearing was held by the City Council on May 10, 2005, at 5:30 p.m., in the Tenth Street Place Chambers, located at 1010 Tenth Street, to consider approval of the draft Five-Year Consolidated Plan,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Modesto that the draft Five-Year (2005-2009) Consolidated Plan document as presented to the Council is hereby approved, and a copy of said draft Five-Year (2005-2009)
Consolidated Plan document is attached hereto as Exhibit “A” and incorporated herein by reference.

BE IT FURTHER RESOLVED by the Council of the City of Modesto that the City Manager, or his designee, is hereby authorized to execute any documents with respect to the Five-Year (2005-2009) Consolidated Plan to be submitted to HUD.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Modesto held on the 10th day of May 2005, by Councilmember Dunbar, who moved its adoption, which motion being duly seconded by Councilmember Jackman, was upon roll call carried and the resolution adopted by the following vote:

AYES: Councilmembers: Dunbar, Hawn, Jackman, Keating, Marsh, O’Bryant, Mayor Ridenour

NOES: Councilmembers: None

ABSENT: Councilmembers: None

Attest: Jean Zahr, City Clerk

APPROVED AS TO FORM:

By: Michael D. Milich, City Attorney
City of Modesto

2005 – 2009 Consolidated Plan
Executive Summary


Point of Contact:

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P&D Consultants
TCB AECOM
Introduction

Purpose of the Plan

The City of Modesto (City) receives funds each year from the federal government for housing and community development activities. These funds are intended to meet priority needs locally identified by the City. To receive these federal funds, the City must submit a strategic plan—the Consolidated Plan—every five years to the U.S. Department of Housing and Urban Development (HUD) that identifies local needs and how these needs will be addressed. The Consolidated Plan must also demonstrate how the City will meet national goals set by the U.S. Congress to develop viable communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income (lower-income).

The Consolidated Plan is guided by three overarching goals:

- To provide decent and affordable housing for lower-income and homeless persons and increase the supply of supportive housing to enable persons with special needs to live with dignity.
- To provide a suitable living environment by improving the safety and livability of neighborhoods.
- To expand economic opportunities by creating jobs accessible to lower-income persons and empowering lower-income persons to achieve self-sufficiency.

Focus of the Plan

As required by the federal government, the identification of needs and the adoption of strategies to address those needs must focus primarily on lower-income individuals and households. The Consolidated Plan must also address “special” needs identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, large families, single parents, homeless individuals and families, and persons with HIV/AIDS.

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1 Federal programs covered by the Consolidated Plan are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

2 Low-income households are defined as earning 50 percent or less of the Stanislaus County area median income (AMI), as defined by the federal government. Moderate-income households earn between 50 percent and 80 percent of the County AMI.
Priority Needs and Strategies

The City's overall priority is to increase economic opportunity and self-sufficiency for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. This priority can be achieved through a combination of:

- Affordable housing;
- Supportive services to maintain independence;
- Education and technical skills that allow individuals to obtain jobs paying self-sufficiency wages; and
- Investment in lower-income and deteriorating neighborhoods, and in facilities that serve lower-income populations.

The City, by focusing on these overall priorities, seeks to address community concerns such as:

- A need for additional affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding, overpayment, and substandard housing conditions for the City's lowest income residents;
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions;
- A network of shelter, housing, and support services to prevent homelessness, move the homeless to permanent housing and independence, and eliminate homelessness within ten years; and
- Programs that promote economic development and create jobs, and that increase the job skills level of potential employees.

Specific priorities and how these priorities were established are described below.

One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. Although California voters approved dedicated funding for mental health services through a 2004 voter initiative, other State and federal funding sources for housing and community development programs are expected to be limited for the foreseeable future.

Housing Needs

In recent years, Modesto has experienced a significant increase in home prices and rents. High housing costs reduce economic opportunities, access to jobs and services, and the ability of lower-income households to live in the
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communities and neighborhoods of their choice. The affordability gap results in a concentration of lower-income households in older neighborhoods that have higher levels of substandard housing and overcrowding. Some of the indicators of housing need and the challenges facing the City are described below.

- Since 2000, the median home price in Stanislaus County has doubled, while the median rent has increased by over 50 percent. From 2002 to February 2005, the median home price in Modesto increased by 44 percent.

- Few lower-income households can afford to purchase homes. Most households earning less than 50 percent of the area median income face difficulties in finding affordable rental housing, as well.

- Approximately 18,100 lower-income households in the City did not have adequate housing in 2000.3

- There are only approximately 1,180 assisted rental units affordable to lower-income households, of which 735 units are at risk of converting to market-rate housing within the next ten years.

- Over 2,600 rental housing vouchers are provided to City households by the Housing Authority of the County of Stanislaus (HACS). The HACS reports over 1,600 City applicants on its waiting list for rental housing vouchers.

- According to the Stanislaus Council of Governments (Stan COG) regional housing needs allocation, the City should accommodate 5,985 new housing units affordable to lower-income households between 2001 and 2008 (800 per year).

- Approximately 2,000 beds in 78 residential care facilities are available for individuals with special needs, (such as frail elderly and persons with disabilities) who cannot live independently in conventional housing. However, this is significantly less than the population of frail elderly, disabled, and others who may need a supportive housing environment.

Due to the ongoing gap in the availability of affordable housing, the City has assigned a high priority to new housing construction, homeownership assistance, and housing rehabilitation, particularly for households earning less than 50 percent of the area median income. Despite the high cost, it is essential to expand the supply of affordable housing and supportive housing,

3 Based on calculations provided by HUD from the 2000 Census on overpayment, overcrowding, and substandard housing conditions.

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because the affordability gap cannot be addressed solely through existing housing.

Priorities and strategies for addressing affordable housing needs are as follows:

**Priorities**

**Priority H-1. Increase the supply of affordable rental housing.**

**Priority H-2. Provide homeownership opportunities.**

**Priority H-3. Preserve existing affordable housing stock.**

**Priority H-4. Continue to support fair housing.**

**Strategies**

- Increase rental housing by partnering with the Modesto Redevelopment Agency (RDA) to develop housing units.

- Use HOME funds to leverage funding for the construction of new housing units.

- Use the Revolving Loan Fund to acquire property for affordable housing.

- Continue monitoring the Down Payment Assistance Program closely, along with the housing market, to ensure the program can benefit as many first-time homebuyers as possible while protecting the City’s investment.

- Investigate preserving existing affordable housing covenants in Section 8 rental housing units.

- Complete the Highway Village Mandatory Housing Rehabilitation Target Area project.

- Begin a new City-wide Housing Rehabilitation Program, with fewer restrictions and higher loan limits, to encourage rehabilitation of existing housing units.
• Consider new Mandatory Target Area to coordinate with the Police Department's "Weed and Seed" designation, starting with Roselawn Area "A".

• Implement the recommendations in the City's Analysis of Impediments to Fair Housing Choice, currently being prepared.

### Homeless Needs

The priorities for ending homelessness are based on the recognition that homelessness results from more than just a lack of affordable housing, although providing housing is the ultimate objective.

An estimated 2,000-2,500 people experience homelessness in Stanislaus County at some point during the year. A homeless point-in-time count conducted in January 2005 found 1,613 homeless persons countywide, 935 of whom were living outdoors and the rest in shelters, transitional housing, soup kitchens, and other programs serving the homeless. Of the homeless persons counted, 623 were members of homeless families, and the remainder homeless individuals. It is not known how many of the homeless were identified in Modesto, but it is expected that a majority were located in the City, due to the size and availability of services.

In addition, an estimated 5,400 households in the City have extremely low incomes and are at risk of homelessness, paying an excessive portion of their income for rent. An unexpected job loss, illness, or eviction can force these individuals and families onto the streets because high rents and other financial problems preclude them from accumulating a savings cushion to protect themselves.

The City has participated in countywide planning to move individuals and families from homelessness to permanent housing and independent living through a network of supportive services linked to housing. The primary strategy document is the Continuum of Care. A draft plan to end homelessness has been prepared for Stanislaus County, but has not yet been adopted by the County or the City.

Priorities and strategies for addressing affordable housing needs are as follows:

### Priorities

**Priority HM-1. Address chronic homelessness.**
Priority HM-2. Increase transitional housing.

Priority HM-3. Provide permanent supportive housing.

Priority HM-4. Prevent homelessness for those at most risk.

Priority HM-5. Provide intensive and coordinated case management.

Strategies

- Establish a "One-Stop Homeless Service Center" within the former Social Security Administration building at 1230 12th Street.

- Enter into "Master Leasing" arrangements with non-profit organizations and the County's Behavioral Health Department.

- Consider longer-term contracts for Direct Shelter Services for ESG or CDBG funding.

- Develop and adopt a ten-year plan to end long-term homelessness, and identify the number of units and the support services needed to assist the homeless.

- Increase options for long-term transitional housing, especially for certain affected groups such as women with children, and those with mental health and chemical dependency issues.

- Apply for federal and State grants and other special funding that is designed to increase shelter and transitional housing options for homeless individuals, such as State of California Proposition 46 funds.

- Support services and agencies listed in the Stanislaus County 2004 Continuum of Care Application.

- Fully implement the Homeless Management Information System (HMIS) to better identify gaps in service and to maintain accurate data about housing and service needs.

Community Development Needs

To achieve the City's goals for economic opportunity leading to self-sufficiency, a suitable living environment, and decent housing, a network of support services is needed to ensure that lower-income residents are trained and educated for the labor needs of today and tomorrow. This network is
also needed to ensure that lower-income residents have access to transportation between work, home, and other daily activities; and have access to health care to remain self-sufficient. For working parents, access to child care and/or programs for their school-age children is important. The network of services must ensure that lower-income residents can live as independently as possible within their physical and developmental abilities, and can be secure in their homes without the threat of violence.

Within the City, in various degrees, there is an ongoing gap in the availability of services across most categories of special need, including seniors, at-risk youth, working parents, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively. In addition, there is a need to link access to supportive services to affordable and appropriate housing. More coordination and collaboration is needed between housing providers and service providers.

Based upon a community questionnaire, the following community development needs were determined to have a High priority:

- Affordable housing
- Health care facilities and health services
- Youth centers
- Fire stations and equipment
- Anti-crime programs
- Youth activities
- Child care centers
- Transportation services
- Park and recreational facilities
- Community centers
- Libraries
- Homeless shelters/services
- Child care services

Affordable housing and homeless needs are addressed under their respective sections. Priorities and strategies for addressing community development needs are as follows:

**Community/Economic Development**

**Priorities**

**Priority CD-1: Infrastructure Improvements in low-income neighborhoods.**

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Priority CD-2. Americans with Disabilities Act (ADA) accessibility improvements.


Priority CD-4. Infrastructure improvements to attract job-creating businesses.

Priority CD-5. Comprehensive workforce training.


Strategies

• Continue street paving in low-income areas as defined by HUD.

• Continue with installation of ADA curb cuts.

• Develop a Neighborhood Revitalization Strategy that will complement the "Weed and Seed" program. Components of this strategy will include the following:

  ▪ Code enforcement
  ▪ Housing rehabilitation
  ▪ Police Department's "Beat Health" programs
  ▪ Neighborhood clean-ups

Public/Supportive Services

Priorities

Priority CD-7. Supportive services that allow for independent living by populations with special needs.

Priority CD-8. Supportive services combined with housing programs for homeless persons and families.

Priority CD-9. Training in life skills and job and language skills.

Priority CD-10. Child care services.
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Priority CD-11: Programs for at-risk youth.

Priority CD-12: Transportation services for those with special needs.

Strategies

• Continue to fund public services at the highest percentage allowed by HUD regulations.

• Combine housing and services for homeless populations.

• Investigate new program to increase child care opportunities to low-income families.

• Investigate the use of CDBG funds for addressing health care issues.

How Priorities Were Established

Priorities for the Consolidated Plan derive from the primary goals described at the beginning of this Executive Summary:

• To provide decent housing;
• To provide a suitable living environment; and
• To expand economic opportunities.

Priorities are also based on the City’s belief that, by increasing economic opportunity and self-sufficiency, many of the housing, social service, educational, and other needs can be addressed more readily.

Members of the City are committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low incomes (less than 30 percent of area median income), are particular priorities. The City has also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, lower-income families, the homeless and persons threatened with homelessness, the elderly (especially frail elderly), and persons with disabilities.
As described below, the City undertook an extensive outreach process to public and private organizations and individuals to identify priority needs and methods establishing those priorities.

The Planning Process

The preparation of the Consolidated Plan began with “in-reach” among public agencies in the City. The City sought first to identify potential needs, service gaps, and key issues on which to focus the community outreach process.

The City also solicited input through the distribution of service provider questionnaires and resident surveys. Service providers were asked to identify critical issues pertaining to housing and community development needs, and any unmet needs or gaps in service. Residents were asked to rank various service and public facility needs in the City. The results were tabulated and priorities were established based on an average score.

To obtain further public input on the identification of priority needs and proposed strategies to address those needs, the City conducted a public workshop on the Consolidated Plan in February 2005, and a public hearing on the draft Consolidated Plan in April 2005.

Funding to Implement the Plan

City members have identified several potential funding sources to implement the strategies contained in the 2005 - 2009 Consolidated Plan. These sources include, but are not limited to:

- Federal funds covered under the Consolidated Plan: CDBG, HOME, ESG, and HOPWA (provided through an agreement with the State of California as a recipient of HOPWA funds);
- Funds provided under other HUD programs, the Department of Commerce, the Federal Emergency Management Agency, and other federal agencies;
- State funds provided under various programs of the California Department of Housing and Community Development and the California Housing Finance Agency;
- State and federal tax credits and mortgage credit certificates;
- Tax-exempt bond proceeds;
- City’s Redevelopment Agency tax increment funds and the low/moderate income set-aside from those funds;
- City’s General Fund; and
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- Private industry sources such as the Federal Home Loan Bank Board’s Affordable Housing Program.
This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

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Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

The Executive Summary is presented as a separate document from the Strategic Plan.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee’s discretion) no less than 45 days prior to the start of the grantee’s program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The Consolidated Plan identifies three overall goals that relate to the major commitments and priorities of HUD:

• Provide decent and affordable housing for low-income and homeless persons and increase the supply of supportive housing to enable persons with special needs to live with dignity.
• Provide a suitable living environment by improving the safety and livability of neighborhoods.
• Expand economic opportunities by creating jobs accessible to low-income persons and empowering low-income persons to achieve self-sufficiency.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).
3-5 Year Strategic Plan General Questions response:

1. Geographic Areas of Low-Income and Minority Concentration
Refer to maps in Attachment A, which depict areas of low-income and minority concentrations. The City seeks to direct funds primarily to these areas of the City and to programs and projects that serve residents of these areas.

2. Bases for Allocating Investments and Assigning Priorities

Allocation of CDBG and HOME funds, and assignment of priorities for funding, are based upon the national goals set forth by HUD regulations, and local goals for housing and community development. These local goals, which are consistent with HUD regulations, focus on building up and improving the City's people and neighborhoods. The City's priorities are based on the following broad principles:

- A community that values diversity; respects cultural, ethnic and individual differences; and provides equal opportunity and access to services.
- A community where children and youth can thrive and succeed, with adequate education, health care and nutrition.
- A community that has a labor force able to secure and maintain employment.
- A community that provides senior citizens and disabled persons with the support needed to be secure, to function independently, and to contribute to the community.
- A community that has an adequate supply of affordable housing dispersed throughout the community.

Goals contained in the City of Modesto 2001 - 2004 Strategic Plan that the City deemed relevant for the Consolidated Plan were also among the bases for assigning priorities and include:

- The City encourages opportunities for all levels of education and workforce development, including trade school, college and university.
- Our downtown is a vibrant, government, financial, corporate and regional entertainment center with high-density housing and services.
- Identify opportunities for collaborative delivery of police, fire, recreation and neighborhood services.
- Promote a variety of housing types to address the diversity of needs for people throughout their life cycle and across income levels.
- People in neighborhoods have convenient linkages to services.
- Collaborate for health services delivery with our partners, such as the County.
- Actions support the safe and healthy, drug-free, gang-free development of young people.
Several policies contained in the City’s 2004 Housing Element (a part of the Modesto General Plan required under State law) were also relevant to the shaping of Consolidated Plan priorities. These policies include:

- Policy 1.1: Establish and/or support programs to supply below market housing for very-low, low- and moderate-income households, as well as market rate housing.
- Policy 1.2: Promote the development of affordable housing throughout the community, where appropriate and where compatible with existing uses.
- Policy 1.3: Facilitate the development of entry level housing as well as “step-up” housing.
- Policy 1.4: Facilitate the development of housing for the unmet needs of lower-income special needs groups, including the disabled, elderly, homeless and large families (families with five or more persons).
- Policy 2.1: Promote equal opportunity for all residents to reside in the housing of their choice.
- Policy 2.2: Continue to make a strong commitment to the issue of fair housing practices, as well as ensure that fair housing opportunities prevail for all City residents regardless of age, sex, religion, ancestry, marital status, family status, income or source of income, race, creed, national origin, sexual orientation, or disabilities.
- Policy 2.3: Encourage a range of housing types to be constructed in subdivisions and large developments.
- Policy 2.4: Facilitate the development of second units as an affordable housing alternative.
- Policy 2.5: Encourage the development and rehabilitation of housing that is accessible to persons with disabilities.
- Policy 3.1: Maintain the supply of safe, decent and sound affordable housing in the City of Modesto through the conservation and rehabilitation of the City’s existing housing stock.
- Policy 3.2: Focus the use of City resources for housing rehabilitation and assisted housing on those neighborhoods and residents having the greatest need for housing assistance.
- Policy 3.3: Make a maximum effort to preserve, for its lower-income households, the units in assisted housing developments that are eligible to change to non-lower-income uses, due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions.
- Policy 3.4: Assist non-profit housing providers in the acquisition and/or rehabilitation of older residential structures, and maintenance as long-term affordable housing.
• Policy 3.5: Promote energy conservation activities in all residential neighborhoods.

• Policy 5.1: Establish and maintain development standards that support housing production while protecting quality of life goals.

• Policy 5.2: Continue to provide financial incentives such as fee deferrals and exemptions for developments meeting the affordable and special housing needs of the community.

• Policy 5.3: Continue to provide for timely and coordinated processing of residential development projects to encourage housing production within Modesto.

• Policy 5.4: Review the City's fee structure, including development fees, impact fees, and other municipal costs periodically to ensure that they do not unduly constrain the production of housing, especially affordable housing.

In addition, priorities were established on the basis of comments received from the general public and interested parties from community workshops, surveys, and comments received during the Consolidated Plan preparation process. Priorities were also developed as a result of City outreach to non-profit agencies, neighborhood groups, the private sector, other government agencies, and service clubs.

3. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting underserved needs is availability of funding. The availability of funding from both federal and State sources is a primary determinant in the ability of the local jurisdictions to address identified needs. Budget problems at both the federal and State levels make funding for housing programs uncertain. In part to make the most of limited resources, the City has formed partnerships with a variety of governmental, non-profit and service agencies to combine resources to implement programs related to housing and community development needs.

Another obstacle, as discussed in the Housing Market Analysis section, is the increasing cost of housing and the provision thereof, which increases the difficulty of meeting affordable housing needs. Also, as described in the Barriers to Affordable Housing section of this document, another potential obstacle is local ordinances and regulations that could limit the provision of housing for lower-income households and special needs groups.

Service providers identified a number of obstacles to meeting underserved needs, including:

• Lack of sufficient volunteers to support service delivery;
• Language and cultural barriers that impede access to information;
• Income guidelines used to qualify residents for service eligibility (many residents have incomes just above the eligibility limits but still need assistance);
• Lack of accessible facilities to serve special needs groups with disabilities;
• Lack of proper documentation by many special needs individuals;
• Insufficient collaboration or networking among some service providers.
Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

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

3. Describe the jurisdiction’s consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

1. Lead Agency

The City of Modesto is the Lead Agency overseeing the development of the Consolidated Plan. Refer to the response to Item 1 in the Institutional Structure section of this Strategic Plan for a listing of agencies responsible for administering programs covered by this Consolidated Plan.

2. Significant Aspects of Plan Development Process

The Consolidated Plan was prepared with oversight by the Citizens Housing and Community Development Committee (CH&CDC). This committee, appointed by the City Council and chaired by the Mayor, has representatives of various other City committees (Community Development and Housing, Planning Commission, Housing Rehabilitation Loan Committee, etc.), as well as a Stanislaus County Supervisor’s delegate representing the low-income areas in the City. In addition, at-large seats, generally representing low-income and racial minority groups, fill out the 11-member committee.

Other key aspects of the planning process were:

- Consultation with representatives of City and County agencies to identify priority unmet needs.
- Consultation with non-profit organizations that provide housing, facilities, and/or services to low- and moderate-income residents (see Item 3 below).
- Consultation with the general public through workshops, public hearings (see Citizen Participation below), and a resident survey.

3. Consultations with Housing, Social Service and Other Agencies

The City conducted a consultation with City agencies during February 2005. It also consulted non-profit organizations funded by the City during March 2005, as part of the City’s funding process under the 2005-2006 Action Plan. The City also
distributed a service provider questionnaire to solicit information on priority community needs. Attachment A (Public and Agency Comments) contains details regarding service provider input. Service providers offered the following recommendations regarding priority needs:

- Additional affordable and accessible housing (particularly rental housing for those earning less than 50 percent of median income) due to the growing gap between local wages and housing costs;
- Supportive services (particularly in-home services) to allow frail elderly and persons with disabilities to live independently;
- Greater financial resources for staffing of supportive services;
- Rental assistance (credit counseling, assistance with move-in expenses, utility assistance, etc.) for those transitioning from homelessness or most at risk of becoming homeless);
- Financial assistance for housing rehabilitation and home modifications to increase accessibility and independent living;
- Transportation for those without access to private vehicles;
- Additional homeless and transitional housing shelter space (particularly accessible space for those with disabilities);
- Anti-crime and youth activities aimed at minors at-risk of participating in gangs;
- Sidewalk and other street improvements in low-income neighborhoods, particularly to increase accessibility and provide safe routes for children;
- Health care for the “working poor” without medical insurance;
- Food and clothing support for families and seniors (particularly those with extremely low incomes);
- Workforce development, including job and skills training, English literacy, and job placement services to ensure low-income residents are prepared for, and have access to, jobs that pay self-sufficiency wages; and
- Continued awareness and education programs to promote fair housing knowledge and practices among residents, property owners, and property managers.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

1. Citizen Participation Process

Citizen participation in the Consolidated Plan process included a public workshop on the Consolidated Plan held February 18, 2005, a public review period for the draft Consolidated Plan during April 2005, a public hearing by the Citizens Housing and Community Development Committee on April __ 2005, and a public hearing by the Modesto City Council on May __, 2005.
The City distributed resident questionnaires in English and Spanish among community organizations and neighborhood centers seeking public input on community needs and priorities. Approximately 100 resident surveys were submitted. Attachment A details the results of the survey. The City also provided surveys to service agencies involved in housing and community development, who in turn distributed the surveys to their clients.

2. Summary of Citizen Comments

Refer to Attachment A of this document, which provides a summary of comments made by citizens at the public hearings and workshops. According to the results of a resident survey, community needs with the highest priority scores, based on a scale of one to four with one being the lowest priority, were:

- Fire stations and equipment;
- Health care facilities and services;
- Youth centers and activities;
- Anti-crime programs;
- Child care centers and services;
- Transportation services;
- Park and recreation facilities;
- Community centers;
- Libraries; and
- Homeless shelters and services.

Medium priority community needs were:

- Senior centers and activities;
- Facilities and services for neglected or abused children;
- Street lighting;
- Homeownership assistance;
- Mental health services;
- Substance abuse services;
- HIV/AIDS services;
- Legal services;
- Street/alley improvements;
- Facilities and services for persons with disabilities;
- Sidewalk improvements; and
- Drainage improvements.

It should be noted that, although affordable housing was not on the resident survey, it was the most frequently mentioned need that was considered a high priority by survey participants. Affordable housing was also the highest priority need named by service providers participating in a separate survey.

3. Efforts to Broaden Participation

The City prepared survey forms in Spanish in an effort to increase participation by Spanish-speaking residents. Public notices pertaining to the Consolidated Plan were issued in English and Spanish. Public meetings were held in areas with predominantly low- and moderate-income residents, and meeting facilities were accessible to disabled persons.
4. Comments Not Accepted

The City accepted all public comments on the Consolidated Plan and seeks to address as many of the public's concerns and priorities as possible. However, the lack of adequate funding to address all needs during the five-year period covered by this Consolidated Plan (2005 - 2009) means that not all priority needs can be addressed, or fully addressed. Public comments related to the City's processes for funding, coordinating, and monitoring projects, programs and services under the Consolidated Plan were also accepted, and will be considered in the City's review of its internal processes.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

2. Assess the strengths and gaps in the delivery system.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

1. Institutional Structure

The City of Modesto will implement the Consolidated Plan through the following agencies and organizations. The City will serve as the lead agency in coordinating and monitoring the use of federal funds.

City of Modesto. The following City departments are involved in the implementation of the Consolidated Plan:

- Parks, Recreation and Neighborhoods Department. The Parks, Recreation and Neighborhoods Department is responsible for managing the implementation of the Consolidated Plan and overseeing the use of federal funds. This department also oversees the City's housing, public services, neighborhood preservation, and other programs that are funded under the Consolidated Plan.

- Community and Economic Development Department. The Community and Economic Development Department is responsible for development review and permitting; building inspection, plan checking, and permitting; and business development. Programs and projects that seek to create housing and jobs for low- and moderate-income residents are the responsibility of this department. The Department also implements the Workforce Development Program.
- **Public Works Department.** The Public Works Department is responsible for publicly-owned facilities and infrastructure, such as streets, sidewalks, and other public rights-of-way; water, sewer, and storm drain facilities; and landscaping in public areas other than community parks and recreation facilities. This department directs projects and programs that seek to improve community facilities and infrastructure in low- and moderate-income neighborhoods and to improve handicapped access in public areas.

- **Police and Fire Departments.** These departments provide law enforcement, public safety and emergency services, and are involved in the implementation of anti-crime, homeless, public safety and emergency services funded under the Consolidated Plan.

**Stanislaus County.** Stanislaus County is the primary provider of public services through the departments listed below. The City of Modesto coordinates the delivery of public services and programs operated by public and non-profit agencies through these various County departments.

  - Homeless Assistance Program
  - Health Services Agency
  - Department of Mental Health, Behavioral Health and Recovery Services
  - Department of Social Services
  - Stanislaus County Area Agency on Aging

**State of California.** The State of California provides funding and services to cities and counties in California through several State agencies to meet a variety of housing, community development and social service needs. The following agencies, while not a complete list, provide much of the funding and services to low- and moderate-income Modesto residents.

  - Department of Rehabilitation, Modesto office
  - Valley Mountain Regional Center
  - Rehabilitation Hospital
  - California Department of Housing and Community Development

**Other Public Agencies.** There are public agencies, other than those that are part of the City, County or State, that participate in housing and community development programs. Two of these agencies include:

  - **Housing Authority of the County of Stanislaus (HACS).** The Housing Authority of the County of Stanislaus is responsible for the County's public housing and rental assistance programs (e.g., Section 8 vouchers), operates rental housing rehabilitation programs, and is the project sponsor for selected affordable housing projects.

  - **Modesto School Districts.** Eight school districts serve the City of Modesto. The primary districts are the Modesto City Elementary School District and the Modesto City High School District, which operate jointly as the Modesto City Schools under a single board of education. School districts partner with the City in providing youth services, such as before- and after-school programs, nutrition programs, health services, anti-crime programs, and other programs for Modesto's low- and moderate-income families. The school districts also provide
facilities from which these services can be provided, and collaborate with the City in providing joint recreation programs and facilities for low-income and at-risk youth.

Non-Profit Organizations. Private, non-profit organizations provide the majority of housing, shelter and direct services funded under the Consolidated Plan. Among the agencies that deliver services to low- and moderate-income Modesto residents, many of which are funded by the City, are:

- ARC of Stanislaus County
- California Association of the Physically Handicapped, Chapter No. 37
- Center for Human Services
- Central Valley Homeless Veterans Project
- Central Valley Opportunity Center
- Children's Crisis Center
- Community Transitional Resources
- Community Housing and Shelter Services
- Daily Bread Ministries
- Disability Resource Agency for Independent Living (DRAIL)
- Doctors Medical Center Foundation
- Golden Valley Health Centers Homeless Health Project
- Habitat for Humanity
- Haven Women's Center of Stanislaus County
- Healthy Aging Association
- Interfaith Ministries
- Modesto Gospel Mission
- Modesto Love Center Ministries
- Parent Resource Center
- Project Sentinel
- Salvation Army
- Second Harvest Food Bank
- Self-Help Enterprises
- Stanislaus Community Assistance Project (SCAP)
- Stanislaus County Affordable Housing Corporation (STANCO)
- Stanislaus Literacy Center
- Telecare/SHOP
- United Way of Stanislaus County (not a direct service provider, but a funding agency)
- West Modesto/King Kennedy Neighborhood Collaborative
- YMCA

Private Entities. Various private entities, including homebuilders and homebuilder associations, lenders, real estate professionals and associations, and rental property owners and associations collaborate with the City, other public agencies, and non-profit organizations to provide housing, financing for housing, and promote fair housing programs.

Stanislaus County Housing and Supportive Services Collaborative. The Stanislaus Housing and Supportive Services Collaborative (SCHSSC) is comprised of over 88 members and more than 50 agencies and organizations representing all
cities within Stanislaus County. Representation includes non-profit organizations, homeless persons, formerly homeless persons, local government, disability service organizations, the public housing authority, police and fire service departments, faith-based and other community-based organizations, service agencies, community members, government agencies and housing developers. In July 2001, the Stanislaus County Board of Supervisors and the City of Modesto officially recognized the SCHSSC as the coordinating body for homeless programs and services in Stanislaus County. The SCHSSC is also the lead agency for the Stanislaus County Continuum of Care.

2. Strengths and Gaps in Delivery System

The comprehensive nature of the delivery system in Modesto is one of its strengths. The delivery system includes public agencies, private firms and non-profit organizations that have involvement in housing and community development issues. Each type of organization involved contributes its own knowledge of local conditions, which ensures a more comprehensive approach to solving housing and community development problems. This also leads to a greater sharing of resources, both financial and personnel, which increases the effectiveness of these otherwise limited resources. The predominantly local nature of the institutional structure is another strength, as this makes it more likely that actions on housing and community development consider local conditions and address local needs.

However, the comprehensive nature of the delivery system also contains problems. Coordination among the various agencies can be difficult, even among agencies within the same organization. For example, four division/departments within the City of Modesto are responsible for various housing and community development programs. The number and variety of participants in the delivery system makes it more difficult to establish priorities and to allocate resources. Finally, the complexity of the delivery system may increase the possibility of a client "falling through the gaps" and not receiving the services required.

The City has made several efforts to address the potential gaps in the delivery system. Among City departments that are involved in housing and community development programs, Memorandums of Understanding (MOUs) are in place that delineate the program and reporting requirements for each department. Other examples of efforts to overcome gaps in the institutional structure and to enhance coordination include:

- The City's CDBG staff works with the City's Finance, Parks Planning, and Public Works Departments to ensure that capital improvement projects are on schedule, and that invoices are paid in a timely manner.

- The Deputy Director for HUD programs meets on a weekly basis with the key CDBG and HOME staff members to discuss the status of projects and upcoming meetings.

- The HOME program manager is a member of the City's Development Review Team, which meets weekly to review and discuss all proposed residential and commercial developments in the City. The team includes traffic engineers, landscape architects, planners, etc., to ensure that all developments are looked at from every angle in terms of their impacts to the surrounding neighborhoods, and how the project fits in with "Smart Growth" principles.
• CDBG staff provided a technical assistance workshop to non-profit agencies on the types of services that are eligible for public service funding, as well as a detailed explanation of ESG requirements. The workshop also covered how to properly fill out an application package.

• CDBG and HOME staff participated in the following community/collaborative committees: Stanislaus County Housing and Support Services Collaborative, Emergency Food and Shelter Board, United Way Impact Councils on Building Strong Neighborhoods, and Safety Net.

• CDBG and HOME staff was involved in the update of the City's Housing Element. The HOME program manager was especially involved in the discussions surrounding multi-family and affordable housing, and a review of existing HUD-funded housing programs and an evaluation of their effectiveness.

• City staff worked with staff from the Fresno HUD office, Stanislaus County, Federal National Mortgage Association (FNMA or "Fannie Mae") and local housing agencies to present a Homeownership Expo at the Modesto Centre Plaza in June 2004. Real estate, mortgage and financing companies and housing developers provided information to consumers at their booths, while classes were provided on the home-buying process, down payment assistance programs, "sweat equity" programs, and HUD homes.

• The Director of the Parks, Recreation and Neighborhoods Department serves as a chair of the United Way Building Strong Neighborhoods Impact Council, whose goal is to build capacity among neighborhood-based organizations, many of which are in low-income areas.

3. Strengths and Gaps in Public Housing

The HACS is a public agency independent of the City of Modesto. Although the City and HACS have collaborated in the past on several issues related to housing, the HACS is governed by its own commission and executive director. Therefore, the City does not have a direct influence on HACS operations.

However, the City and HACS have collaborated on several projects of note. The HACS has coordinated its crime prevention measures with the Modesto Police Department. This has included the establishment of a physical presence of police on HACS property, involvement in the development and implementation of a drug-elimination plan, and regular meetings with HACS management and residents. Also, HACS and the City participated in the construction of the Miller Pointe Apartments, a 16-unit complex designated for people with mental illness.

Funding limitations for both agencies may encourage more collaboration. However, since HACS focuses mostly on lower-income households, collaboration between the City and HACS would be focused mainly on housing for these households. Also, since the City has other housing and community development needs to address, its participation with HACS may be further limited. In addition, HACS faces funding and staff constraints, and availability of sites for assisted housing is considered limited by HACS. Therefore, there may only be an incremental amount of assisted housing made available in the City through HACS participation.
Monitoring (91.230)

Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

General
The City monitors its performance in meeting the goals and objectives set forth in the Consolidated Plan in the following ways:

• Keeping the community aware of the Consolidated Plan and asking for its input on the City's progress in meeting the Plan's goals and objectives at various public forums.
• Staff review of proposals for consistency with the Consolidated Plan.
• Evaluating and discussing in detail the City's performance as it related to the Consolidated Plan during preparation of the Consolidated Annual Performance Evaluation Report (CAPER).

In addition, a coordinated procedure has been established within the Parks, Recreation and Neighborhoods Department to verify and confirm that grant funds have been used in an eligible and appropriate fashion. The Department receives monthly budget printouts from the Finance Department, and staff verifies and cross-references the information on the printouts, with supporting documentation maintained at the Department office. Department staff also assigns a unique number to each activity, which provides easy identification on both the City's financial reporting system and IDIS, the federal financial cash management system.

Housing Rehabilitation and Loan Program
For projects funded under the Housing Rehabilitation Loan Program, both the Housing Financial Specialist and the Housing Rehabilitation Specialist monitor the use of those funds. Funds are disbursed according to a detailed Real Property Improvement Agreement that is executed by the property owner and the contractor. When a phase of the work is completed, the Housing Rehabilitation Specialist confirms the completeness of the phase of rehabilitation and reviews the work with the property owner. The owner signs a payment request voucher that authorizes the disbursement of funds according to the contract. The Housing Financial Specialist reviews the payment voucher, after which time it is approved by the Deputy Director of the Parks, Recreation and Neighborhoods Department. The City's Finance Department monitors the disbursement of funds and balance of the project account. For owner-occupant deferred loans, the City monitors compliance with loan terms every 18 months.

CDBG and ESG Funds
As contracts are written for the various organizations (subrecipients) receiving CDBG or ESG funds, strict controls are placed on the use of the funds. Whenever possible, payments are made for units of service delivered to beneficiaries. Performance measures (i.e., number of individuals served, type of activity, accomplishments, etc.) are established as part of the agreement. This enables City staff to monitor the effectiveness of the funded project. The agreement for services also includes...
general performance standards, including the provision of monthly activity reports to the City, and written requests for reimbursement of expenses.

In addition to implementing agreements for services with local non-profit organizations, the Parks, Recreation and Neighborhoods Department has written "Memorandums of Understanding" (MOUs) with other City departments. These MOUs describe, in general, the services that are to be delivered to the community, quantify the services in measurable objectives and terms, and lists the funds dedicated to these activities. The staff then follows up on the conditions of the MOUs and monitor the progress of City departments, as well as non-profit agencies. The Police Department also submits written requests for disbursement of funds.

City staff conducts an on-site monitoring session annually to confirm the supporting documentation for use of funds and to confirm that the services were rendered as reported. Staff also addresses key issues that may arise from general programmatic concerns, audit findings, or public concern.

The City of Modesto, beginning with the funding cycle for Fiscal Year 2003-2004, changed the funding process for ESG and CDBG Public Services funding. A pre-qualification process was implemented. Agencies interested in applying for these funds were required to submit a complete pre-qualification package that included a specified list of document. Once the package is submitted, the agencies were notified of being pre-qualified to apply for the funding cycle. The CDBG Request For Proposals (RFP) was released in February, advertising the availability of ESG funds for the coming year. Eligible non-profit agencies were invited to attend a technical assistance conference, in which staff covered the eligible uses of CDBG and ESG funds and described the application process. Once the Request for Proposals (RFP) cycle was closed and proposals had been received, a review committee made up of staff, the president of the SCHSSC, and members of the Citizen's Housing and Community Development Committee read each proposal and provided funding recommendations based upon the following criteria:

- Soundness of the agency.
- Eligible activity.
- Alignment with community need.
- Quality of service.

Funding recommendations of the Review Committee were provided to the Citizens Housing and Community Development Committee, as well as the City Council. Once approved, these projects were included in the list of projects for the Annual Action Plan.

The City of Modesto has a Small, Minority Business Enterprise/Women’s Business Enterprise (MBE/WBE) policy and procedures guideline that was accepted by HUD in May 1994. The City’s Recreation and Neighborhood Services Division conducts outreach efforts throughout the year to inform licensed minority and women contractors and prospective MBE/WBE contractors about the advantages of making bids on rehabilitation projects, as well as new construction. The MBE/WBE item is included in the City’s request for proposal process. For the City’s rehabilitation program, applications are sent to non-profit agencies, construction firms, developers, and real estate agents that may qualify as MBE/WBE.
HOME Program

- Complexes containing one to four HOME-assisted units are monitored not less than once every three years; complexes containing five to 25 units are monitored every two years, and projects containing 26 units or more are monitored every year. HOME-assisted rental units are inspected for rent, income, housing quality, and other affordability criteria in accordance with HOME requirements. Physical inspections are conducted to ensure that properties provide decent, safe and sanitary housing for all residents. In addition, all property management agents at each complex are expected to maintain physical conditions above the minimum maintenance standards as required by Section 8 Housing Quality Standards and local housing codes.

- Recapture/Resale for Home Ownership Activities: The City of Modesto has elected the recapture option during the affordability period. As such, the full amount of the HOME down payment assistance loan made to the homebuyer is recaptured and returned to the HOME program account. Loans are deferred. Full repayment (principal plus accrued interest) is due at the time the owner sells, transfers title, refinances, or discontinues using the home as a principal residence. The City monitors compliance with deferred loan terms.

- Tenant Based Rental Assistance: The City has provided Tenant-Based Rental Assistance through HOME funds for persons who are low-income and who are rent-burdened. This program has been discontinued, and is undergoing City review.

- Affirmative Marketing: The City of Modesto implemented an Affirmative Marketing Policy for use in its HOME program in order to comply with HUD fair housing objectives. Both the borrow/developer and the City share the responsibility to inform the public about federal fair housing laws. The City, through its monitoring of the HOME units, evaluates the effectiveness of the marketing efforts. The beneficiaries are held to the terms of the policy by reference in the HOME Loan Agreement and Trust Deed executed to secure the HOME loan.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

1. Basis for Assigning Priority to Needs

Refer to response to Item #2 in the General Questions section.

2. Obstacles to Meeting Underserved Needs

Refer to response to Item #3 in the General Questions section.
Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

3-5 Year Strategic Plan Lead-based Paint response:

1. Housing Units Containing Lead-Based Paint Hazards

This estimate is based on the number of housing units constructed prior to 1970, as indicated in the HUD Comprehensive Housing Affordability Strategy (CHAS) table for Modesto. As of 2000, there were 635 housing units occupied by extremely low-income households (rental only), 2,574 units occupied by low-income households (own and rent), and 9,661 units occupied by moderate-income households (own and rent). National studies indicate that approximately 75 percent of these housing units contain a lead-based paint hazard. Therefore, a worst-case estimate is that a lead-based paint hazard exists in 476 housing units occupied by extremely low-income households, 1,931 units occupied by low-income households, and 7,246 units occupied by moderate-income households. The actual number is likely less, due to City programs that incorporate a lead-based paint hazard reduction component, as well as actions by individual property owners. (Source: HUD CHAS Data Book)

2. Actions to Evaluate and Reduce Lead-Based Paint Hazards

City of Modesto staff has implemented the lead-based paint regulations effective September 15, 2000. Additionally, Senate Bill 460 (February 2003) and Final Lead Regulations by the EPA (July 2003) have been added to assist contractors and staff with becoming more knowledgeable with lead-based paint regulations. To assist City staff with becoming more knowledgeable with the regulations, the City’s three housing rehabilitation specialists completed the Visual Assessment Course by HUD’s Office of Lead Hazard Control. In order to have a guideline when working with lead-based paint, the City’s rehabilitation staff developed a workbook to provide guidance through the process when lead-based paint is found or presumed to be present during construction. Since September 2002, one of the City’s rehabilitation specialists became a California Department of Health Services (DHS) Certified Inspector/Assessor, and followed up to become a DHS Certified Supervisor in 2003.

The City has implemented a Lead-Based Paint Stabilization Grant Program for mandatory targeted areas designated by the City (refer to City of Modesto Annual Action Plan FY 2004-05, Appendix B). This program reimburses property owners for the costs of lead-based paint inspection reports, clearance reports, and paint stabilization work. This program is conducted as part of the City’s Housing Rehabilitation Program.
In an effort to assist contractors, prospective contractors and other individuals with becoming certified for lead-based paint work, the City undertook the following actions:

- Published a display advertisement in local newspapers informing people of the free HUD-sponsoring lead training, as well as sending letters to contractors and prospective contractors.
- Provided assistance to those needing help in enrolling for the training.
- Distributed English and Spanish versions of the EPA's pamphlet "Protect Your Family from Lead in Your Home" at neighborhood meetings in low-income neighborhoods.
- Held a training workshop for contractors on November 2, 2004.

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

1. Estimated Housing Needs

The primary method of establishing housing needs for the purpose of the Consolidated Plan is by examining the extent of housing problems by income level, tenure, and household type based on the HUD CHAS tables.¹ Refer to the Non-

¹ Data for extremely low-, low- and moderate-income households were provided by the Comprehensive Housing Affordability Strategy (CHAS) tables for the city of Modesto prepared for HUD, based on U.S. Census data. The CHAS tables contain information on households experiencing housing problems, defined by HUD as overcrowding, without adequate kitchen or plumbing facilities, and paying over 30 percent of household income for housing costs (cost burden): A subcategory of cost burden is extreme cost burden, defined by HUD as paying over 50 percent of household income for housing costs.
Homeless Special Needs and Public Housing Needs sections for more information on special housing needs over the next five years.

In summary, these housing needs include:

**Housing Problems**

- **Households with Incomes Less than 30 Percent of median family income (Extremely Low Income).** There were 6,647 households within this income category in Modesto. Of these households, 83.4 percent experienced housing problems. Approximately 84.7 percent of renter households reported having housing problems, compared with 79.3 percent of owner households.

- **Household with Incomes between 30 and 50 Percent of median family income (Low Income).** There were 7,222 households within this income category in Modesto. Of these households, 81.5 percent experienced housing problems. Approximately 88.1 percent of renter households reported having housing problems, compared with 70 percent of owner households.

- **Households with Incomes between 50 and 80 Percent of median family income (Moderate Income).** There were 10,923 households within this income category in Modesto. Of these households, 61.5 percent experienced housing problems. Approximately 62.1 percent of renter households reported having housing problems, compared with 60.9 percent of owner households.

**Housing Problems by Household Type**

The following information provides details on housing problems by households type, income, and tenure. Although the proportion of households that experience housing problems generally declines as income increases, there are exceptions. Household types with the highest proportion of housing problems (80 percent or more) are as follows:

- All households earning 30 percent or less of median income, except for elderly renters and "other" owners.

- All households earning between 50 and 80 percent of median income, except elderly renters and owners.

- Large family owners earning between 50 and 80 percent of median income.

**Renters with incomes up to 30 percent of median income.**

- **Elderly** - 71 percent experienced housing problems, of which 71 percent experienced cost burden and 61 percent experienced extreme cost burden.

- **Small Related** - 90 percent experienced housing problems, of which 88 percent experienced cost burden and 77 percent experienced severe cost burden.

- **Large Related** - 96 percent experienced housing problems, of which 90 percent experienced cost burden and 73 percent experienced severe cost burden.

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2 Percentages for this section are rounded to the nearest whole number.
Other - 80 percent experienced housing problems, of which 80 percent experienced cost burden and 70 percent experienced severe cost burden.

**Owners incomes up to 30 percent of median income.**  
**Elderly** - 86 percent experienced housing problems, of which 86 percent experienced cost burden and 62 percent experienced extreme cost burden.

**Small Related** - 81 percent experienced housing problems, of which 81 percent experienced cost burden and 77 percent experienced severe cost burden.

**Large Related** - 85 percent experienced housing problems, of which 80 percent experienced cost burden and 78 percent experienced severe cost burden.

**Other** - 61 percent experienced housing problems, of which 61 percent experienced cost burden and 50 percent experienced severe cost burden.

**Renters with incomes between 30 and 50 percent of median income.**  
**Elderly** - 78 percent experienced housing problems, of which 77 percent experienced cost burden and 40 percent experienced extreme cost burden.

**Small Related** - 90 percent experienced housing problems, of which 85 percent experienced cost burden and 34 percent experienced severe cost burden.

**Large Related** - 95 percent experienced housing problems, of which 77 percent experienced cost burden and 25 percent experienced severe cost burden.

**Other** - 86 percent experienced housing problems, of which 86 percent experienced cost burden and 43 percent experienced severe cost burden.

**Owners with incomes between 30 and 50 percent of median income.**  
**Elderly** - 52 percent experienced housing problems, of which 52 percent experienced cost burden and 37 percent experienced extreme cost burden.

**Small Related** - 84 percent experienced housing problems, of which 84 percent experienced cost burden and 63 percent experienced severe cost burden.

**Large Related** - 97 percent experienced housing problems, of which 92 percent experienced cost burden and 52 percent experienced severe cost burden.

**Other** - 80 percent experienced housing problems, of which 88 percent experienced cost burden and 60 percent experienced severe cost burden.

**Renters with incomes between 50 and 80 percent of median income.**  
**Elderly** - 57 percent experienced housing problems, of which 56 percent experienced cost burden and 21 percent experienced extreme cost burden.

**Small Related** - 59 percent experienced housing problems, of which 46 percent experienced cost burden and two percent experienced severe cost burden.

**Large Related** - 78 percent experienced housing problems, of which 36 percent experienced cost burden and two percent experienced severe cost burden.
Other - 60 percent experienced housing problems, of which 56 percent experienced cost burden and four percent experienced severe cost burden.

Owners with incomes between 50 and 80 percent of median income:
Elderly - 34 percent experienced housing problems, of which 34 percent experienced cost burden and 17 percent experienced extreme cost burden.

Small Related - 76 percent experienced housing problems, of which 73 percent experienced cost burden and 24 percent experienced severe cost burden.

Large Related - 84 percent experienced housing problems, of which 58 percent experienced cost burden and 11 percent experienced severe cost burden.

Other - 78 percent experienced housing problems, of which 78 percent experienced cost burden and 33 percent experienced severe cost burden.

In addition, housing needs were assessed for special groups. The Non-Homeless Special Needs and Community Development tables provide information on the housing needs of some of these groups. The Non-Homeless Special Needs section discusses housing needs for seniors, frail elderly, the physically and mentally disabled, persons with HIV/AIDS, single-parent households and large families. Housing needs of public housing residents are discussed in the Needs of Public Housing section.

Substandard Housing Conditions

According to the City's Housing Element, approximately 64 percent of the housing stock was built between 1970 and 1990, and approximately 25 percent was built between 1950 and 1960. Approximately 11 percent of the City's housing stock is 50 years or older. Based on the number of housing units in the City that are currently or will be 30 years old or older in the near future, housing maintenance and rehabilitation will become an important issue in the City.

Overall, the housing stock in Modesto is well maintained. However, City staff has estimated that approximately 15,000 housing units require rehabilitation and 500 housing units require replacement. The areas with the oldest homes include the downtown area and areas north of downtown. Many of these areas have well-kept vintage homes that are among the City's most valuable, although median owner costs are among the lowest in the City. The median home values for the older housing stock northwest of Paradise Road and southwest of Highway 99 are some of the lowest in the City, as reported by the U.S. Census. Median home values in the Airport Way area west of Vista Road are in about the middle, compared to other census tracts in the City.

Many of these areas with older homes correspond with census tracts with higher concentrations of lower-income households. Lower-income homeowners and landlords renting to lower-income households are sometimes more apt to defer maintenance on their homes. Due to the age of housing stock in some of the neighborhoods near downtown, considerable maintenance would be necessary to maintain adequate living space conditions. The census tract that most represents the downtown and central portion of the City has the lowest median gross rental rate, and the Paradise/Highway 99 area is also more affordable relative to rents compared to almost any City census tract.
Figure 1 (Figure 2-10 from the 2004 Modesto Housing Element) shows the median age of the housing stock by census tract (2000 Census).

**Figure 1 Age of Housing Stock by Census Tract, 2000**
**Overcrowding**

Overcrowding is a serious problem in Modesto, particularly for renter households and households living below the poverty level.

**Renters.** There were 26,787 housing units occupied by renters in 2000. Of these units, 4,783 had 1.01 or more occupants per room, and 887 had 2.01 or more occupants per room. In 2000, 6,264 renter households had incomes below the poverty level. Of these households, 1,776 lived in housing units with more than 1.01 occupants per room.

**Owners.** There were 38,316 housing units occupied by owners in 2000. Of these households, 2,911 had 1.01 or more occupants per room, and 325 had 2.01 or more occupants per room. In 2000, 1,986 homeowners had incomes below the poverty level. Of these households, 324 lived in units with more than 1.01 occupants per room.

Priorities were established for housing needs based in part on this housing market analysis. These priorities are listed in the Priority Housing Needs section of this document.

**2. Disproportionate Housing Needs**

There are three specific ethnic groups that have a disproportionately greater housing need. HUD defines a "disproportionately greater need" as a proportion of households experiencing housing problems that is ten percent or greater than the overall percentage experienced by households in a specific income category.

- **Pacific Islanders.** All (100 percent) Pacific Islander households with incomes less than 30 percent of median family income reported having housing problems, compared to 81.7 percent for all households in this income category.

- **Asians.** Approximately 75 percent of Asian households with incomes between 50 and 80 percent of median family income reported having housing problems, compared to 61.5 percent for all households in this income category.

- **Black.** About 95.2 percent of Black households with incomes between 30 and 50 percent of median family income reported having housing problems, compared to 81.5 percent for all households in this income category. Among Black households between 50 and 80 percent of median family income, 73.4 percent reported having housing problems, compared with 61.5 for all households in this income category.

- **Hispanics.** Among Hispanic households, 72.2 percent with incomes between 50 and 80 percent of median family income reported having housing problems, compared to 61.5 percent for all households in this income category.

**Priority Housing Needs (91.215 (b))**

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with
special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

1. Identification of Priority Housing Needs

Refer to the Housing Needs table for identification of priority housing needs. Priority housing needs have been summarized from Chapter 1 (Introduction) and Chapter 2 (Housing Needs Assessment) of the City's 2004 Housing Element.

The City of Modesto faces a critical need to plan for and provide sufficient housing units, resources, and programs for our residents. Rising housing costs, a large anticipated population growth, and changing demographics illustrate the need to develop an approach and strategy to produce housing that matches the needs of Modesto residents.

Since the late 1990s, Modesto has experienced a substantial rise in housing costs for both rental and ownership housing. Despite a relatively high rate of housing production between 2000 and 2005, housing costs have continued to rise. This threatens to make the average home unaffordable to the average working family in the City. Diminishing housing affordability in San Francisco Bay Area jurisdictions has increased the demand for housing in Modesto, resulting in increased housing prices, increased cost burden for households, and lack of affordable housing production. Meanwhile, the City faces a need to continue upgrading housing and reinvesting in neighborhoods.

Under California law, cities and counties must plan to accommodate their “fair share” of a region’s future housing need. Future housing need refers to the share of the regional housing need that has been allocated to the City. Regions are largely based on the geographic areas covered by councils of government, which prepare regional housing allocation plans. Modesto is located within a single-county council of governments, the Stanislaus Council of Governments (Stan COG). Stan COG’s regional housing allocation plan covers a 7.5-year period from January 2001 through June 30, 2008. Stan COG assigns future housing needs according to four income categories:

3 Stanislaus Council of Governments 2002 Regional Housing Needs Assessment. Subsequent to the start of the period covered by the plan, the California Legislature extended the planning period by one year, to June 30, 2009.
• Very low-income (50 percent or less of median income);
• Low-income (50 – 80 percent of median income);
• Moderate-income (80 – 120 percent of median income); and
• Above moderate-income (over 120 percent of median income).

The major goal of the regional housing plan is to assure a fair distribution of housing among Stanislaus County and its cities so that every community provides an opportunity for a mix of housing affordable to all economic segments. The housing allocation targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period, and that market forces are not inhibited in addressing the housing needs of all economic segments of a community. According to the Stan COG housing plan, the City of Modesto should accommodate 3,376 housing units affordable to very low-income households and 2,609 units affordable to low-income households. The City's allocation of 5,985 housing units for households earning 80 percent or less of median family income represents an annual need of approximately 800 housing units per year.

Within this broad context, Modesto has established the following housing priorities during the 2005 - 2009 Consolidated Plan period:

**Priority H-1.** Increase the supply of affordable rental housing.

**Priority H-2.** Provide homeownership opportunities.

**Priority H-3.** Preserve existing affordable housing stock.

**Priority H-4.** Continue to support fair housing.

Strategies to meet these priority needs include:

• Increase rental housing by partnering with the Modesto Redevelopment Agency (RDA) to develop housing units.

• Use HOME funds to leverage funding for the construction of new housing units.

• Use the Revolving Loan Fund to acquire property for affordable housing.

• Continue monitoring the Down Payment Assistance Program closely, along with the housing market, to ensure the program can benefit as many first-time homebuyers as possible while protecting the City's investment.

• Investigate preserving existing affordable housing covenants in Section 8 rental housing units.

• Complete the Highway Village Mandatory Housing Rehabilitation Target Area project.

• Begin a new City-wide Housing Rehabilitation Program, with fewer restrictions and higher loan limits, to encourage rehabilitation of existing housing units.
• Consider new Mandatory Target Area to coordinate with the Police Department's "Weed and Seed" designation, starting with Roselawn Area "A".

• Implement the recommendations in the City's Analysis of Impediments to Fair Housing Choice, currently being prepared.

2. Impacts of Housing Market on Determination of Priorities

Housing market conditions have caused the City to assign a high priority to the construction of additional affordable housing, the preservation of affordable subsidized rental housing at risk of conversion to market-rate housing, and the conservation of the City's older housing stock, much of which is of lower cost than newer stock. Specific priorities include extremely low- and low-income special needs households (e.g., seniors, persons with disabilities, and large families), and low- and moderate-income families seeking to become homeowners. Goals and priorities are listed in the responses to General Questions, page 3.

To address these priorities, the City implements the following programs:

• **Disabled Access Assistance Program.** This program is designed to provide assistance for disabled persons in making their homes more accessible.

• **Emergency Home Repair Program.** This program is designed to repair or eliminate emergency health and hazardous conditions in homes.

• **Housing Maintenance Program.** This program is designed to eliminate health and safety hazards within the home and promote beautification.

• **Property Enhancement Program.** This program provides financial assistance to enable property owners to improve the exterior appearance of their properties.

• **Down-payment Assistance Program.** This program helps homebuyers purchase homes by providing financial assistance toward a down payment and closing costs.

• **Lease-to-own Program.** This is a new lease-to-own program that will pay down payment and closing costs.

• **Minor Home Repair Grant Program.** This program provides financial assistance for minor home repairs for owner-occupied single-family homes and mobile homes.

3. Basis for Assigning Priority to Needs

Refer to response to Item #2 in the General Questions section.

4. Obstacles to Meeting Underserved Needs

Refer to response to Item #3 in the General Questions section.

**Housing Market Analysis (91.210)**

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the
cost of housing; the housing stock available to serve persons with disabilities; and to
serve persons with HIV/AIDS and their families.

2. Describe the number and targeting (income level and type of household served) of
units currently assisted by local, state, or federally funded programs, and an
assessment of whether any such units are expected to be lost from the assisted
housing inventory for any reason, (i.e. expiration of Section 8 contracts).

3. Indicate how the characteristics of the housing market will influence the use of
funds made available for rental assistance, production of new units, rehabilitation of
old units, or acquisition of existing units. Please note the goal of affordable housing
is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

1. Significant Characteristics of Housing Market

General Housing Characteristics
According to January 2004 data from the California Department of Finance, the City
of Modesto had 72,017 housing units. Of that total, 50,524 were detached single­
family homes and 4,010 attached single family homes. There were 5,239 multi­
family units with two to four units, 9,253 multi-family units with five or more units
and 1,991 mobile homes. Occupied housing units totaled 69,637, with a vacancy
rate of 3.3 percent. The 2000 U.S. Census indicated that the total number of
housing units in Modesto were 67,278. Therefore, the City's housing stock increased
by 4,739 units between 2000 and 2004 - an approximately seven percent increase.

Housing Cost and Affordability
The San Francisco Bay Area is adjacent to Stanislaus County to the west. The
expansion of the Bay Area economy during the 1990s attracted workers from all over
the country and around the world, creating a high demand for housing. The
expansion of the Internet business and high-technology sectors generated sudden
wealth that pushed housing prices to new heights.

Between 1990 and 2000, housing prices have increased dramatically in the Bay Area,
while the cost of housing in Stanislaus County has remained relatively affordable,
although local housing costs began to rise faster than local incomes in the late 1990s
(Figures 2 and 3). As Bay Area workers sought affordable housing in the San
Joaquin Valley, housing prices in Stanislaus County have soared. Since 2000, the
median home price in Stanislaus County has doubled, and the median rent has
increased by over 50 percent. Essentially, the housing crisis that originated in the
Silicon Valley and Bay Area has shifted eastward to the San Joaquin Valley.

Average wages for Bay Area workers have increased in tandem with the cost of
living, making Stanislaus County homes inexpensive to those with jobs in Silicon
Valley and other Bay Area employment centers. Many who seek affordable housing
are willing to make the long commute between the Bay Area and Stanislaus County.
The California Department of Transportation estimates that approximately 23,000
Stanislaus County residents make this long-distance commute. Trips over the
Altamont Pass, the principal gateway between the San Joaquin Valley and the Bay
Area, have increased by 400 percent since 1971, from 29,000 to 117,000 per day.
Figure 2 Median Home Value, California Counties, 2000

Figure 3 Median Rent, California Counties, 2000

The rising demand for housing in Modesto is driven in part by commuters from the Bay Area. With higher wages, Bay Area workers have the purchasing power to pay higher rents and high prices for homes, pushing the cost of housing in Modesto to levels beyond the reach of many existing Modesto residents.

Recent increases in housing costs in Modesto, with the lack of a commensurate increase in wages, have increased the challenge for low- and moderate-income households in finding adequate and affordable housing. The median price for single-family homes in 2002 was $194,000, and the average price was $209,000, neither of which the extremely low- or low-income family in Modesto could afford (Source: Dataquick, a real estate database). Only moderate-income households (those earning between 80 and 120 percent of median income) could afford the median-priced home as of 2002. By February of 2005, the median-priced home in Modesto had increased in value to $280,000, an increase of 44 percent in three years. While high, the median price in Modesto was still lower than most other cities in Stanislaus County.

In Modesto, there are a small number of two-bedroom homes that would be affordable to the low-income small family and a larger number available to the moderate-income small family. Condominiums, while small in number in Modesto, represent a viable affordable market-rate housing option for some low-income households and most moderate-income households. According to sales data, there are a smaller number of these units that would be affordable and appropriately sized for low-income small families as well.

The median gross rent, as reported by the 2000 U.S. Census, was $639. By 2002, the median rent was in the range of $750 - $850 per month. In March 2005, the median rent of 215 housing units listed by the Stanislaus County Housing Authority ranged from $600 for a one-bedroom unit to $1,700 for a five-bedroom unit. Median rents in Modesto were roughly similar. The overall median rent, approximately $1,000, represents an increase of more than 50 percent since 2000, and over 25 percent since 2002. Rent levels are out of reach for extremely low-income and most low-income households, but are in the affordable range for households earning more than 80 percent of median income.

Tables 1 and 2 summarize home sales and price information through February 2005. Table 3 summarizes rental information for 215 listings in Stanislaus County.
TABLE 1
Home Sales Prices, 1997-2002

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Sales Price</th>
<th>% Annual Change</th>
<th>Period</th>
<th>Average</th>
<th>% Annual Change</th>
<th>Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>$130,700</td>
<td>N/A</td>
<td>Annual</td>
<td>$134,921</td>
<td>N/A</td>
<td>Annual</td>
</tr>
<tr>
<td>1991</td>
<td>N/A</td>
<td>N/A</td>
<td>Annual</td>
<td>$138,480</td>
<td>3%</td>
<td>Annual</td>
</tr>
<tr>
<td>1992</td>
<td>$116,000</td>
<td>N/A</td>
<td>Annual</td>
<td>$135,200</td>
<td>-2%</td>
<td>Annual</td>
</tr>
<tr>
<td>1993</td>
<td>$112,600</td>
<td>-3%</td>
<td>Annual</td>
<td>$129,400</td>
<td>-4%</td>
<td>Annual</td>
</tr>
<tr>
<td>1994</td>
<td>$109,000</td>
<td>-3%</td>
<td>Annual</td>
<td>$124,600</td>
<td>-4%</td>
<td>Annual</td>
</tr>
<tr>
<td>1995</td>
<td>$107,000</td>
<td>-2%</td>
<td>Annual</td>
<td>$120,876</td>
<td>-3%</td>
<td>Annual</td>
</tr>
<tr>
<td>1996</td>
<td>$108,000</td>
<td>1%</td>
<td>July</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>1997</td>
<td>$107,000</td>
<td>-1%</td>
<td>July</td>
<td>$122,736</td>
<td>N/A</td>
<td>July</td>
</tr>
<tr>
<td>1998</td>
<td>$114,000</td>
<td>7%</td>
<td>July</td>
<td>$132,796</td>
<td>8%</td>
<td>July</td>
</tr>
<tr>
<td>1999</td>
<td>$119,950</td>
<td>5%</td>
<td>July</td>
<td>$131,882</td>
<td>-1%</td>
<td>July</td>
</tr>
<tr>
<td>2000</td>
<td>$132,500</td>
<td>10%</td>
<td>July</td>
<td>$143,173</td>
<td>9%</td>
<td>July</td>
</tr>
<tr>
<td>2001</td>
<td>$162,750</td>
<td>23%</td>
<td>July</td>
<td>$173,027</td>
<td>21%</td>
<td>Annual</td>
</tr>
<tr>
<td>2002</td>
<td>$194,000</td>
<td>19%</td>
<td>Annual</td>
<td>$208,948</td>
<td>21%</td>
<td>Annual</td>
</tr>
</tbody>
</table>

Source: DataQuick Real Estate data, 2002; Central Valley Association of Realtors; 2000 U.S. Census.

TABLE 2
Stanislaus County Median Sales Prices

<table>
<thead>
<tr>
<th></th>
<th>January 2005</th>
<th>January 2004</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceres</td>
<td>$289,000</td>
<td>$215,000</td>
<td>34.4%</td>
</tr>
<tr>
<td>Modesto</td>
<td>$288,000</td>
<td>$230,000</td>
<td>20.9%</td>
</tr>
<tr>
<td>Oakdale</td>
<td>$309,000</td>
<td>$252,000</td>
<td>22.6%</td>
</tr>
<tr>
<td>Patterson</td>
<td>$290,000</td>
<td>$261,500</td>
<td>10.9%</td>
</tr>
<tr>
<td>Riverbank</td>
<td>$275,000</td>
<td>$200,000</td>
<td>37.5%</td>
</tr>
<tr>
<td>Turlock</td>
<td>$302,500</td>
<td>$240,250</td>
<td>25.9%</td>
</tr>
</tbody>
</table>

Source: Central Valley Association of Realtors at http://www.cvar.org

TABLE 3
Rents in Stanislaus County (March 2005)

<table>
<thead>
<tr>
<th># of Bedrooms</th>
<th># of Listings</th>
<th>Rent Range</th>
<th>Stanislaus County Median Rent</th>
<th>Modesto Median Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>One</td>
<td>14</td>
<td>$500 - $750</td>
<td>$600</td>
<td>$600</td>
</tr>
<tr>
<td>Two</td>
<td>61</td>
<td>$599 - $1,295</td>
<td>$725</td>
<td>$725</td>
</tr>
<tr>
<td>Three</td>
<td>89</td>
<td>$599 - $1,650</td>
<td>$1,100</td>
<td>$1,050</td>
</tr>
<tr>
<td>Four</td>
<td>42</td>
<td>$654 - $1,800</td>
<td>$1,250</td>
<td>$1,200</td>
</tr>
<tr>
<td>Five/Six</td>
<td>9</td>
<td>$1,300 - $2,000</td>
<td>$1,700</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Source: Stanislaus County Housing Authority at www.stancoha.org/rental_listing

Housing Rehabilitation. The City has identified several targeted neighborhoods for needed housing rehabilitation improvements. These neighborhoods include the 400 blocks of Maple, Oak and Pine Avenues located near the downtown area, Brenner Way, Strivens Avenue, Sparks Way, Whitcomb Way, Crommelin Avenue, Gravey Avenue, Budd Street and Earl Street in the Highway Village Community north of the

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downtown area near Highway 99 and Oregon Avenue (City limits only), Santa Cruz Avenue, Empire Avenue, Thrasher Avenue, Benson Avenue, Larkin Avenue and Kerr Avenue in the Airport Area within the City. (Source: Parks, Recreation and Neighborhood Department, March 24, 2004).

2. Assisted Housing Units at Risk of Conversion

The City of Modesto has assisted in the development of more than 22 affordable housing projects, including nine multi-family complexes that total 400 units, six single family developments that total 129 affordable units, and seven transitional housing projects that total 42 units. All of the multi-family developments with affordability covenants are recent projects, and none are at risk of converting to market-rate housing. In addition, eight affordable housing projects were developed with federal subsidies. Four of the eight are reserved for families and four are reserved for seniors. Two of the family and one senior Section 8 projects are annual contracts. According to HUD records, all federally assisted projects in Modesto have affordability restrictions/subsidy contracts that are due to expire in the next decade. A total of 735 units are at risk of losing Section 8 subsidies over the 10-year period. The Marple Manor contract expired November 2003, and the Ralston Tower contract expired November 2004. The Vinewood Apartments and the Cameron Villa Apartments contracts will expire in September 2005, and the Colonial Farms contract will expire in February 2013.

3. Influence of Housing Market on Affordable Housing Availability

The growing gap between housing costs and local incomes has created an increasing need for affordable housing in Modesto. At the same time, existing housing that could be a source of affordability should be preserved so as not to increase the affordability gap even further. To that end, the City has established the following goals related to affordable housing:

a. Focusing on Concerns of Persons in Low-Income Neighborhoods
   • Support neighborhood efforts to eliminate slum and blight.
   • Strongly market and fund the Housing Rehabilitation Program, to preserve existing housing stock and to prevent further decline of older neighborhoods.

b. Continued Efforts to Develop and Facilitate Construction of Affordable Housing
   • Continuing to educate citizens about quality affordable housing developments that have been and are being built.
   • Continue the Down Payment Assistance Program.
   • Working closely with the City’s Redevelopment Agency to ensure that Housing Set-Aside funds are used in a timely and efficient manner.
   • Evaluate the feasibility of inclusionary zoning and financial incentives for developers as recommended in the City’s Housing Element.

c. As Part of the Continuum of Care Consortium, Address Both the Short- and Long-Term Needs of the Homeless
   • Increase options for long-term transitional housing, especially for certain affected groups such as single women with children, and those with mental health and chemical dependency issues.
   • Continue to increase affordable housing options so that very low-income working families will not be at-risk of homelessness.
Apply for state and federal grants and other funding to provide transitional and permanent housing for homeless individuals and families.

As previously noted in the Housing Needs section (page 26), the City of Modesto offers programs to assist working families in gaining or maintaining a home. The City offers many government programs to assist with the provision of housing, using contracts that ensure that the units remain affordable. Publicly assisted housing in the City includes housing developments that were provided with low-interest loans and rent subsidies through various Department of Housing and Urban Development (HUD) and Federal Housing Administration (FHA) programs, City-assisted development, and other privately developed affordable housing using a variety of funding sources. According to the City's Housing Element, the City can maintain the existing affordable housing stock by preserving existing housing assisted units or replenish the affordable housing inventory with new units.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

1. Priorities and Objectives

Refer to the Housing Needs table for priorities and objectives regarding housing needs.

2. Use of Federal, State and Local Resources

Refer to the Housing Needs table for a description of resources to be used to address identified needs.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.
3-5 Year Strategic Plan Needs of Public Housing response:

**Number of Public Housing Units**

The HACS has 433 public housing units in Modesto. The Housing Market Analysis table provides a breakdown of these units by occupancy status and by number of bedrooms per unit. In addition, the HACS has responsibility for 224 housing units classified as private housing stock.

**Physical Condition, Restoration, and Revitalization Needs**

As indicated in the Housing Market Analysis table, there are 36 public housing units in Modesto that are classified as substandard. These units are currently vacant and are undergoing rehabilitation. The HACS has established as an objective the completion of public housing modernization activities in a timely manner. Its Five-Year Plan includes a Capital Fund Program Action Plan as an attachment.

**Public Housing and Tenant-Based Section 8 Waiting Lists**

**Public Housing.** There are 3,143 families in Stanislaus County that are currently on the HACS’s public housing waiting list, according to its Five Year Plan. It is not known how many of these families are from Modesto. Of the families on the public housing waiting list, approximately 57 percent have incomes less than 30 percent of median. Approximately 45 percent of these families have children.

**Section 8 Program.** According to the HACS, there are 1,643 applicants on the Section 8 waiting who live in in Modesto, compared to 2,655 Section 8 program participants who presently live in the City. Table 4 compares the characteristics of Section 8 voucher holders with those on the waiting list. About two-thirds of Section 8 participants and those on the waiting list have incomes less than 30 percent of median. Female-headed households, primarily single mothers, comprise the largest percentage of Section 8 participants, followed by families without a disabled head of household and families with a disabled head of household.
### TABLE 4
Comparison of Section 8 Voucher Holders and Waiting List

<table>
<thead>
<tr>
<th>Household Type¹</th>
<th>Section 8 Vouchers</th>
<th>Section 8 Waiting List</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elderly</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Single Disabled</td>
<td>22%</td>
<td>12%</td>
</tr>
<tr>
<td>Family w/Disabled</td>
<td>32%</td>
<td>10%</td>
</tr>
<tr>
<td>Other Family</td>
<td>74%</td>
<td>71%</td>
</tr>
<tr>
<td>Female Head of HH</td>
<td>77%</td>
<td>46%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Income Level²</th>
<th>Extremely Low (&lt;30%)</th>
<th>Very Low (30% - 50%)</th>
<th>Low (50% - 80%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>64%</td>
<td>30%</td>
<td>6%</td>
</tr>
<tr>
<td></td>
<td>70%</td>
<td>26%</td>
<td>4%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>White, Non-Hispanic</th>
<th>Hispanic</th>
<th>Black</th>
<th>Asian</th>
<th>Native Hawaiian</th>
<th>American Indian</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>55%</td>
<td>23%</td>
<td>11%</td>
<td>9%</td>
<td>1%</td>
<td>1%</td>
</tr>
</tbody>
</table>

| TOTAL NUMBER  | 2,655               | 1,643    |

1. The percentages exceed 100 because a household may fall into more than one category.
2. Percentages do not add to 100 due to rounding. Information on ethnicity is not available for Section 8 applicants on the waiting list.

---

**Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency’s strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency’s strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g)).
3-5 Year Strategic Plan Public Housing Strategy response:

1. Public Housing Agency Strategy

The HACS has prepared its Five-Year Plan for Fiscal Years 2005-2009, which proposes the following strategies for serving the needs of extremely low-, low- and moderate-income families, including those on the public housing and Section 8 waiting lists:

- Maximize the number of affordable units available to the HACS within its current resources.
- Increase the number of affordable housing units.
- Target available assistance to families at or below 30 percent of AMI, and from 30 to 50 percent AMI.
- Target available assistance to the elderly.
- Target available assistance to families with disabilities.
- Increase awareness of HACS resources among families of races and ethnicities with disproportionate needs.
- Conduct activities to affirmatively further fair housing.
- Continue to pursue collaborative projects with local agencies to increase the level of permanent supportive housing for persons with disabilities and special populations.
- Continue to participate as a lead agency in the Countywide Continuum of Care Plan to identify potential collaboratives, pursue local resources, and identify the greatest area of housing needs within Stanislaus County.

The HACS's Five-Year Plan contains details on how these strategies will be implemented. In addition, as described in the Needs of Public Housing section, the HACS intends to perform some remodeling, modernization, repair and repainting work at some of its public housing complexes.

2. Actions to Encourage Public Housing Resident Involvement in Management and Participation in Homeownership

In its most recent Annual Plan, the HACS has the increase of customer satisfaction as an objective. Strategies to accomplish this objective include:

- Improve communications with residents and program participants through the use of newsletters and resident meetings.
- Monitor results from HACS's Customer Service Evaluation System and use the results to implement changes that improve customer service.
- Continue to provide staff training opportunities that support improvements in the quality of HACS's housing programs.

In addition, the HACS intends to implement the following objectives that are designed to encourage assisted households to make steps toward homeownership:

- Increase the number of Family Self-Sufficiency Program participants.
- Initiate and enroll families in a new Focused Self-Sufficiency Program in the public housing program.
• Expand and enter into partnerships that will provide self-sufficiency services in the HACS's community centers.
• Initiate an Individual Development Account program for public housing residents.
• Apply for IDEA Program funds, as opportunities become available, that will allow up to $10,000 in down payment assistance for graduating Family Self-Sufficiency Program participants.
• Create a Lease-to-Own Homeownership Program for Family Self-Sufficiency Program participants.

3. "Troubled" Public Housing Agency

The HACS is not classified as "troubled" by HUD, nor is it considered to be performing poorly.

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

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

The following analysis of barriers to affordable housing, and the City's strategies for the removal of such barriers, is a summary of Chapter 3 of the 2004 Housing Element (Constraints) and programs contained in Chapter 6 (Housing Plan) to address those constraints. Only those goals and programs relevant to the removal of barriers to affordable housing resulting from City policies are summarized in this section.

1. Affect of Public Policies on the Cost of Housing.

Multi-Family Housing. A potential constraint to the provision of sufficient multi-family housing is the allowance of single-family residential uses in the R-2 and R-3 zones as a matter of right. This concept is typically referred to as the "pyramid" zoning system, where most permitted uses in a lower density zone are permitted in the next higher density zone. Allowing single-family developments within R-2 and R-3 zones reduces the likelihood that vacant R-2 and R-3 properties will be developed for multi-family uses, which are permitted in these zones. Two housing developments where single-family housing was proposed on R-2 and R-3 properties were approved in 2002. Program 4.2 of the Housing Plan in this Housing Element proposes revisions to the Zoning Ordinance to eliminate this practice.
Second Units. The Zoning Ordinance allows the development of a second living unit in all residential districts. The purpose of permitting additional living units is to allow more efficient use of existing housing and to provide the opportunity for the development of small housing units to meet the special housing needs of seniors and others, while preserving the integrity of single-family neighborhoods. Approval of an accessory unit is permitted through a building permit. The City will be updating the Zoning Ordinance to reflect changes in State law (see Programs 2.2 and 4.2).

Transitional Housing: Transitional housing is typically defined as temporary (often six months to two years) housing for an individual or a family that is transitioning to permanent housing, or for youth who are moving out of the foster care system. While the Zoning Ordinance does not expressly address these types of facilities, a development application for a transitional housing shelter would most likely be considered as a multi-family residential development, and would be allowed if consistent with the locations and conditions of multi-family residential uses. Such uses may be provided for in R-2, R-3, and P-O zones with a Plot Plan approval by the Planning Commission. Transitional housing uses would also be permitted in the C-1, C-2, and C-3 zones with approval of a Conditional Use Permit by the Board of Zoning Adjustment. These uses may also be allowed as part of a Planned Development in a P-D zone. Currently, the City has seven transitional housing facilities, totaling 42 units. While the Zoning Ordinance should be updated to explicitly address transitional housing facilities (see Program 4.2), the City has a history of facilitating the provision of transitional housing opportunities.

Farm Labor Housing: Housing for migrant or short-term farmworkers, such as labor camps and specialized dormitory-style living facilities, are not specifically mentioned in the Zoning Ordinance. As with other forms of housing not explicitly mentioned in the Zoning Ordinance, an application for the creation of farmworker housing would be subject to a zoning interpretation from the Community and Economic Development Director or with decisions appealable to the Board of Zoning Adjustment. Housing for permanent or longer-term agricultural workers may be developed in any zone where residential uses are permitted, governed by the development standards placed on similar types of structures (for instance, if proposed as a medium density residential use, farm worker housing would be permitted in the R-2 zone).

Residential Density. The maximum permitted density, as defined in terms of the number of units per acre, varies by zone. The maximum density ranges from 8.7 units per acre in the R-1 single-family zone to 28 units per acre in the high-density R-3 zone. In addition, the Planned Development or Overlay zones have no prescribed maximum density. By permitting a range of densities, the City facilitates the development of a variety of housing types, ranging from low-density single-family residences to larger apartment complexes. However, as discussed above, the Zoning Ordinance currently permits single-family housing in multi-family zones, potentially reducing the density that can be realized in multi-family zones. The continued appropriateness of this practice should be reviewed.

Parking Requirements. The City's parking requirements for residential uses vary by type. Single-family homes are required to have two off-street parking spaces per home, plus an additional space if the property includes a two-car garage (one-half space extra if the garage is only one-car). If the single-family home has a second dwelling unit on the premises, then another space is also required. All other residential uses are required to provide two parking spaces per dwelling unit, plus
one recreational vehicle space for each 25 dwelling units. Guest parking is included in the requirements. The City offers flexible parking standards for housing for seniors and persons with disabilities. To facilitate the development of small-size units and mixed-use developments particularly along commercial corridors, the City will review its parking requirements for studio and one-bedroom units, as well as shared parking/off-site parking arrangements for mixed-use developments.

**Density Bonus.** Modesto offers a density bonus to developers who agree to set aside a portion of their housing units for low-income residents in accordance with state law. Two density bonuses were granted over the past ten years. The City revised its density bonus standards to comply with recent revisions to state law requirements, and reviewed its density bonus practices to ensure that the bonus provides an incentive for the production of affordable housing.

**Reasonable Accommodations for Persons with Disabilities.** State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As discussed earlier, the Zoning Ordinance permits a range of housing types suitable to special needs groups covered under the uses “Residential Care Facilities.” Group homes serving six or fewer persons are permitted by right in all residential zones, and larger facilities (seven or more persons) are permitted in all residential zones with a Conditional Use Permit.

Nevertheless, opportunities exist for making changes to better facilitate the development of housing for persons with disabilities. For instance, all uses that are not listed within the Zoning Ordinance are subject to interpretation by either the Community and Economic Development Director or the Planning Commission. Many typical housing options for the disabled, including single-room occupancy hotels, transitional housing and the like, are not explicitly defined in the Zoning Ordinance and are therefore open to interpretation. The City may consider updating the Zoning Ordinance to define these types of housing and specify the conditions and process required to develop such facilities within the City. This can improve the clarity of the code and ensure that those seeking to provide housing and housing services for the disabled clearly understand the City’s zoning and land use policies relating to these uses.

One potential constraint in the City’s permit processes for reasonable accommodations is the lack of a specific procedure for processing such requests. The City will establish a formal process to provide individuals with disabilities reasonable accommodations in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing (refer to Housing Element Program 4.3). The purpose will be to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning and building laws, rules, policies, practices and/or procedures of the City.

**2. Strategies to Remove Barriers to Affordable Housing**

The following goals and implementation measures are from the City’s 2004 Housing Element. Only those goals and programs relevant to the Consolidated Plan requirement to remove barriers to affordable housing are cited below.
Goal 2: Maximize Housing Choice throughout the Community

Program 2.1: Manufactured Housing
Pursuant to State law, the City will continue to permit manufactured housing/mobile homes in all residential districts, provided that they meet the same standards as conventional housing and are placed on a permanent foundation.

Program 2.2: Second Units/Accessory Units
The Zoning Ordinance allows the development of a second living unit in all residential districts. Currently, approval of a second unit is granted either by the Planning Commission or Zoning Administrator, depending on the zoning district in which it is proposed. Recent changes to State law (AB 1866) require that second units be allowed by a ministerial permit rather than a discretionary permit.

Program 2.5: Fair Housing Services
The City actively furthers fair housing in the community. Specifically, the City continues to support the Human Relations Commission in their activities to promote fair housing. The Human Relations Commission is a seven-member advisory group that meets bi-monthly to promote good human relations in the community and is staffed by the City Manager's Office.

Goal 4: Ensure Land Use and Zoning Procedures are Accommodating to Housing

Program 4.2: Zoning Code Amendments
As part of this Housing Element update, the City has identified several revisions to the Zoning Code necessary to meet recent changes to State laws and to further facilitate the development of affordable housing and housing for persons with special needs. These include:

- Revision to the density bonus provisions to eliminate the low income requirement for senior projects and condominium projects to receive a density bonus in compliance with State law (Program 1.7);
- Revision to specifically identify in which zones transitional housing is permitted through a Conditional Use Permit subject to approval by the Board of Zoning Adjustment;
- Revision to reflect recent changes in State law regarding second units (Program 2.2);
- Revision to eliminate pyramid zoning system that permits single-family housing to be constructed in multi-family zones; and
- Revision to establish a formal procedure for persons with disabilities seeking reasonable accommodation (see Program 4.3).

Program 4.3: Reasonable Accommodation
The City will establish a formal reasonable accommodation process to provide individuals with disabilities, reasonable accommodations in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this effort is to provide a clear and consistent process for individuals with disabilities to make requests for reasonable accommodation in order to obtain relief from the various land use, zoning, and building laws, rules, policies, practices and/or procedures of the City.
Goal 5: Reduce Governmental Constraints

Program 5.1: Multi-Family Developer Incentive Program
The Stanislaus County Housing Authority and non-profit sponsors of housing for very low-income households are exempt from the City's Capital Facilities Fees (developer fees). For multi-family projects with density bonuses, 20 percent of the project units must serve low-income households or 10 percent of the units must serve very low-income households. For these projects, developer construction fees are levied by deferring payment of Capital Facility Fees with 20 percent required down and five years to pay.

Program 5.2: Streamlined Application Review and Permit Processing
The City complies with the State-mandated Permit Streamlining Act, which ensures timely processing of planning development applications. The City building permit inspections and review have a minimal turnaround time, and no processing procedures result in extensive delays for affordable housing. The City Council has available to it the ability to declare a "shelter crisis" eliminating the requirement for a use permit for the establishment of an emergency shelter for any period of time so designated. By adopting such a declaration, the City may also suspend certain development standards and building code requirements that were non-safety in nature.

Program 5.3: Reduction of Parking Standards
In general, parking requirements in the City do not serve as a constraint to housing development. However, the City allows a reduction in parking standards for senior housing developments. The objective is to match parking standards with need to reduce costs. As the City begins to promote mixed-use developments along the commercial corridors, flexible parking standards may be adopted for mixed use projects and projects that involve small-size units.

Homeless Needs (91.205 (b) and 91.215 (c))
*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.
3-5 Year Strategic Plan Homeless Needs response:

On June 26, 2001, the Modesto City Council approved the designation of the Stanislaus County Housing and Support Services Collaborative (SCHSSC) as the planning and coordinating body for homeless issues in Stanislaus County. The SCHSSC is composed of public and private entities concerned with providing safe, affordable housing access and supportive services for the people who are homeless, or at risk for homelessness. Staff from the Modesto Parks, Recreation and Neighborhoods Department responsible for administering HUD funding participates in this collaborative, which meets on a monthly basis. Responsibilities include:

- Preparing Stanislaus County's annual Continuum of Care Plan, and applies for funding through the Super NOFA.
- Collecting and reporting on data on the homeless population to HUD. Oversees the implementation of a Homeless Management Information System (HMIS) in Stanislaus County.
- Evaluating the effectiveness of existing homeless service programs and provides recommendations for change.
- Providing an arena for partnerships and collaboration for housing projects.
- Acting as a clearinghouse for information regarding homeless issues, affordable housing, etc.
- Seeking grant opportunities that will assist us in improving the condition and supply of the wide range of housing that is needed in our county.

The County's Draft Plan to End Long Term Homelessness, which has not yet been adopted by the County or the City of Modesto, states that long-term homelessness will make up approximately 10 to 20 percent of those who are homeless in any given year. It also estimates that 2,000-2,500 persons are homeless at any given time in Stanislaus County. No estimate was available for Modesto.

The Stanislaus County Continuum of Care consortium conducted a point-in-time count in January 2005 and included a survey of all shelter and county-wide emergency beds, institutions and wait lists. The purpose of the survey for this time period was to capture the largest number of homeless persons who would be utilizing a shelter facility. During the time the count was conducted, a large number of homeless who typically sleep along the riverbed were forced to vacate due to the dangers of high waters. As a result, a greater number of homeless utilized the homeless facilities during that time period, particularly the chronically homeless population.

Table 5 summarizes the results of the 2005 count. There were 1,613 homeless individuals, of which 484 were in emergency shelters, 194 in transitional housing, and 935 in unsheltered locations. Of the homeless individuals counted, 623 were in families, 675 were male individuals, and 263 were female individuals.
Table 1A in the Continuum of Care Plan (CoFC) indicates that, as of 2004, there were 628 beds for individuals in emergency shelters, transitional housing or permanent supportive housing, with 44 beds under development. According to the CoFC, there is an unmet needs/gap for 1,784 additional beds for individuals. The CoFC identifies that there were a total of 384 beds for persons in homeless families with children, with 149 beds under development. The CoFC also identifies an unmet needs/gap for 1,664 additional beds for families. The numbers in the Unmet Need/Gap column represent the Continuum of Care’s judgment on the need for additional beds under each category. The SCHSSC’s Special Population Subcommittee determined the numbers for the Unmet Need/Gap column.

The Continuum of Care Homeless Population and Subpopulations Chart shows that there are 203 chronically homeless individuals, 118 severely mentally ill individuals, 183 chronic substance abusers, 25 veterans, 71 victims of domestic violence and youth (under 18 years of age). These individuals were quantified using the point-in-time count. This number indicates the number of people who were counted on any given day.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction’s homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction’s choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.
3-5 Year Strategic Plan Priority Homeless Needs response:

1. **Homeless and Homeless Prevention Priorities.**

Based on identified homeless needs, the City of Modesto has established the following homeless priorities during the 2005 - 2009 Consolidated Plan period:

**Priority HM-1.** Address chronic homelessness.

**Priority HM-2.** Increase transitional housing.

**Priority HM-3.** Provide permanent supportive housing.

**Priority HM-4.** Prevent homelessness for those most at risk.

**Priority HM-5.** Provide intensive and coordinated case management.

Strategies to meet these priority needs include:

- Establish a "One-Stop Homeless Service Center" within the former Social Security Administration building at 1230 12th Street.

- Enter into "Master Leasing" arrangements with non-profit organizations and the County's Behavioral Health Department.

- Consider longer-term contracts for Direct Shelter Services for ESG or CDBG funding.

- Develop and adopt a ten-year plan to end long-term homelessness, and identify the number of units and the support services needed to assist the homeless.

- Increase options for long-term transitional housing, especially for certain affected groups such as women with children, and those with mental health and chemical dependency issues.

- Apply for federal and State grants and other special funding that is designed to increase shelter and transitional housing options for homeless individuals, such as State of California Proposition 46 funds.

- Support services and agencies listed in the Stanislaus County 2004 Continuum of Care Application.

- Fully implement the Homeless Management Information System (HMIS) to better identify gaps in service and to maintain accurate data about housing and service needs.

One of the highest priority needs in the County is permanent supportive housing and transitional housing for families and individuals who are homeless. Permanent, affordable housing that is tied to supportive services is a critical gap in Stanislaus County, particularly for people with disabilities, serious mental illness, chronic substance abuse and persons with AIDS. These are individuals that require intensive supportive services to maintain a stable housing situation over the long-term. In addition, many shelters cannot move families because of a lack of housing vouchers,
affordable permanent housing, or transitional housing, as well as a lack of supportive services to accompany permanent housing.

The County's CofC has identified the renewal of transitional housing and supportive services as vital, in order to continue addressing needs of homeless families and persons with chronic illness and substance abuse. A new supportive service for runaway youths is also a priority for the County. The CofC has identified gaps in the continuum of supportive services for youth, particularly those not currently supported through foster care or other youth service systems.

Project priorities were determined by rating criteria similar to the Notice of Funding Availability (NOFA) requirements, along with data collected in 2003 from the Special Populations Committee and additional data collected by the CofC Development Committee in June 2004, which identified the greatest needs and gaps in services. Additional criteria established was a ranking of application based on agency capacity to carry out the project, soundness of approach, need, coordination with other agencies to avoid duplication of services, leveraging of other resources, and the continued need of the project (for renewal projects only).

2. Priorities for Chronically Homeless Persons.

"Chronically homeless persons" include individuals or families who have been homeless for a year or longer, or who have experienced four or more episodes of homelessness over a three-year period. A significant majority of this population is comprised of individuals or families with individuals who suffer from mental illness, substance abuse issues, HIV/AIDS, and other health conditions or disabilities. Members of this population have often been released from an institutional setting or incarceration, or from a support system such as foster care.

Communities and agencies in Stanislaus County have taken some specific actions towards ending chronic homelessness in the County. The CofC strategy to end chronic homelessness is implemented countywide by the SCHSSC. Activities and strategies in place are as follows:

- Identify and secure funds for permanent supportive housing;
- Review county-wide discharge planning policies and establish a committee to monitor discharge planning procedures;
- Expand upon existing collaboration between housing and supportive service providers;
- Advocate, provide public education, and raise awareness;
- Collect and analyze data on the chronically homeless population and their needs, including development and implementation of the HMIS;
- Continue research into best practices and technical assistance;
- Initiate further County-wide strategic planning; and
- Conduct and disseminate research on national best practices and lessons learned from other Continuum of Care plan strategies.

Much of the work to alleviate chronic homelessness occurs at the agency level, where service providers are interacting on a daily basis with this population. Strategies to end chronic homelessness are as follows:

- Develop new housing and manage tenant-based rental assistance programs;
Modesto

- Increase the level of affordable housing within the County as funding opportunities arise;
- Increase the level of outreach services to identify and assist chronically homeless individuals;
- Provide direct services to people who are chronically homeless;
- Conduct outreach to people who are chronically homeless;
- Create venues for inter-agency collaboration so that key housing and supportive services providers can develop individualized strategies for people who are chronically homeless;
- Collect local data and assess local needs;
- Raise awareness and educate their communities;
- Conduct outreach to businesses, citizens, local government agencies, faith-based organizations, and service providers to inform them about the Continuum of Care and encourage their participation;
- Increase community-based services access to the chronically homeless population; and
- Contribute to data collection through participation in the HMIS system.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Stanislaus County and the City of Modesto offer a range of outreach assessment services to individuals and families experiencing homelessness. These services range from supportive housing, emergency housing, transitional housing, and permanent housing. According to the Continuum of Care document, as of 2004, there were 11 emergency shelters in the County. Four out of the 11 target youths both male and female, five shelters target males and one facility targets women. Currently, one facility is under development and it will serve males. There are currently 24 transitional housing facilities, targeting men, women, and families. No additional transitional facilities are in development at this time. There are currently five permanent supportive housing facilities in the County, and four more are under development. These facilities also target men, women, and families.

Other outreach and assessment include the Community Housing and Shelter Services (CHSS), Daily Bread Ministries, Golden Valley Health Centers Homeless Health Project, Doctors Medical Center Foundation, the United Way, and the County's Department of Mental Services, Behavioral Health and Recovery Services.

Further details on the Continuum of Care participating agencies, services, and clients can be found in the 2004 Stanislaus County Housing and Supportive Services Collaborative application to the U.S. Department of Housing and Urban Development.
The application is available through the Housing Authority of Stanislaus County as the lead agency (http://www.stancoha.org/).

**Homeless Strategic Plan (91.215 (c))**

1. Homelessness—Describe the jurisdiction’s strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction’s strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

2. Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

**1. Strategy for Developing a System to Address Homelessness**

The CofC Development Committee assessed the data provided from the 2003 Consumer Resource Survey and the 2004 Housing and Resource Survey, met to discuss the data, and determined County-wide priorities. Priorities were then shared with the Grant Review Committee to assist them in evaluating project applications.
The project rankings show an overall Countywide commitment to permanent supportive housing and meeting the needs of people who are chronically homeless.

Identified below are major strategies identified within the existing Continuum of Care Plan:

**Strategy 1: Permanent Supportive Housing/Homeownership - A Hand Up.**
This project, proposed by Habitat for Humanity, would provide permanent supportive homeownership opportunities for homeless persons with disabilities. This program would provide targeted homeownership assistance to this population along with supportive services from a consortia of six support services agencies specializing in services for families and the disabled population. The project would develop seven, three-bedroom single family dwelling units for a total of 25 beds. This project would address the highest priority need of permanent supportive housing for families, and fills the critical gaps of permanent supportive housing for people with disabilities, and housing and supportive services for people who homeless and seriously mentally ill and/or have a chronic substance abuse problem. However, this program did not received funding in the current funding cycle.

**Strategy 2: Permanent Supportive Housing - HALO Houses.**
This project, proposed by the Stanislaus Community Assistance Project (SCAP), will provide permanent supportive housing for chronically homeless individuals with HIV/AIDS. Approximately 71 percent of the funding request is specifically for leasing and operational costs. This project will provide four one-bedroom, three two-bedroom, and one, three-bedroom permanent supportive housing units. The units will be open-market rental units and the supportive services will primarily provided by SCAP, an agency which has been providing supportive services and housing to persons with disabilities for over 18 years. Other participating agencies in the monitoring include the Housing Authority, who will provide technical support and inspection services to the units, and homeless and disabled service providing agencies such as BHRS. This project addresses the highest priority need of permanent supportive housing and services for persons with HIV/AIDS.

**Strategy 3: HMIS Project – Stanislaus HMIS Project.**
The Housing Authority of the County of Stanislaus is submitting this project to complete development of an HMIS. The request for funding will allow the County to obtain software, support and maintenance, training, a project coordinator and part-time support staff to ensure the success of implementing a county-wide HMIS. Supportive services will be provided through the technology staff of BHRS and monitoring services will be provided through the Stanislaus County Redevelopment Agency (RDA). This RDA had made implementation of the HMIS a priority and has mandated that any recipient of CDBG, ESG, or local funds become a participant in the HMIS, thereby ensuring a greater level of data which can be used to assess services, gaps, and needs within the existing CoC System. City of Modesto staff is also working on this project.

**Strategy 4: Supportive Service Project – Families in Transition.**
This is a renewal project sponsored by multiple service providers. The first service is designed to break the traditional transitional housing philosophy of providing temporary housing with supportive services by providing permanent housing and "transitional" services (home-based case management). Families in transition services provide an essential link between homelessness and permanent housing through the provision of supportive services to homeless families and individuals,
addressing the gap of services between emergency shelter for homeless individuals and permanent housing. Such services include outreach, housing counseling, goal setting, and home-based case management.

**Strategy 5: Supportive Service Project – Pathways to Independence.**
This project is a new project proposed by Center for Human Services designed to increase the level of supportive services for youth transitioning out of foster care. This project provides transitional housing, vocational, and supportive services necessary to prepare youth out of foster care for greater independence. While there are existing programs in place, there is a great gap in the availability of transitional housing facilities for youth out of foster care and this project will serve to fill that gap in services for this population.

**Strategy 6: Supportive Services Project - Stanislaus Homeless Collaborative.**
This project is a renewal project submitted by CHSS that is designed to address gaps in the community’s Continuum of Care through a collaborative group of agencies providing supportive services to the underserved rural areas of Stanislaus County. CHSS, United Samaritans Foundation, and United Way are the collaborating agencies. United Samaritans provides meals and is the entity which provides outreach to the homeless population. Homeless individuals are then assisted through case managers stationed in the rural areas of the County to connect them with the appropriate homeless providers. CHSS, as the homeless service providing agency, then provides housing search assistance, case management services and referral services through United Way. This project has been in existence since 2000 and has provided an essential service within the CofC System.

**Strategy 7: Transitional Housing - Pathways to Hope.**
This renewal project, submitted by NIRVANA, is a transitional housing facility that provides housing and supportive services to the chronic substance abusers. This is a 12-bed facility which provides case management services, health services, treatment plans, and life skills counselors to stabilize homeless persons for transition into permanent housing and employment. This project will primarily provide transitional housing services for the chronically homeless population.

**Strategy 8: Supportive Services – Pathways to Recovery.**
This renewal project, submitted by NIRVANA, is another transitional housing facility that provides housing and supportive services to chronic substance abusers. This is NIRVANA’s second 12-bed facility, which provide case management services, health services, treatment plans, and life skills counselors to stabilize homeless persons for transition into permanent housing and employment. This project will primarily provide transitional housing services for the chronically homeless population, and would create a greater gap in the continuum if unfunded.

**Strategy 9: Permanent Supportive Housing – Shelter plus Care Project #1.**
This renewal project, submitted by the Housing Authority of the County of Stanislaus, will continue to provide six permanent tenant-based rental units to persons who are homeless and disabled in Stanislaus County. Assisted households are comprised of individuals who are homeless and diagnosed with a mental illness, chronic substance abuse problem, and/or HIV/AIDS. This project has targeted individuals who are dually diagnosed. Support services are provided through BHRS and SCAP. The project addresses the highest priority need of permanent supportive housing for individuals with disabilities including serious mental illness and chronic substance abuse problems.
The County's CofC identifies the fundamental components necessary to identify, assess and support homeless individuals and families in the community. Emergency Assistance provides aid to prevent homelessness by providing funds for rent, security deposits, utilities and other basic needs. This component assists very low to low-income families who may be at risk for homelessness due to a job loss, illness or eviction. Many local and regional agencies in the County offer education, information and counseling that helps to prevent homelessness by providing referral services, housing counseling services and tenant advocacy to those very low- to low-income families, individuals with mental illness and/or disabilities, and persons with HIV/AIDS. Agencies that participate in the SCHSSC work to prevent homelessness through advocacy and awareness by offering legal aid services, fair housing and discrimination investigations.

As identified in the CofC, the SCHSSC plans to provide the following services:

- The County of Stanislaus plans to award thirty percent of Emergency Shelter Grant funds to agencies that provide prevention activities targeted to low-income families who are at risk of becoming homeless. The cities of Modesto and Turlock have also designated a portion of ESG funding to homelessness prevention.
- Children's Crisis Center plans to provide assistance to women and children who are homeless or at risk of becoming homeless.
- Interfaith Ministries plans to open an additional winter shelter to house families who are homeless or at risk of becoming homeless.
- Community Housing and Shelter Services is planning to secure funding to continue to provide homelessness prevention through financial assistance and education.
- Project Sentinel plans to increase awareness and advocacy by expanding its landlord/tenant program.

2. Strategy for Eliminating Chronic Homelessness

According to the Continuum of Care, the primary contributing factors to chronic homelessness in Stanislaus County are substance abuse and serious mental illness, either undiagnosed or diagnosed with inconsistent use of treatment or use of prescribed medication. Many of these individuals are unemployable or unable to keep a job because of their disability (this also includes homeless youth). The cycle continues in that those individuals with substance abuse or mental illness disabilities often have poor rental histories and can have criminal backgrounds, which preclude them from obtaining admittance to federally subsidized housing.

It is essential to remove individuals from the homeless assistance system. Therefore, adopting a "housing first" approach to dealing with people who are chronically homeless is an essential first step to implementing an effective strategy for ending chronic homelessness. Once an individual's housing has been stabilized, then they can be connected with services that exist to meet the other needs that led to the housing crisis in the first place.

Institutional, regulatory and cultural obstacles must be overcome in order for the County to make progress toward the goal of ending homelessness. After permanent residence is obtained, support services for individuals and families must continue.
These services include but are not limited to various treatment and training opportunities.

As part of the Continuum of Care, a Ten-Year Plan Committee was established. The Corporation for Supportive Housing is in its final stages of assisting Stanislaus County in the development of its’ ten-year plan to end chronic homelessness. This sub-committee has been meeting regularly to provide data and input into the development of the plan. The purpose of this plan is to meet the permanent supportive housing needs of the long-term or chronically homeless. The plan will be completed and adopted into the Continuum of Care’s strategies to end chronic homelessness by June 2015. The Draft Plan to End Long Term Homelessness has been prepared, and the Priority Homeless Needs section of this document presents a summary of its strategies. However, this plan has not yet been adopted by the County or the City.

Communities and agencies in Stanislaus County have taken some specific actions towards ending chronic homelessness in the County and made progress towards the goals established. To ensure the Continuum of Care Plan for Stanislaus County remains on track in evaluating and meeting specific targeted goals, the CofC Development Committee recently incorporated as a task to begin a tracking progress toward meeting stated goals within the CofC plan. Specific actions taken by organizations within the SCHSSC toward meeting chronic homelessness goals include:

- Increase availability of affordable service-enhanced housing units in the County (permanent supportive housing).
- Bolster the comprehensive network of outreach and support services that must accompany permanent housing for people who are chronically homeless.
- Provide a one-stop homeless service center in the former Social Security Administration building on 12th Street.

Service providers interact on a daily basis with the chronically homeless population. The SCHSSC and its membership will share the responsibility of implementing the strategy to end chronic homelessness. The following actions to end chronic homelessness are as follows:

- Develop new housing and manage tenant-based rental assistance programs;
- Increase the level of affordable housing within the County as funding opportunities arise;
- Increase the level of outreach services to identify and assist chronically homeless individuals;
- Provide direct services to people who are chronically homeless;
- Conduct outreach to people who are chronically homeless;
- Create venues for inter-agency collaboration so that key housing and supportive services providers can develop individualized strategies for people who are chronically homeless;
- Collect local data and assess local needs;
- Raise awareness and educate their communities;
- Conduct outreach to businesses, citizens, local government agencies, faith-based organizations, and service providers to inform them about the Continuum of Care and encourage their participation;
• Increase community-based services access to the chronically homeless population; and
• Contribute to data collection through participation in the HMIS system.

3. Strategies to Prevent Homelessness for Individuals and Families with Children at Imminent Risk of Becoming Homeless.

The County offers services for the prevention of homelessness. These include emergency assistance, education, information and counseling, and advocacy and awareness. Emergency assistance consists of various agencies providing emergency financial assistance to prevent homelessness by providing funds for rent, security deposits, utilities and medical and other basic needs. In addition to governmental assistance, other groups provide emergency assistance to persons in need. These include the Interfaith Ministries, The Salvation Army, Calvary Temple Care Center, The Love Center, and United Samaritans. These organizations provide emergency assistance for food and clothing. Seven communities within Stanislaus County provide food to their local residents through community food pantries. Twenty local churches also operate food pantries or similar programs that provide emergency food, clothing and other financial assistance to families in need.

Several agencies throughout the County offer education, information and counseling. These services include hotlines, tenant education and counseling and case management. Tenant advocacy agencies coordinate with the County's Sheriff's eviction unit or property owners to identify those facing eviction. The tenant advocacy agency provides outreach services and work with the family or individual to resolve or prevent eviction.

Agencies that participate in the SCHSSC work to prevent homelessness through advocacy and awareness. Members of the SCHSSC regularly make presentations to community organizations, schools, churches, clinics, hospitals, law enforcement and social service agencies to increase awareness about ways to prevent homelessness and the status of the region's homeless population. The SCHSSC promotes collaboration among the county service agencies in order to improve service delivery and prevent homelessness among low-income individuals and families. For example, one agency - Coalition on Homelessness, Stanislaus County - publishes a newsletter called The CurbSide News, which serves as an excellent tool to share information on homeless issues in Stanislaus County.

Agencies throughout the County provide outreach services to people living on the streets and to persons living in shelters, jails, hospitals or other temporary housing. Outreach for those living on the streets include providing services to meet the immediate needs of an individual and making referrals to additional resources such as mental health or substance abuse programs. Outreach staff links persons living in temporary housing with housing services, beginning the process of achieving stable housing.


The City of Modesto, through its CDBG program, provides funds for several agencies providing services to homeless persons. There are 17 agencies which receive CDBG funds to provide social services, shelter and food. The City of Modesto provides rental assistance through the HOME program. The ESG program provides funds to the City and Stanislaus County for shelter, rental assistance and rehabilitation of
shelter units. Housing Choice Vouchers are provided by the HACS, and there is a waiting list. A preference for homeless individuals will began in fiscal year 2004-2005. Public housing is provided only if units are dedicated to homeless individuals. Stanislaus County offers various programs to achieve the goal of ending homelessness.

Many agencies, governmental and non-governmental, coordinate work efforts to implement their homelessness strategies. The City and County provide funds to several agencies which provide shelter, food and rental assistance. The Community Housing and Shelter Services (CHSS) is a private resource which provides housing counseling, referrals and homeless services. In addition to federal, state, local and private assistance, there are approximately 34 foundations that provide funds to various agencies. These include, but are not limited to, the United Way, Interfaith Ministries, the Salvation Army and the Red Cross. Many of the foundations provide annual grants which help support shelters and transitional, permanent and emergency housing. Other services which the foundations support include rehabilitative services, job counseling, teen shelters, family centers and emergency food programs.

5. Activities to Implement Community-wide Discharge Coordination Policy

There are several agencies in Stanislaus County which help ensure persons are not discharged directly from publicly funded institutions or systems resulting in homelessness. Telecare/SHOP is the County’s primary agency which conducts extensive outreach to chronically homeless mentally ill individuals. Behavioral Health and Recovery Services (BHRS) provides treatment and discharge planning to adults with serious mental illness and/or chemical addiction. Telecare/SHOP has extensive policies in place to ensure that patients and mentally ill inmates are not discharged into inappropriate settings such as shelters, the streets, hotels or motels. The discharge planning process includes looking at a supportive or protective environment if the patient is expected to be incapable of independent living. Telecare/SHOP case managers work directly with BHRS to arrange appropriate follow-up services, including housing for the patients who are discharged.

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

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

The California Department of Corrections recently developed the Police and Corrections Team (PACT) Program, which is required within each parole district statewide. This program, also referred to as Community Policing, is a nationally recognized partnership between law enforcement and local service providers to ensure that parolees are provided with a connection to adequate supportive and housing services to improve their success in reintegrating into the community. The goal is to begin the discharge planning process at the time of admission to a facility; however, this is not occurring consistently.

The SCHSSC is working with the coordinators of PACT and is in the process of establishing a Discharge Planning Sub-Committee. This committee will comprise of members who represent the mentally ill, substance abusers, youth out of foster care, disabled, and parolee populations who can identify the specific needs within each sub-population in order to create better discharge plans for these populations. This committee will be a liaison to the SCHSSC, Department of Corrections, local law enforcement, service providers, housing providers and other institutions or facilities. Based on results of the Continuum of Care, the SCHSSC will consider the needs in developing permanent supportive housing for inmates released from facility settings.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:
Since this section applies to states only, no response is required.

Community Development (91.215(e))

*Please also refer to the Community Development Table in the Needs.xls workbook

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

Describe the basis for assigning the priority given to each category of priority needs.

1. Identify any obstacles to meeting underserved needs.

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

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

1. Priority Non-Housing Community Development Needs

As noted in the General Questions, Managing the Process and Citizen Participation sections, the City of Modesto identified community development priority needs based in part on surveys of residents and service providers. It also developed its priorities on needs as determined by City departments, and on analysis of statistics from sources such as the 2000 Census. The Community Development table contains projected needs of Modesto, the goals in meeting these needs, and the priorities assigned to these needs. For some items in the Community Development table, the City determined that no need existed.

General community development priorities established by the City include:

**Priority CD-1.** Infrastructure improvements in low-income neighborhoods.

**Priority CD-2.** Americans with Disabilities Act (ADA) accessibility improvements.

**Priority CD-3.** Community centers/recreation facilities in low-income neighborhoods.

**Priority CD-4.** Infrastructure improvements to attract job-creating businesses.

**Priority CD-5.** Comprehensive workforce training.

**Priority CD-6.** Business recruitment and retention.

**Priority CD-7.** Supportive services that allow for independent living by populations with special needs.

**Priority CD-8.** Supportive services combined with housing programs for homeless persons and families.

**Priority CD-9.** Training in life skills and job and language skills.

**Priority CD-10.** Child care services.

**Priority CD-11.** Programs for at-risk youth.

**Priority CD-12.** Transportation services for those with special needs.

Strategies to meet these priority needs include:

- Continue street paving in low-income areas as defined by HUD.
- Continue with installation of ADA curb cuts.
• Develop a Neighborhood Revitalization Strategy that will complement the "Weed and Seed" program. Components of this strategy will include the following:
  • Code enforcement
  • Housing rehabilitation
  • Police Department's "Beat Health" programs
  • Neighborhood clean-ups

• Continue to fund public services at the highest percentage allowed by HUD regulations.

• Combine housing and services for homeless populations.

• Investigate new program to increase child care opportunities to low-income families.

• Investigate the use of CDBG funds for addressing health care issues.

2. Basis for Assigning Priorities

The City assigned priorities to its community development needs based upon results from a resident survey. It also used information obtained from responses to a service provider questionnaire, and from responses to a questionnaire distributed to City agencies.

3. Obstacles to Meeting Underserved Needs

A lack of sufficient funding is the primary obstacle to meeting underserved needs. As the HUD entitlement grants cannot address all of the identified needs with entitlement dollars, additional funding is necessary. In recent years, the City has received funds from the HUD Section 108 Loan Guarantee Program to finance construction of a neighborhood center and renovation of a youth center. The City is also looking at other federal and State funding sources for its community development needs. However, due to budget problems at the federal and State level, there is no guarantee that adequate funding will be obtained.

Another obstacle is the lack of facilities to house service agencies that could be brought together to deliver more comprehensive and efficient services to clients. The City of Modesto has applied to the U.S. Department of Health and Human Services to take over the Social Security Administration building at 1230 12th Street, which has been declared surplus government property. The City plans to use the building as a one-stop shop for homeless service. The Stanislaus County Housing and Supportive Services Collaborative is also interested in using this building as its headquarters for a variety of collaborative agencies, both government and non-profit.

Finally, Modesto has suffered from an imbalance of jobs, particularly higher-paying jobs, in relation to housing, as much of the City’s housing development since the late 1990s has been occupied by workers who commute to jobs outside Stanislaus County. The following narrative summarizes a discussion of employment trends in Modesto from Chapter 2 of the 2004 Housing Element.
Employment Trends. Between the 1990 and 2000 Census, service occupations had the largest employment increase in Modesto, which is typical of the time period for most cities in California. At the same time, the proportion of Modesto residents employed in farming and as machine operators/laborers decreased (Table 6). Overall, Modesto’s employed population increased by 10 percent, while the overall population increased by 15 percent (Table 7). Major employers in Modesto include those associated with general government, education, agricultural products, and health services.

**TABLE 6**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Managerial/Professional</td>
<td>16,729</td>
<td>24%</td>
<td>21,760</td>
<td>28%</td>
<td>30%</td>
<td></td>
</tr>
<tr>
<td>Sales, Technical, Admin.</td>
<td>23,274</td>
<td>33%</td>
<td>21,200</td>
<td>28%</td>
<td>-9%</td>
<td></td>
</tr>
<tr>
<td>Service Occupations</td>
<td>8,684</td>
<td>12%</td>
<td>12,206</td>
<td>16%</td>
<td>41%</td>
<td></td>
</tr>
<tr>
<td>Production, Craft &amp; Repair</td>
<td>9,103</td>
<td>13%</td>
<td>12,349</td>
<td>16%</td>
<td>36%</td>
<td></td>
</tr>
<tr>
<td>Operators/Fabricators/Laborers</td>
<td>10,511</td>
<td>15%</td>
<td>8,079</td>
<td>11%</td>
<td>-23%</td>
<td></td>
</tr>
<tr>
<td>Farming, Forestry, and Fishery</td>
<td>1,362</td>
<td>2%</td>
<td>973</td>
<td>1%</td>
<td>-29%</td>
<td></td>
</tr>
<tr>
<td>Total Employed Residents</td>
<td>69,663</td>
<td>100%</td>
<td>76,567</td>
<td>100%</td>
<td>10%</td>
<td></td>
</tr>
</tbody>
</table>

Note: Occupation categories changed slightly between the 1990 and 2000 Census.

**TABLE 7**

<table>
<thead>
<tr>
<th>Major Employers in Modesto</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employer</td>
</tr>
<tr>
<td>Bell-Carter Packaging</td>
</tr>
<tr>
<td>California State University</td>
</tr>
<tr>
<td>Community Services Agency GAIN</td>
</tr>
<tr>
<td>Con Agra Grocery Products</td>
</tr>
<tr>
<td>County of Stanislaus</td>
</tr>
<tr>
<td>Del Monte Corp.</td>
</tr>
<tr>
<td>Doctor's Medical Center</td>
</tr>
<tr>
<td>Duarte Nursery</td>
</tr>
<tr>
<td>E &amp; J Gallo Winery</td>
</tr>
<tr>
<td>El Sol Newspaper</td>
</tr>
<tr>
<td>Emanuel Medical Center</td>
</tr>
<tr>
<td>Foster Farms</td>
</tr>
<tr>
<td>Frito-Lay</td>
</tr>
<tr>
<td>Hershey Chocolate</td>
</tr>
<tr>
<td>Labor Ready</td>
</tr>
<tr>
<td>Memorial Medical Center</td>
</tr>
<tr>
<td>Modesto Bee</td>
</tr>
<tr>
<td>Modesto Junior College</td>
</tr>
</tbody>
</table>
TABLE 7
Major Employers in Modesto

<table>
<thead>
<tr>
<th>Employer</th>
<th>Industry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oak Valley Hospital</td>
<td>Hospitals</td>
</tr>
<tr>
<td>Patterson Frozen Foods</td>
<td>Frozen Food Processors</td>
</tr>
<tr>
<td>Prompt Care-Memorial Hospital</td>
<td>Hospitals</td>
</tr>
<tr>
<td>Stanislaus County Community Services</td>
<td>County Government</td>
</tr>
<tr>
<td>Stanislaus Food Products</td>
<td>Canning</td>
</tr>
<tr>
<td>Sutter Gould Medical Foundation</td>
<td>Physicians and Surgeons</td>
</tr>
<tr>
<td>Valley Fresh</td>
<td>Poultry Processing</td>
</tr>
</tbody>
</table>

Source: Data from the California Employment Development Department.

While some Modesto residents work in higher-paying occupations, many others work in the service sector, providing essential services to residents and businesses in the community. These residents may not be able to afford adequate housing in the City. Table 8 shows the average salary of selected jobs in Modesto. Many of these are low-paying jobs that fall within the lower-income categories. The City is expected to see the addition of an estimated 106,000 jobs by 2020, many of which, particularly those in the service sector, will be lower paying. Housing costs, as estimated by the median home price, have increased dramatically – by 37 percent in Modesto between 2000 and 2002. As a result, homeownership is becoming increasingly difficult to achieve for moderate-income working professionals, and is almost out of reach for low-income households.

TABLE 8
Modesto Annual Salaries Compared to County Average Income (2000)

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Mean Annual Wage</th>
<th>% of County Average Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social and Community Service Managers</td>
<td>$44,140</td>
<td>101%</td>
</tr>
<tr>
<td>Community and Social Services Occupations</td>
<td>$36,863</td>
<td>84%</td>
</tr>
<tr>
<td>Child, Family, and School Social Workers</td>
<td>$35,377</td>
<td>81%</td>
</tr>
<tr>
<td>Medical and Public Health Social Workers</td>
<td>$50,531</td>
<td>115%</td>
</tr>
<tr>
<td>Health Educators</td>
<td>$23,029</td>
<td>52%</td>
</tr>
<tr>
<td>Social and Human Service Assistants</td>
<td>$27,015</td>
<td>62%</td>
</tr>
<tr>
<td>Clergy</td>
<td>$15,657</td>
<td>38%</td>
</tr>
<tr>
<td>Preschool Teachers, Except Special Education</td>
<td>$22,636</td>
<td>52%</td>
</tr>
<tr>
<td>Special Education Teachers, Middle School</td>
<td>$54,796</td>
<td>125%</td>
</tr>
<tr>
<td>Emergency Medical Technicians and Paramedics</td>
<td>$21,345</td>
<td>49%</td>
</tr>
<tr>
<td>Healthcare Support Occupations</td>
<td>$23,344</td>
<td>53%</td>
</tr>
<tr>
<td>Home Health Aides</td>
<td>$19,412</td>
<td>44%</td>
</tr>
<tr>
<td>Nursing Aides, Orderlies, and Attendants</td>
<td>$18,721</td>
<td>43%</td>
</tr>
<tr>
<td>Dental Assistants</td>
<td>$23,403</td>
<td>53%</td>
</tr>
<tr>
<td>Medical Assistants</td>
<td>$27,956</td>
<td>64%</td>
</tr>
<tr>
<td>Child Care Workers</td>
<td>$17,160</td>
<td>39%</td>
</tr>
<tr>
<td><strong>Total all occupations</strong></td>
<td><strong>$30,977</strong></td>
<td><strong>71%</strong></td>
</tr>
</tbody>
</table>

Source: California Employment Development Department

Note: County Median Income in 2000 was $43,900.
Jobs-to-Housing Ratio

Modesto's jobs-to-households ratio is higher than that of San Joaquin County, at 1.1, according to Stan COG estimates, though it is unclear to what extent the jobs are geographically matched with the population (Table 9). The Census identifies 76,567 employed persons in Modesto, averaging 1.12 wage-earners per household. A jobs-housing ratio of 1.1 seems to indicate that the City does offer an adequate number of jobs. The jobs-housing issues confronting the City seem to relate more to the spatial mismatch between the jobs located in Modesto and the people working those jobs, as evidenced by the large number of commuters crossing the Altamont Pass daily. Of equal concern is the mismatch between the types of jobs offered and associated pay scales, and the costs of housing in the City.

### TABLE 9
Jobs to Housing Ratio (2000)

<table>
<thead>
<tr>
<th>Geographic Area</th>
<th>Households</th>
<th>Employment</th>
<th>Jobs to Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceres</td>
<td>10,967</td>
<td>12,128</td>
<td>1.1</td>
</tr>
<tr>
<td>Hughson</td>
<td>1,263</td>
<td>1,670</td>
<td>1.3</td>
</tr>
<tr>
<td>Modesto</td>
<td>67,959</td>
<td>75,645</td>
<td>1.1</td>
</tr>
<tr>
<td>Newman</td>
<td>2,047</td>
<td>1,883</td>
<td>0.9</td>
</tr>
<tr>
<td>Oakdale</td>
<td>5,778</td>
<td>4,923</td>
<td>0.9</td>
</tr>
<tr>
<td>Patterson</td>
<td>3,147</td>
<td>3,846</td>
<td>1.2</td>
</tr>
<tr>
<td>Riverbank</td>
<td>3,907</td>
<td>4,334</td>
<td>1.1</td>
</tr>
<tr>
<td>Turlock</td>
<td>18,658</td>
<td>19,766</td>
<td>1.1</td>
</tr>
<tr>
<td>Waterford</td>
<td>1,873</td>
<td>1,849</td>
<td>0.9</td>
</tr>
<tr>
<td>Unincorporated County</td>
<td>39,328</td>
<td>42,082</td>
<td>1.1</td>
</tr>
<tr>
<td>Total County</td>
<td>154,927</td>
<td>168,126</td>
<td>1.1</td>
</tr>
</tbody>
</table>


Local Economic Development Trends and Initiatives

As discussed above, the jobs-to-housing ratio in Modesto is improving and is better on the aggregate level than in many other cities in the region. However, because of an increasing number of residents who work out of the City and County, and an increasing number of workers in Modesto who live elsewhere, traffic congestion is becoming worse, impacting the City's ability to provide adequate transportation infrastructure and expand economic opportunities. The Inter-Regional Partnership (IRP), a partnership formed in 1998 consisting of 15 selected officials from 5 counties — Alameda, Contra Costa, San Joaquin, Santa Clara, and Stanislaus — indicates that the most effective incentives for economic development in job-poor areas would be those that:

- Improve their competitive position in the marketplace by reducing the cost of off-site improvements;
- Improve the quality of the workforce; and/or,
- Reduce the time for processing local development proposals.
In the City, though plenty of land may be zoned to allow economic development, the cost of providing infrastructure to this land, especially transportation infrastructure, is seen as a constraint to development. Adaptive reuse of redevelopment areas and existing buildings is a potential mechanism for economic development with less-burdening infrastructure costs. Modesto’s Community and Economic Development Department has several programs intended to encourage economic activity that will benefit current and future residents:

- Modesto Redevelopment Project Area Incentives;
- Economic Development Revolving Loan Program;
- Economic Development Revenue Bonds; and
- Enterprise Designation Areas.

4. Long-Term and Short-Term Community Development Objectives

Long-term objectives to address community development needs include the following:

- Neighborhood revitalization - housing rehabilitation, neighborhood clean-up.
- Economic development - job and skills training, adult literacy, small business loan program, English as a Second Language, provision of infrastructure for the development of industrial parks, etc.
- Public services, with priority given to emergency food and shelter, youth services and health care.
- Provision of infrastructure and other capital improvements in low-income neighborhoods.

Short-term objectives that address the above long-term objectives include the following (reference to line items in Community Development table in parentheses):

**Neighborhood Revitalization**
- Housing rehabilitation loans to property owners in the City's two residential target areas (Highway Village and Airport Neighborhood) (Line 14A).
- Property enhancement program to enable very low- and low-income property owners to improve exterior appearance of their property (Line 14A).
- Paint and insulation rebate program that provides property owners an incentive to improve condition of their homes (Line 14A).
- Cover portion of salary for a City Building Inspector to perform necessary inspections, clearance and documentation work for City's target area housing rehabilitation and maintenance program (Line 14H).
- Staffing, services and supplies necessary to provide technical support and oversight of the City's housing maintenance programs (Line 14H).
- Installation of gates with locks in alleys in low-income neighborhoods, to prevent nuisance and criminal behaviors from occurring in these alleys (Line 03K).
- Assist neighborhood clean-up projects for the City's low-income residents, through placement of dumpsters in qualifying neighborhoods where an imminent health or safety risk is identified (Line 03K).
- Code enforcement officers that work in low-income census tracts, along with support staff (Line 15).
- Funding for eligible Community Based Development Organizations (CBDO) to carry out allowable neighborhood revitalization activities in a specific geographic area (Line 19C).
• "Weed and Seed" program, managed by Modesto Police Department, which reduces crime in designated area while encouraging positive activities (Lines 03K, 051).

Economic Development
• Funding of an Administrative Support Officer to provide City input and oversight into programs operated by the Workforce Development Collaborative. The City is interested in developing a new workforce development program, which may include a partnership with Kaiser Medical Corporation for a nurse's assistant program (Line 21A).

Public Services
• General public services such as adult literacy services, United Way information and referral services, and case management for families and/or individuals who are homeless or at risk of homelessness (Line 05).
• Food programs for low- and moderate-income persons, including delivery of food to homeless individuals or referred clients temporarily living in hotels, and delivery of food to persons with HIV/AIDS (Line 05).
• Shelter services, including a seasonal homeless emergency shelter and a transitional shelter for women recovering from alcohol/drug addictions and their children (Line 05).
• Health services for disabled persons, mainly funding for medical equipment, adaptive aids or assistive devices for the DRAIL program (Line 05B).
• Child care services, including expansion of existing facilities and respite childcare for low-income at-risk children and families who are homeless (Line 05L).
• Youth services, including shelter for runaway or homeless youth (Line 05D).
• Crime awareness program that provides training to tenants and landlords on crime prevention in rental complexes (Line 05I).
• Funding for childcare services at shelter for abused, neglected and at-risk children (Line 05N).
• Fair housing and tenant/landlord counseling services to be provided by Project Sentinel (Lines 05J, 05K).

Infrastructure and Capital Improvements
• Installation of ADA-compliant curb ramps at priority intersections (Line 03L).
• Paving of streets in low-income areas where such amenities are non-existent or in a state of neglect (Line 03K).
• Retrofit of former Social Security Administration building on 12th Street for "one-stop shop" for homeless services (Line 03).
• Grants to neighborhood groups to carry out small infrastructure or beautification projects, if the beneficiaries are low or moderate income (Line 03).
• Funding support for the City's Property Agent to pursue the purchase of land or right-of-way for CDBG-funded projects (Line 01).

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing
component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

1. Antipoverty Goals, Programs and Policies
Providing opportunities for low-income families to improve their economic status is a focus of effort for the City. The City will work in this area in the following ways:

• Continue to work cooperatively with the local Workforce Investment Board, the Workforce Alliance, community colleges and other partners to implement innovative training programs in the City which address the needs of both families receiving public assistance and the working poor. The Workforce Alliance is a newly reformed coalition that brings together economic development efforts with workforce training efforts.

• Continue to provide staff support to the City’s Workforce Development Program operated by the Community and Economic Development Department.

• Enhance relationships with other public agencies that work with low-income families through non-profit workgroups, to address the potential of joint applications for grants that address the needs of low-income families.

• Continue with efforts to increase the supply of affordable housing in the City. While the production and preservation of affordable housing on its own will not raise people’s income or lift them from poverty, it does contribute to stabilizing living expenses for low-income families, which provides them with more discretionary income for other living expenses.

2. Extent to Which the Strategy Will Reduce Number of Poverty-Level Families

The City’s strategy for reducing poverty will be successful only to the extent that:

• Adequate state and federal funding is available for education, job training, and supportive service programs that will increase economic opportunity and self-sufficiency;
• Adequate state and federal funding is available for regional infrastructure necessary to support economic development; and
• Modesto’s competitiveness in relation to other regional economies attracts employers and industries that create higher paying jobs.

Unfortunately, the City of Modesto has little or no direct control over these factors and can make only marginal improvement in the local rate of poverty through its use of federal and other funds.
Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

(States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

Since this section applies to states only, no response is required.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-Homeless Special Needs Analysis response:

1. Priorities and Specific Objectives for Non-Homeless Special Needs

Refer to the Non-Homeless Special Needs table for a description of priorities and objectives regarding non-homeless special needs. A High priority has been assigned to the following:

- Elderly housing.
- Frail elderly housing and supportive services.
- Disabled persons housing.
- Housing and supportive services for persons with HIV/AIDS.

In addition, the City proposes to provide services for other special needs groups not listed in the Non-Homeless Special Needs table. These include large families, single-parent families, and farmworkers. The needs of these groups are discussed in the Non-Homeless Special Needs Analysis section below.

2. Use of Federal, State and Local Resources

Refer to the Non-Homeless Special Needs table for a description of resources to be used to address identified needs. In general, most non-homeless special needs for housing will be met by using CDBG and HOME funds in combination with the State of California's CalHOME funds and funds from the City's Redevelopment Agency. Supportive services would be funded primarily by the CDBG program, both with grants and by the revolving loan fund. Housing and supportive services for persons with HIV/AIDS would also receive HOPWA funds.
Non-Homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

   *Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-Homeless Special Needs Analysis response:

1. Estimate of Persons in Subpopulations Requiring Housing and Supportive Services

Refer to the Non-Homeless Special Needs Table for estimates of persons in need. The following narrative summarizes the estimated number and need of special population groups. Information contained in this section are from the City's 2004 Housing Element, unless otherwise noted.

Special Needs Groups
Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities. Special needs groups, for the purposes of this analysis, include:

- Seniors.
- Persons with disabilities.
- Large families.
- Agricultural workers.
- Individuals with alcohol or other drug addiction.
- Individuals with severe mental illness.
- Persons with HIV/AIDS.

Each special needs group has particular housing needs. While single mothers with children continue to outnumber single fathers with children, single-father households experienced the largest increase of the special needs populations, at 78 percent. Single mothers with children increased in the City by 40 percent and represented 74 percent of the single-parent households with children in 2000. Farmworkers in Modesto decreased in population, with a migration toward unincorporated areas of the County.

**Persons with Disabilities**
Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or otherwise make caring for oneself difficult. Individuals with physical and mental disabilities often have special needs related to housing that go unmet by the private housing market. Special issues relate to inability to earn a sufficient income for market rate housing, the lack of accessible and affordable housing, and the need for supportive services.

The 2000 Census documented the following disabilities: sensory, physical, mental, self-care, going-outside-home, and employment. Due to the large range of disabilities recorded, the proportion of residents with one or more disabilities reported by the 2000 Census generally is larger than that reported in the 1990 Census. According to the 2000 Census, more than 38,000 residents in Modesto had one or more disabilities, representing approximately 22 percent of the total population (Table 10). However, almost half of the non-senior adults with disabilities are employed.

Among the Modesto children with disabilities, most are inflicted, with mental disabilities, which include development disabilities. Among the disabled persons age 16 to 64, physical disabilities, going-outside-home disabilities, and employment disabilities are most common. Seniors age 65 or above are more impacted by physical and going-outside-home disabilities than other types of disabilities. To accommodate the housing needs for persons with disabilities, housing designs must be particularly sensitive to the constraints caused by physical and sensory disabilities. Modesto has a number of State-licensed community care facilities to meet the needs of persons with special needs, including those related to physical and mental disabilities.
TABLE 10
Disability Status of Modesto Residents Aged 5 or More

<table>
<thead>
<tr>
<th>Disability Status</th>
<th>Total</th>
<th>Male</th>
<th>Female</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age 5 to 15</td>
<td>36,734</td>
<td>18,667</td>
<td>18,067</td>
</tr>
<tr>
<td>With a Disability</td>
<td>2,285</td>
<td>1,485</td>
<td>800</td>
</tr>
<tr>
<td>No Disability</td>
<td>34,449</td>
<td>17,182</td>
<td>17,267</td>
</tr>
<tr>
<td>Age 16 to 20</td>
<td>14,567</td>
<td>7,105</td>
<td>7,462</td>
</tr>
<tr>
<td>With a Disability</td>
<td>2,229</td>
<td>1,124</td>
<td>1,105</td>
</tr>
<tr>
<td>Employed</td>
<td>42%</td>
<td>47%</td>
<td>37%</td>
</tr>
<tr>
<td>Not Employed</td>
<td>58%</td>
<td>53%</td>
<td>63%</td>
</tr>
<tr>
<td>No Disability</td>
<td>12,338</td>
<td>5,981</td>
<td>6,357</td>
</tr>
<tr>
<td>Age 21 to 64</td>
<td>102,510</td>
<td>49,370</td>
<td>53,140</td>
</tr>
<tr>
<td>With a Disability</td>
<td>24,593</td>
<td>12,408</td>
<td>12,185</td>
</tr>
<tr>
<td>Employed</td>
<td>50%</td>
<td>58%</td>
<td>41%</td>
</tr>
<tr>
<td>Not Employed</td>
<td>50%</td>
<td>42%</td>
<td>59%</td>
</tr>
<tr>
<td>No Disability</td>
<td>77,917</td>
<td>36,962</td>
<td>40,955</td>
</tr>
<tr>
<td>Age 65+</td>
<td>19,727</td>
<td>7,975</td>
<td>11,752</td>
</tr>
<tr>
<td>With a Disability</td>
<td>9,250</td>
<td>3,574</td>
<td>5,676</td>
</tr>
<tr>
<td>No Disability</td>
<td>10,477</td>
<td>4,401</td>
<td>6,076</td>
</tr>
</tbody>
</table>

Note: Totals may deviate slightly from 100% count of population.

Senior Households
Senior persons often have special housing needs for three key reasons: income, health care costs, and physical disabilities. Some of the most important issues for seniors are presented in Table 11. Among the senior population in Modesto, 27 percent of all seniors live alone (Table 12). This proportion is significantly higher than in California and indicates a need for housing options designed to meet senior needs.

TABLE 11
Housing Issues of Special Importance to Seniors

<table>
<thead>
<tr>
<th>Senior Issues</th>
<th>Description</th>
<th>Incidence in Modesto</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed/Limited Income</td>
<td>Many seniors have a limited, and/or fixed income from which they pay for health care, housing, and other expenses.</td>
<td>Approximately 33 percent of senior households in Modesto have low or very low incomes.</td>
</tr>
<tr>
<td>Disabilities</td>
<td>Seniors have physical disabilities at a higher rate than does the general population. Senior homeowners, particularly elderly women, may require assistance in performing regular home maintenance or repair activities due to physical limitations or disabilities.</td>
<td>Out of the senior population in the City, 37 percent have a disability.</td>
</tr>
<tr>
<td>Cost Burden</td>
<td>Limited income and a lack of affordable housing leads to a cost burden (more than 30 percent of one's income spent on housing).</td>
<td>61 percent of renter senior households in the City experience a housing cost burden.</td>
</tr>
</tbody>
</table>
TABLE 12
Senior Population

<table>
<thead>
<tr>
<th>Senior Population Category</th>
<th>Modesto</th>
<th>California % of Senior Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Persons</td>
<td>Percent</td>
</tr>
<tr>
<td>Total</td>
<td>20,962</td>
<td>100%</td>
</tr>
<tr>
<td>In households</td>
<td>19,325</td>
<td>92%</td>
</tr>
<tr>
<td>In family households</td>
<td>13,146</td>
<td>63%</td>
</tr>
<tr>
<td>Householder</td>
<td>6,867</td>
<td>33%</td>
</tr>
<tr>
<td>In non-family households</td>
<td>6,179</td>
<td>30%</td>
</tr>
<tr>
<td>Living alone</td>
<td>5,574</td>
<td>27%</td>
</tr>
<tr>
<td>In group quarters</td>
<td>1,637</td>
<td>8%</td>
</tr>
<tr>
<td>Institutionalized population</td>
<td>1,144</td>
<td>5%</td>
</tr>
<tr>
<td>Noninstitutionalized population</td>
<td>493</td>
<td>2%</td>
</tr>
</tbody>
</table>


Many senior households in Modesto pay more than 30 percent of their often-limited and small incomes on housing. According to the 2000 Census, 26 percent of the senior owner households and 59 percent of the senior renter households assumed a housing cost burden of more than 30 percent of their incomes. Affordable housing opportunities for seniors, particularly those who rent, are needed in Modesto. Several housing developments in the City offer affordable housing for seniors. These include the Sherwood Manor and Conant Place.

The special needs of seniors can be met through:

- Congregate care;
- Other senior housing with supportive services;
- Transportation services;
- Architecture to accommodate disabilities;
- Rent subsidies;
- Shared housing programs; and
- Housing rehabilitation assistance.

Social and supportive services are available from the City’s Parks, Recreation and Neighborhoods Department, as well as the Stanislaus County Department of Social Services. The City’s Senior Citizens Center offers recreational and social activities, driving courses, tax consulting, health exams, immunizations, lunch program, and a resource and referral service. Several retirement communities throughout Modesto offer assisted living in for-rent and for-purchase units. The Salvation Army’s Senior Information and Referral Program helps seniors with issues related to financial planning, health, and housing assistance. The Stanislaus County Area Agency on Aging4, which provides information and referral services, as well as advocating for

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4 Area agencies on aging are non-profit organizations established in each of California’s 58 counties (with several exceptions), including Stanislaus County, to coordinate programs for...
senior needs locally, is located in Modesto. Also in Modesto is the Services to Older Adults Advisory Council (STOAAC), which consists of local service providers and senior advocates. The County’s Department of Aging and Veterans Services provides staff support for STOAAC.

**Single-Parent Households**

Single-parent households, particularly female-headed households often face difficulty in finding adequate and affordable housing, due to their single incomes. Female-headed households also tend to earn lower incomes. Compared to two-parent households, single parents also must dedicate a larger portion of their limited incomes to child care, food, and health care expenses. According to the 2000 Census, Modesto had 8,122 single-parents with children under the age of 18. Specifically, 5,998 (74 percent) were female-headed families and 2,124 (26 percent) were male-headed families. Provision of affordable family housing near transit centers and child care and other supportive services helps address the housing needs of this special group. Needs often identified specifically with female-headed households include child care and after-school care/programs.

**Large Families**

Large households, defined as those with five or more persons, have a need for larger dwelling units, which are often in limited supply and more expensive. To save money for other basic necessities, many lower-income large households live in overcrowded apartments or homes. According to the Census, 10,054 large households resided in Modesto, representing approximately 16 percent of all households in the City. Among the large households, 5,760 (57 percent) were owner-households and 4,294 (43 percent) were renter-households. Generally, these households require dwelling units with three or more bedrooms for adequate housing. Approximately 76 percent of owner-occupied units have 3 or more bedrooms, but only 27 percent of renter-occupied units have 3 or more bedrooms. Availability of rental housing may be a problem for large families. According to CHAS data, approximately 76.6 percent of large renter households experienced housing problems (approximately 3,242 households), while 53.5 percent of large owner households experienced the same (approximately 3,069 households).

To address overcrowding, communities can provide incentives for developers to build larger apartments with three or more bedrooms that can accommodate larger households. Often, the shortage of large rental units can also be alleviated through the provision of affordable ownership housing, such as condominiums coupled with homeownership assistance. However, since 1990, only 10 percent of housing built was multi-family housing.

The threat of litigation over construction defects has been a major constraint to multi-family condominium housing construction. Recent legislative changes allow developers to negotiate and mitigate construction defects before going to court, which may relieve some of the concerns for builders, freeing up the for-sale multi-family housing market.

**Agricultural Workers**

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers provide a critical service to the agricultural community, along with many other seniors that promote independent living. The Stanislaus Area Agency on Aging coordinates the delivery of services to older adults through the California Department of Aging.
work in the fields, processing plants, or support activities on generally a year-round basis. When workloads increase during harvest periods, the labor force is supplemented with seasonal labor, often supplied by a labor contractor. For some crops, farms employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

Farmworkers work in two major types of situations: farm services, which have higher rates of pay and are less seasonal, and farm production workers. The following addresses only farm production workers. The housing needs of those employed in farm production differ from the rest of the population due to:

- The seasonal nature of farm employment;
- Typically low wages; and
- Language barriers

Between 1990 and 2000, the number of farmworkers in Stanislaus County decreased by approximately 24 percent from 12,000 to 10,000, and the countywide farmworker population in 2008 is estimated at approximately 6,660, representing another 30 percent decline. Similarly, the number of farmworkers residing in Modesto decreased by 45 percent during the 1990s. As of 2000, most farmworkers in the County lived in the unincorporated areas, but approximately 1,351 lived in Modesto, representing 0.3 percent (less than one-third of one percent) of the City population. Planning for low-and very-low-income households as a part of the Housing Element update and continued implementation of fair housing programs will provide housing opportunities for farmworkers wishing to live in Modesto.

**Individuals with Alcohol or Other Drug Addiction**

Based on adult alcohol and drug treatment admissions data for Stanislaus County published by the California Department of Alcohol and Drug Treatment Programs, it is estimated that Modesto has approximately 2,000 individuals with alcohol or drug addictions. This estimate assumes that Modesto has 42 percent of the countywide cases based on its proportion of the countywide general population.

**Individuals with Severe Mental Illness**

It is estimated that there are 6,800 cases of severe mental illness in Modesto, based on 2004 countywide data from the California Department of Mental Health. This estimate assumes that Modesto has 42 percent of the countywide cases based on its proportion of the countywide general population. According to the U.S. Center for Mental Health Services, severe mental illness is defined as any psychiatric disorder during present during the past year that seriously interfered with one or more aspects of a person's daily life.5

**Persons with HIV/AIDS**

According to data from the California Office of AIDS, there are 313 persons with AIDS and 199 persons with HIV in Stanislaus County, as of February 2005. It is not known how many of these persons reside in Modesto. However, given its population and the availability of services for such persons, Modesto is likely to have a majority of the persons with HIV/AIDS in Stanislaus County.

2. Priority Housing and Supportive Service Needs

Refer to the Non-Homeless Special Needs table for identification of priority needs.

3. Basis for Assigning Priority to Needs

Refer to response to Item #2 in the General Questions section.

4. Obstacles to Meeting Underserved Needs

Refer to response to Item #3 in the General Questions section.

5. Description of Facilities and Services

Refer to the Continuum of Care application for Stanislaus County. An summary of services and facilities from the application is contained in Attachment C.

6. Justification of Use of HOME for Other Tenant-Based Rental Assistance

The City does not propose to use HOME funds for tenant-based rental assistance.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the
rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.

The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

The City does not receive HOPWA funds directly. Programs that operate in the City receive HOPWA allocations through the State of California. Doctors Medical Center Foundation acts as the fiscal agent for HOPWA funds allocated to Stanislaus County through the State. As the lead agency for HOPWA funding, the State is responsible for preparing plans for the distribution of HOPWA funds.

Doctors Medical Center Foundation currently contracts with the Stanislaus Community Assistance Project (SCAP) to provide housing services for persons with HIV/AIDS. Also, the Foundation contracts with the Community Assistance Project and with the Stanislaus County Health Services Agency to provide services such as case management, benefits counseling, client advocacy, home health, and mental health counseling.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

The City does not receive HOPWA funds directly. Programs that operate in the City receive HOPWA allocations through the State of California. Doctors Medical Center Foundation acts as the fiscal agent for HOPWA funds allocated to Stanislaus County through the State. As the lead agency for HOPWA funding, the State is responsible for preparing plans for the distribution of HOPWA funds.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

See the attachments below for additional information and narrative.
Attachment A: Public and Agency Comments

Public Comments

Resident Survey Results

The City distributed a resident questionnaire to solicit community opinions and concerns regarding community needs that can be addressed through federal funds covered under the Consolidated Plan. These categories of need were:

- Community Facilities
- Community Services
- Infrastructure Improvements
- Neighborhood Services
- Special Needs Services
- Economic Development
- Housing

These categories of need were further divided into specific topics, such as "senior centers" (from the Community Facilities category), "street/alley improvements" (from the Infrastructure category), and "youth activities" (from the Community Services category). For each topic, the respondent was asked to indicate unmet needs that warrant expenditure of public funds by checking a "priority" level from Lowest to Highest need, with one denoting the lowest need and four the highest need.

The questionnaire was distributed to community organizations and neighborhood associations who were notified of the Consolidated Plan update and to attendees at public meetings on the Consolidated Plan.

Questionnaires were completed by 101 respondents. Female heads-of-household were heavily weighted in the resident responses, so their concerns and opinions regarding priority community needs are likely to weigh heavily in the survey results. Approximately 31 percent of survey participants were female heads of households, 27 percent were individuals with disabilities, 16 percent were seniors, four percent were 18 years of age or less, and 22 percent identified themselves in various other categories.

The three levels of importance—high, medium, or low—were assigned based on the average score received for each topic. The higher the averages score the more important the topic as a priority need.

High priority needs were those with an average score of 2.6 or higher. There were 13 topics that received a score greater than 2.6, and they ranked as follows:

- Fire Stations and Equipment
- Health Care Facilities
- Health Services
- Youth Centers
- Anti-Crime Programs
- Youth Activities
- Child Care Centers
- Transportation Services
• Park & Recreational Facilities
• Community Centers
• Libraries
• Homeless Shelters/Services
• Child Care Services

Moderate priority needs were those with an average score of 2.0 to 2.59. There were 18 topics that received a score greater than 2.0 and less than 2.59, and they ranked as follows:

• Senior Centers
• Neglected/Abused Children Center and Services
• Street Lighting
• Homeownership Assistance
• Mental Health Services
• Substance Abuse Services
• HIV/AIDS Centers & Services
• Legal Services
• Street/Alley Improvement
• Centers/Services for Disabled
• Sidewalk Improvements
• Senior Activaties
• Drainage Improvement
• Water/Sewer Improvement
• Domestic Violence Services
• Job Creation/Retention
• Employment Training
• Affordable Rental Housing
• Accessibility Improvements

Low priority needs were those with an average score of less than 2.0. There were 19 topics that received a score less than 2.0, and they ranked as follows:

• Fair Housing Services
• Rental Housing Rehabilitation
• Housing For Disabled
• Senior Housing
• Housing for Large Families
• Graffiti Removal
• Trash and Debris Removal
• Ownership Housing Rehabilitation
• Energy Efficient Improvements
• Code Enforcement
• Cleanup of Abandoned Lots and Buildings
• Start-Up Business Assistance
• Lead-Based Paint Test/Abatement
• Small Business Loans
• Commercial/Industrial Rehabilitation
• Parking Facilities
• Business Mentoring
• ADA Improvements
• Facade Improvements
Public Comments from Workshops and Hearings

To be completed after public review process is finished.

Service Provider Comments

The following comments were submitted by service providers:

**West Modesto/King Kennedy Neighborhood Collaborative**

**Critical Issues**
- Job training/employment
- Health care access
- Affordable housing
- Alcohol/drug abuse
- Education

**Unmet Needs/Gaps**
- Unskilled workforce
- Access health care for working poor/uninsured
- Lack of housing/rental assistance

**Changes in Needs and Services in Past Five Years**
West Modesto/Paradise Medical Office has addressed some of the challenges surrounding accessing health care, but there still remains the issue of coverage and education.

**Other Comments**
Resources to educate and inform the community regarding health care coverage and access is paramount in light of budget cuts to local CBO, as well as issues relating to job training/employment.

**Telecare/SHOP**

**Most Common Barriers**
- Affordability (housing)
- Evictions/poor credit
- Stigma/acceptance

**Critical Issues**
- Resources/staffing
- Program cut-backs
- Cost of housing versus benefit of unemployment/underemployment

**Unmet Needs/Gaps**
- Programs for severe mentally ill
- Safe and affordable housing

**Healthy Aging Association**

**Critical Issues**
- Health and well-being
- Transportation
- In-home assistance
- Depression
- Affordable housing
Unmet Needs/Gaps
• In-home strength training for frail elderly and adults

Changes in Needs and Services in Past Five Years
Tremendous growth in program participants. Program has doubled in the past the three years. I expect it to even more than double in the next five years as the population of Stanislaus County seniors increases.

Other Comments
The Stanislaus County Area Agency on Aging Four-Year Area Plan should be used to evaluate the needs of seniors in Stanislaus County.

United Way of Stanislaus County
Most Common Barriers
• Lack of available resources
• Income guidelines qualifications
• Transportation

Critical Issues
• Lack of funding
• Lack of resources
• Service collaboration
• Turf issues
• Consumer identified (needs) versus provider identified

Unmet Needs/Gaps
• Rental and utility assistance
• Deposit assistance
• Access to affordable housing
• Staff funding to support shelters and other assistance programs

Changes in Needs and Services in Past Five Years
• Lack of increased wages and employment opportunities to match housing costs/living costs.
• Increased number of agencies competing for reduce available dollars

Other Comments
Hopefully, increased collaboration efforts that result in “new” dollars supporting needs of the community.

Disability Resource Agency for Independent Living (DRAIL)
Critical Issues
• Accessible and affordable housing
• Low-income housing
• Rental and utility assistance
• Housing rehabilitation
• Homeless shelters

Unmet Needs/Gaps
• Lack of affordable, accessible housing for persons with disabilities who are unable to affordable housing and becoming homeless in Modesto
• Lack of accessible homeless shelters for persons with mobility, respiratory, hearing, , and vision disabilities
Modesto

Changes in Needs and Services in Past Five Years
Availability of accessible, affordable housing will continue to deteriorate in the coming years

Other Comments
Lack of home modification assistance for person with disabilities. Homeless individuals with disabilities will continue to increase unless more accessible, affordable housing is made available.

The Salvation Army (Modesto Citadel Corps)
Critical Issues
- Funding
- Staffing

Unmet Needs/Gaps
- Permanent emergency shelter
- Transitional housing
- Senior outreach

Parent Resource Center
Critical Issues
- Increased need for parenting education
- Increased need for intensive case management
- Increased need for volunteer base
- Housing assistance
- Affordable job training
- Child care for working poor

Unmet Needs/Gaps
- Services for youth not in child welfare system
- Not enough affordable housing
- Safe, reliable child care not available and affordable for working families

Changes in Needs and Services in Past Five Years
Increased number of families needing above services in all income levels, especially the working poor

Other Comments
Non-profits in the City of Modesto and other community organizations have limited resources to deliver these services to the increased numbers. We thank the City of Modesto CDBG program for the generous funding we receive.

Second Harvest Food Bank
Critical Issues
- Affordable housing for low-income
- Nutritional supplemental groceries for low-income
- Public transportation for low-income, especially seniors
- Affordable health care and prescription medicine

Unmet Needs/Gaps
Within our hunger relief programs, we have many schools within the city of Modesto and the rest of the County that have requested the expansion of our Food 4 Thought program. We are, however, unable to bring this program to all these schools without attaining additional funding.

As part of our Food Assistance Program, we provide food to local non-profit charities throughout the County. There is a greater need for increased distribution and infrastructure in the unincorporated areas.

Changes in Needs and Services in Past Five Years
Since the end of the 2000 fiscal year, we have experienced an increase of 11.3% in the distribution outputs of our service programs.

Modesto Love Center Ministries
Critical Issues
- Resources to help individuals obtain proper documentation
- Food security
- Housing/shelter
- Medical care
- Advocacy to help seniors unlock the resources available to them

Unmet Needs/Gaps
- Help for individuals to secure documentation necessary to obtain services from the different agencies

Modesto Police Department ("Weed and Seed" Program)
Most Common Barriers
- Funding
- Low incomes
- Unemployment

Critical Issues
- Street lighting
- Infrastructure, sidewalks for County pockets
- Crime and gangs
- Speed bumps
- Blockage of alleys - need to decrease illegal dumping

Unmet Needs/Gaps
Although they are working these critical issues, the resident collaborative is looking into alternative youth activities at the same time. They are finding that residents are not aware of current City-sponsored youth services. Some suggestions are to advertise through community-based meetings and brochures translated into other languages.

Interfaith Ministries
Critical Issues
- Homeless families with drug issues
- Affordable housing
- Access to health care - no medical insurance
- Families needing food and clothing
- Jobs
Unmet Needs/Gaps
• The whole area of affordable, long-term housing
• Agencies providing emergency and transitional shelter working with their families
to access housing and rental assistance are unable to get help for their clients
from the agency with housing and rental assistance.
• Working poor unable to access health insurance

Changes in Needs and Services in Past Five Years
New players have come on the scene to provide services to the homeless and low-income persons. There has been more collaboration between agencies, particularly with the SCHSSC and the agencies who participate. However, more collaboration is always needed and territorial issues addressed.

Other Comments
Concern about the federal budget and cuts to the CDBG and ESG funding in the next few years.

Stanislaus Literacy Center
Critical Issues
• Workforce development
• Growing need for English language classes
• Health literacy

Unmet Needs/Gaps
• Funding to provide necessary services (teachers, books)
• Enough volunteers to meet needs
• Better facilities

Changes in Needs and Services in Past Five Years
• Funding for literacy is being cut at federal, state, and local levels
• Will need more local donations

Project Sentinel
Critical Issues
• Awareness of fair housing rights and responsibilities
• Rental practices which are discriminatory in their effect
• Cooperation of property owners and managers
• Providing timely and effective services
• Provide dispute resolution alternatives

Unmet Needs/Gaps
• Extensive community education
• Intensive investigation
• Agency effort for surveys and testing
• An additional full-time staff person

Changes in Needs and Services in Past Five Years
• Promoting fairness and equality in housing for all persons regardless of race
• Increased awareness of fair housing laws

Other Comments
Networking with other social service providers who are knowledgeable in recognizing a fair housing complaint.
Children's Crisis Center of Stanislaus County

Critical Issues

- Child abuse prevention
- Drug abuse
- Domestic violence
- Homelessness

Unmet Needs/Gaps

- Hours of public transportation
- Homeless shelters for families
- Services for homeless teens

Comments from City Agency Meeting (2-8-05)

The following is a summary of comments received at a City agency consultation meeting conducted on February 5, 2005:

- The City presently uses its 15% of its CDBG funds for a variety of public services. The City may want to evaluate the consolidation of the public services funding into single program, such as one focused on homeless needs.

- The City has targeted specific neighborhoods in the past for housing rehabilitation. It has taken nearly 20 years, but the City is close to completing the rehabilitation of housing in these targeted neighborhoods. The City may want to re-consider whether it continues to target specific neighborhoods over the next five years.

- The City should consider funding infrastructure in support of long-term affordable housing. The cost of such infrastructure will need to be examined.

- Older industrial areas need sewer upgrades to expand, modernize, and create jobs. The City could consider CDBG funding for such improvements.
Attachment B: Areas of Low/Moderate-Income and Minority Concentration

Low and Moderate Income Population Concentration
City of Modesto

Legend
- Block Groups with Low or Moderate Income Population Concentration
- 42.9% and above for the Unincorporated County
- 51% for all communities

Asian/Pacific Islander Population Concentration
City of Modesto

Legend
- Block Groups with Asian/Pacific Islander Population Concentration
  - Above the County Average 11.26%
  - Twice the County Average or More
- Santa Clara County Boundary
- Jurisdictional Boundaries
- Freeways

Licensed Care Facilities
City of Modesto

Legend

- Minority Population Concentration
  - 51% and above
- Santa Clara County Boundary
- Jurisdictional Boundaries
- Freeways
Attachment C: Continuum Of Care Homeless Facilities And Services

The following information has been excerpted from the Stanislaus County 2004 Continuum of Care Application to the U.S. Department of Housing and Urban Development.

The Continuum of Care Collaborative

The lead entity for the Stanislaus County Continuum of Care (COC) development is the Stanislaus County Housing and Support Services Collaborative (SCHSSC). The SCHSSC was originally established in 2000 through the merging of several small collaboratives which focused on service and housing needs for various populations. In July of 2001, The Stanislaus County Board of Supervisors and the City of Modesto officially recognized the Stanislaus County Housing and Support Services Collaborative as the coordinating body for homeless programs and services in Stanislaus County. The mission of the SCHSSC is to advocate, coordinate, and optimize services for men, women and families who are homeless in Stanislaus County. The SCHSSC’s activities include data collection, education, outreach, advocacy, development of the Homeless Management Information System (HMIS), and updating of the Continuum of Care Plan.

The SCHSSC is comprised of over 88 members and more than 50 agencies and organizations representing all cities within the County of Stanislaus. Representation includes members from non-profit organizations, homeless persons, formerly homeless persons, local government, disability service organizations, the public housing authority, police and fire service departments, faith-based and other community-based organizations, service agencies, community members, government agencies and housing developers. The SCHSSC has an Executive Committee and seven standing and/or temporary committees established in order to accomplish a specific goal. These committees are dedicated to working on 1) The 10-year plan to end chronic homelessness, 2) Needs for different sub-populations, 3) Technical Support for grantees and HMIS Development, 4) Day Facility Development and Homeless Outreach, 5) Continuum of Care updates, 6) Grant Review and Program Performance Evaluation. In addition, the City of Turlock has developed a committee to address specific needs within the City of Turlock which is reported to the SCHSSC for incorporation into the overall COC Plan.

Members of the collaborative meet monthly as a group and sub-committees meet either monthly or as needed to work towards the goal of improving the existing plan, discussion of new programs, development of greater collaboratives, and identifying gaps in the existing plan. The SCHSSC draws on the strength and experience of its membership as well as the experience and commitment of other key stakeholders. SCHSSC ensures fairness and equity in the development of its COC process and related funding applications by seeking the participation of diverse individuals and organizations that represent all communities and sub-populations within the County.

Planning Process

The SCHSSC is the entity that coordinates the on-going development of the County-wide Continuum of Care. Building on the network of organizations and coalitions developed over the last four years, its efforts have enriched the ability of organizations to draw upon each other's expertise and resources to address homelessness, streamlined service delivery, and enhanced coordination between agencies and state and local providers. Overall, its efforts have resulted in a Continuum that is productive, vibrant, and sustainable over the long term. Many accomplishments and the progress made in increasing the level of housing and supportive service programs within the past year are identified in the COC planning meetings and topics illustrated further in this section of the narrative.
The SHSSC has appointed the seven sub-committees to be responsible for the day-to-day work of developing the Continuum. The SCHSSC is charged with meeting the challenges of developing a fair, open, participatory, and effective County-wide Continuum of Care in Stanislaus County. The vision of the SCHSSC is: “Housing is a basic human right. People who are homeless should have adequate, affordable housing and access to comprehensive services tailored to their individual needs.” The SCHSSC holds regular monthly meetings for all members within the collaborative. The subcommittee groups meet either monthly or as needed depending upon the project to develop the Continuum of Care and its associated application. Members of the Sub Committees undertake tasks including:

1) Organizing the planning process
2) Collecting needs data and inventorying system capacity
3) Determining and prioritizing gaps and needs
4) Developing policies and setting priorities to ensure service effectiveness
5) Reviewing grant applications and providing technical support to grantees
6) Identifying funding resources available for development of housing and supportive services
7) Developing strategies to strengthen the existing continuum of care plan

Continuum of Care - Service Activity Chart

The Stanislaus County Continuum of Care has all the essential components in place to prevent, identify, assess, and support the individuals and families who are homeless in its communities, although the availability of services varies by area. These fundamental service components include: Prevention, Outreach, and Supportive Services. The following components are described in the following table, including the services in place, how individuals and families access the services, and services that are planned.

<table>
<thead>
<tr>
<th>Component: Prevention - Prevention services in place fall into three main categories: emergency assistance; education, information, and counseling; and advocacy and awareness raising.</th>
</tr>
</thead>
<tbody>
<tr>
<td>EMERGENCY ASSISTANCE</td>
</tr>
<tr>
<td>Several agencies offer emergency financial assistance to prevent homelessness by providing funds for rent, security deposits, utilities, and medical and other basic needs.</td>
</tr>
<tr>
<td>Service in Place: Emergency Rental Assistance to Avoid Eviction</td>
</tr>
<tr>
<td>Service Providers:</td>
</tr>
<tr>
<td>• Community Housing and Shelter Services – low-income families and individuals.</td>
</tr>
<tr>
<td>• Stanislaus County Behavioral Health and Recovery Services - persons with mental illness/substance abuse</td>
</tr>
<tr>
<td>• The Stanislaus County Community Services Agency – current TANF recipients</td>
</tr>
<tr>
<td>• Central Valley Opportunity Center - families</td>
</tr>
<tr>
<td>• Stanislaus Community Assistance Project (SCAP) – persons with HIV/AIDS</td>
</tr>
<tr>
<td>• Telecare SHOP – Persons with mental illness/substance abuse</td>
</tr>
</tbody>
</table>

| Service in Place: Utility Assistance |
| Service Providers: |
| • Modesto Irrigation District/Turlock Irrigation District – offers lower rates to low-income households |
| • Central Valley Opportunity Center |
- Project Reach
- Salvation Army – Seniors and families with children
- Department of Social Services – Co-Signing Program
- Stanislaus County Behavioral Health & Recovery Services – persons with mental illness
- Stanislaus Community Assistance Project (SCAP) – persons with HIV/AIDS
- Telecare SHOP – Persons with mental illness/substance abuse

**Service in Place: Security Deposit Assistance**

**Service Providers:**
- Community Housing & Shelter Services
- Stanislaus Community Assistance Project (SCAP) – persons with HIV/AIDS
- Stanislaus County Behavioral Health & Recovery Services – persons with mental illness/substance abuse
- Housing Authority of the County of Stanislaus – Shelter plus Care, loan program for TANF recipients
- Community Services Agency – families with children/TANF
- Telecare SHOP – Persons with mental illness/substance abuse

**Other emergency assistance activities are as follows:**

Interfaith Ministries, The Salvation Army, Calvary Temple Care Center, The Love Center, and United Samaritans provide emergency assistance for food and clothing. Seven communities within Stanislaus County provide food to their local residents through community food pantries. Twenty local churches also operate food pantries or similar programs that provide emergency food, clothing and other financial assistance to families in need.

**EDUCATION, INFORMATION, AND COUNSELING**

Several agencies provide individuals and families with education and information that helps prevent homelessness in the form of information hotlines, tenant education, and counseling and case management. Agencies providing tenant advocacy coordinate with the Sheriff's eviction unit or property owners to identify individuals and families facing eviction, provide outreach services and work with the family or individual to resolve or prevent eviction.

**Service in Place: Information & Referral Services**

**Service Providers:**
- United Way Central Valley Information & Referral
- American GI Forum - Veterans
- Behavioral Health and Recovery Services, SHOP, SISA – persons with mental illness/substance abuse
- Community Housing and Shelter Services
- Haven Women's Center– victims of domestic violence
- Stanislaus Community Assistance Project – persons with HIV/AIDS
- Disability Resources Agency for Independent Living – persons with disabilities
- Salvation Army
- Coalition on Homelessness, Stanislaus County
- Children's Crisis Center
- Catholic Charities/Stanislaus Elder Abuse Prevention Alliance
- Habitat for Humanity, Stanislaus
- United Samaritans Foundation

**Service in Place: Housing Counseling Services**

**Service Providers:**
- Community Housing & Shelter Services
- Housing Authority of the County of Stanislaus – Section 8 Voucher Holders
- Disability Resources Agency for Independent Living – persons with disabilities
- Behavioral Health and Recovery Services, SHOP, SISA – persons with mental illness/substance abuse
- Community Services Agency – families on TANF
- Stanislaus Community Assistance Project (SCAP) – persons with HIV/AIDS
Modesto

- Habitat for Humanity, Stanislaus

**Service in Place: Tenant Advocacy**

**Service Providers:**
- Housing Authority of the County of Stanislaus – housing program participants
- Community Housing and Shelter Services
- Community Services Agency
- Disability Resources Agency for Independent Living – persons with disabilities
- California Rural Legal Assistance (CRLA)
- Stanislaus Community Assistance Project (SCAP) – persons with HIV/AIDS

**Advocacy and Awareness-Raising**

Agencies that participate in the SHSSC work hard to prevent homelessness through advocacy and awareness. Members of the SHSSC regularly make presentations to community organizations, schools, churches, clinics, hospitals, law enforcement and social service agencies to increase awareness about ways to prevent homelessness and the status of the region’s homeless population. The SHSSC promotes collaboration among the county service agencies in order to improve service delivery and prevent homelessness among low-income individuals and families. For example, one agency, Coalition on Homelessness, Stanislaus County publishes a newsletter, The Curbside News, which serves as an excellent tool to share information on homeless issues in Stanislaus County.

**Service in Place: Fair Housing/Discrimination Investigations**

**Service Providers:**
- California Rural Legal Assistance (CRLA)
- Housing Authority of the County of Stanislaus
- Project Sentinel

**Service in Place: Legal Aid Advocacy**

**Service Providers:**
- Disability Resources Agency for Independent Living
- Housing Authority of the County of Stanislaus
- California Rural Legal Assistance
- Haven Women’s Shelter – victims of domestic violence
- Project Sentinel – housing discrimination

**Service in Place: Legal Aid Services**

**Service Providers:**
- California Rural Legal Assistance

**Services planned:**
- The County of Stanislaus plans to award thirty percent of Emergency Shelter Grant funds to agencies that provide prevention activities targeted to low-income families who are at risk of becoming homeless. The cities of Modesto and Turlock have also designated a portion of ESG funding to homelessness prevention.
- Children’s Crisis Center plans to provide assistance to women and children who are in jeopardy of becoming homeless due to domestic violence.
- Interfaith Ministries plans to open an additional winter shelter to house families who are homeless or at risk of becoming homeless.
- Community Housing and Shelter Services is planning to secure funding to continue to provide homelessness prevention through financial assistance and education.
- Project Sentinel plans to increase awareness and advocacy by expanding their landlord/tenant program.

**How persons access/receive assistance:**

Prevention services are accessed mainly on a walk-in basis to the local Community Services Agency, police station or other service provider.
Service providers then make referrals and directly assist the client as needed. Information referral lines are publicized in community gathering areas and public places. Several agencies provide flyers that describe services available as well as contact and eligibility information.

**Component: Outreach**

**Outreach in Place:**

**Outreach to homeless persons living on the streets**

Service agencies in Stanislaus County regularly provide outreach to people who are living on the streets by visiting places where the unsheltered homeless congregate and canvassing outdoor locations. Many of the various outreach service providers work to meet the immediate needs of persons who are homeless (food, clothing, medical care, etc.) and make referrals to resources such as mental health or substance abuse treatment and other social services as needed.

**Outreach in Place: Street canvassing and outreach to the homeless living on the streets and in homeless camps**

**Service Providers/Target Populations:**

- Coalition on Homelessness, Stanislaus County (COHSC) – general homeless population, youth and adults
- Telecare SHOP – chronically homeless population/substance abuse
- Turning Point/SISA – mentally ill homeless
- Modesto Police Department Restorative Police Program – homeless persons with SMI/SA, victims of domestic violence
- United Samaritans – general homeless population
- Victory Outreach Ministries – adults with SA
- Families First Visions – chronically homeless, disabled persons, youth, families, young adults with MI

**Outreach in Place: Outreach via mobile units**

**Service Providers:**

- Golden Valley Health Care – mobile clinic
- Modesto Police Department –Restorative Police Program
- Victory Outreach Ministries
- Nineveh Outreach/Calvary Temple
- Daily Bread Food Ministry/United Samaritans
- Coalition on Homelessness, Stanislaus County
- Various Church Organizations
- Stanislaus Community Assistance Project (SCAP)

**Outreach in Place: Newsletter for the homeless population**

**Service Provider:**

- Coalition on Homelessness, Stanislaus County – The COHSC develops a monthly newsletter that includes information on services available, current housing, local news and stories written by homeless persons. The newsletter is designed to assist the chronically homeless and is distributed at location where the unsheltered homeless gather including shelters, day center and lunch programs. The newsletter is also provided to the general public and service-providing agencies to enlighten the public on issues homeless persons face on a daily basis.

**Outreach in Place: Day centers for the homeless**

**Service Provider:**

- Sunshine Place, a day center for the homeless mentally ill, is located in the center of the city of Modesto and can be accessed via public transportation. Persons may visit the site during daytime hours and receive services and referrals.
- The Salvation Army operates a day center that provides clothing, socks, phone use, storage, bus passes and lunch. Day center visitors receive referrals and help with paperwork for various services. HIV, and TB testing is provided in cooperation with other area agencies.
- United Samaritans Foundations, Turlock and Hughson centers offer laundry facilities, message/phone service, mail delivery and referral services to homeless persons.
Outreach to other homeless persons

Members of the SHSSC provide outreach to homeless in shelters, jail, hospitals or other temporary housing. Outreach activities involve looking for, identifying, meeting with, engaging, and assisting individuals who are homeless in accessing shelter, food, and other services that meet basic human needs. In addition to identifying and engaging persons who are homeless, outreach staff and programs link persons who are homeless to housing and services, thus beginning the movement along the continuum toward the end goal of quality, stable housing.

Outreach in Place: Outreach to homeless through service agencies

Service Providers:
- The Salvation Army – day center, winter shelter, food
- Community Housing and Shelter Services – emergency shelter
- Stanislaus County Behavioral Health and Recovery Services – persons with mental illness/substance abuse
- Stanislaus Community Assistance Project (SCAP) – persons with HIV/AIDS
- Telecare SHOP – homeless mentally ill/substance abuse
- Central Valley Homeless Veterans
- Interfaith Ministries – shelter, food
- United Samaritans – shelter, food
- Modesto Gospel Mission – emergency shelter, food, recovery program
- Families First/Visions – homeless youth
- Hutton House – homeless youth

Outreach in Place: Outreach to persons that are homeless due to domestic violence

Service Providers:
- Haven Women’s Center
- Community Housing & Shelter Services
- Children’s Crisis Center

Outreach in Place: Outreach to other homeless persons

Service Provider/Target Population:
- Central Valley Homeless Veterans – veterans in hospitals
- Friends Outside – persons in jail
- Modesto Restorative Police Program – persons in jail
- Victory Outreach – persons in jail
- Telecare SHOP – persons in psychiatric hospitals and in jail facilities
- First Baptist Church – provides outreach on site through their Monday evening meal program
- Coalition on Homeless, Stanislaus County – provided civil rights education to homeless and service providers at Housing California
- Nineveh Outreach/Calvary Temple – outreach at local parks

Outreach in Place: One-stop outreach centers

Service Providers:
- Four one-stop outreach centers in Stanislaus County provide information and referrals, vocational training, resume building, referral services for the homeless and assistance to families entering the job market who need vocational assistance. Participating agencies include Community Services Agency, Department of Employment and Training, Stanislaus County Behavioral Health & Recovery Services, Housing Authority, Modesto Junior College, Central Valley Opportunity Center, Modesto City Schools, Dept. of Rehabilitation, Stanislaus Economic Development and Workforce Alliance and DRAIN.

Outreach planned:

(1) Persons living on the streets
- Urban Ministry's Vine House plans to provide outreach health fairs to provide information regarding services to persons that are homeless or at-risk of becoming homeless.

(2) **Other homeless persons**

- Interfaith Ministries plans outreach activities to inform homeless families about the Santa Fe winter shelter scheduled to open in December 2004. Planned outreach includes providing flyers and requesting referrals from faith-based and other social services agencies.
- United Samaritans Foundation plans to add a roving case manager position on the Daily Bread trucks to provide homeless and impoverished persons with assessments and referrals to services.

**Component: Supportive Services**

**Services in place:** An array of supportive services is provided throughout Stanislaus County to assist individuals and families who are homeless. Below are descriptions of the case management, life skills, alcohol and drug abuse treatment, mental health treatment, education, employment assistance, childcare, transportation, and other services available to individuals and families who are homeless in Stanislaus County.

**Services in Place: Case Management**

**Target Populations/Case Management Providers:**

- Persons with HIV/AIDS – Stanislaus Community Assistance Project, Stanislaus County Health Services Agency
- Persons with Mental Illness – Stanislaus County Behavioral Health & Recovery Services (SCBHRS), Turning Point/SISA, Telecare SHOP
- Developmentally Disabled Persons – Disability Resources Agency for Independent Living, Valley Mountain Regional Center
- Victims of Domestic Violence – Haven Women’s Shelter, Community Housing & Shelter Services, Children’s Crisis Center
- Youth – Families First-Visions, Stanislaus County Behavioral Health & Recovery Services, Children’s Crisis Center, Center for Human Services, Community Services Agency
- Elderly – SBHRS Older Adult Services Team, Area Agency on Aging
- Persons with Substance Abuse – SBHRS, Nirvana, Stanislaus Recovery Center, Victory Outreach, Lazarus House

**Services in Place: Life Skills Service Providers**

**Service Providers:**

- Agape House
- Center for Human Services
- Community Housing & Shelter Services
- Community Services Agency
- Disability Resources Agency for Independent Living
- Families First-Visions
- Lazarus House
- Mighty Women of Modesto
- Modesto Junior College Workforce Training
- Stanislaus County Behavioral Health & Recovery Services
- Telecare SHOP
- Turning Point/SISA
- Valley Mountain Regional Center
- Victory Outreach

**Services in Place: Alcohol and Drug Abuse Treatment**

**Service Providers:**

- SCBHRS Substance Abuse Division
- NIRVANA
- Latino D&A (Casa de Vida)
- Laura’s House
- Samaritan House
• Health Services Agency
• Al Anon
• First Step
• Genesis – Heroin Treatment Services
• New Hope Recovery House
• Teamsters Alcohol Rehab
• Lazarus House
• Victory Outreach

Services in Place: Mental Health Treatment
Service Providers:

• Stanislaus County Behavioral Health & Recovery Services
• Stanislaus County Health Services Agency
• Telecare SHOP
• Modesto Junior College
• CSUS – Student Services

Services in Place: AIDS-related Treatment
Service Providers:

• Stanislaus Community Assistance Project (SCAP)
• Stanislaus County Health Services Agency

Services in Place: Education
Service Providers:

• Stanislaus County Department of Employment & Training
• Modesto Junior College
• Stanislaus Career Network
• Coalition on Homelessness, Stanislaus County
• Modesto Gospel Mission
• Central Valley Opportunity Center
• Howard Training Center – Developmentally Disabled
• Stanislaus County Community Services Agency
• United Cerebral Palsy
• Housing Authority of the County of Stanislaus
• Bethesda Ministries
• Elliot Alternative Education
• Turlock Adult School
• Ceres Adult School
• Turning Point Community Programs
• CSU Stanislaus
• Habitat for Humanity, Stanislaus

Services in Place: Employment Assistance
Service Providers:

• Stanislaus Career Network
• Employment Development Department
• Friends Outside
• Telecare SHOP
• Howard Training Center
• Community Services Agency – Stan Works
• United Cerebral Palsy
• Central Valley Opportunity Center
• Stanislaus County Department of Employment & Training
• Modesto Junior College
• Turning Point

Services in Place: Child Care
Service Providers:

• Community Services Agency
• Salvation Army
• Stanislaus County Recovery Services
• YMCA
• Red Shield Center
• Head Start Programs
• Healthy Start Programs
• Stanislaus County Child Care Referral
• Modesto Junior College
• Children's Crisis Center

Services in Place: Transportation
Service Providers:

• Project REACH
• Older Adult Services Team
• Community Housing & Shelter Services
• SCBHRS
• United Cerebral Palsy
• NIRVANA
• Stanislaus Community Assistance Project
• Central Valley Homeless Veterans
• Salvation Army
• United Samaritans

Services in Place: Other

Type of Service/Service Providers:

• Pre-parole Preparation & Vocational Training – Friends Outside, Stanislaus County Sheriff’s Department- TRACS Program
• Hot Meals – Salvation Army, United Samaritans, Nineveh Outreach, Modesto Gospel Mission, Interfaith Ministries, Red Cross, Riverbank Christian Food Sharing, First Baptist Church, The Vine House, Bethesda Ministries
• Clothing – Interfaith Ministries, Red Cross, Salvation Army, City Care/Calvary Temple, Agape-Ceres, Bethesda Ministries, Coalition on Homelessness, Soroptomists
• Groceries – Nineveh Outreach, City Care/Calvary Temple, Westside Food Pantry, Riverbank Christian Food Sharing, First Southern Baptist Food Ministry, Salvation Army
• Health Care Services – Golden Valley Health Care, Modesto Gospel Mission, Health Services Agency

Services planned:

• Children’s Crisis Center plans to increase their services by opening an additional site in Turlock. CCC offers assistance to families through respite childcare, guidance/advocacy to victims of domestic violence, family nurturing classes, overnight care and emergency shelter for children.
• Victory Outreach, a faith based drug and alcohol treatment program, plans to increase their program size by adding fifteen beds to their facility. The agency currently has the capacity to serve fourteen men and four women in a transitional housing program.
• Lazarus House Ministries, a faith based recovery home for women, plans to add a facility to serve men in the Turlock area.
How homeless persons access/receive assistance:

Persons who are homeless access supportive services either through their case managers or by directly contacting individual service providers. Information about service providers is accessed through pamphlets and service directories, which are available at shelters, social services offices, and other service providers. Through the Stanislaus County Housing & Supportive Services Collaborative, strong networks of relationships have developed between various agencies in each region. Case managers as well as other professionals working with persons who are homeless provide referral services for the above services. Providers work collaboratively to coordinate referrals and case management between agencies to ensure that people who are homeless have access to the services for which they are eligible.
### Continuum of Care Housing Activity Chart

#### EMERGENCY SHELTER

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## TRANSITIONAL HOUSING

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