



City of Modesto
Community and Economic Development Department
Community Development Division
1010 Tenth Street, Suite 3300
Modesto, CA 95354

August 7, 2015

Celia Jones
U.S. Department of Housing and Urban Development
Community Planning and Development – 9AD
One Sansome Street, Suite 1200
San Francisco, CA 94104-4430

Re: 2015-2020 Consolidated Plan & 2015-2016 Annual Action Plan and 2015-2020 Analysis of Impediments

Dear Ms. Jones:

Enclosed please find a copy of the City of Modesto 2015-2020 Year Consolidated Plan & 2015-2016 Annual Action Plan and a copy of the Analysis of Impediments to Fair Housing Choice. In addition, included is proof of publication announcing the 30-day public comment period.

Should you have any questions, or need additional information, please do not hesitate to contact me at 209-577-5321 or via e-mail at trocha@modestogov.com or contact Carol Averell at 209-577-5310 or via e-mail at caverell@modestogov.com.

Sincerely,

Tina Rocha
Community Development Manager

TMR:ca

Enclosures as noted



CITY OF
MODESTO
CALIFORNIA

Consolidated Plan

Fiscal Years 2015-2020

&

Annual Action Plan

Fiscal Year 2015-2016



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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for local jurisdictions to receive federal housing and community development funds under the Community Development Block Grant (CDBG) Program. The overall goal of the CDBG program is to develop viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities.

The Consolidated Plan serves as:

- A planning document, built through a participatory process, for the City of Modesto (City);
- An application for federal funds under HUD's CDBG formula grants programs;
- A strategy to implement HUD's programs; and
- A method to allocate funds to specific projects and activities for the first fiscal year of the Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has identified several areas on which to focus funds. These areas include:

- Affordable Housing
- Fair Housing
- Ending Chronic Homelessness
- Public Services
- Public Facilities Improvements
- Public Improvements

3. Evaluation of past performance

The City utilized the resources identified in the FY 2014-2015 Annual Action Plan to carry out the identified programs and activities. The City continued to take an active role in the promoting and producing affordable housing, addressing the social and economic needs of low- and moderate-income individuals and the special needs populations within the City.

The CDBG, Emergency Solutions Grant (ESG), HOME Investment Partnership (HOME), and other programs provided operating funds for many local programs. These funds also allowed the City to make progress towards its goals and objectives.

All funded programs aligned with priorities in the Consolidated Plan for Fiscal Years 2010-2015.

Housing programs funded through the CDBG, ESG and HOME Programs assisted in stabilizing neighborhoods by providing affordable housing rehabilitation and enforcing City building codes that are designed to assure the community's housing stock is safe and sanitary.

CDBG and ESG funded public service programs strove to alleviate the problem of gaps in human service needs throughout the City by offering various programs such as emergency rental assistance and homeless case management. In light of continuing decreases in funds and increased construction costs, staff and subrecipients continue to explore alternative strategies to provide decent affordable housing, create economic development opportunities, and ensure suitable living environments.

The City has a system in place to assure deadlines are met, reports are submitted timely and required tasks are accomplished. A calendar is created at the start of the program year and lists all activities, tasks, events, and deadlines related to the management of CDBG, ESG and HOME funds. Staff meets on a regular basis to review pending issues.

At least once every two years, staff conducts formal onsite monitoring of CDBG, ESG and HOME funded projects implemented by subrecipients. These visits are conducted more frequently if the subrecipient is new or is having difficulty meeting program or contract requirements.

4. Summary of citizen participation process and consultation process

The City holds a minimum of two neighborhood meetings each year in low-income census tract areas to encourage participation of low- and moderate-income persons in conjunction with development of its Annual Action Plan and, every five years, its Consolidated Plan. These are held at different times and locations in an effort to accommodate different households.

The City also conducts a minimum of one community meeting annually with service providers as the primary audience. The service provider meeting is held during the day to accommodate service providers. Additionally, the City will, as needs are identified, make presentations at meetings hosted by civic groups, faith-based groups and other community organizations.

Spanish-speaking translators are available at all meetings. If a request for other language translators is made at least five working days prior to a public meeting, translators will be provided. All community input meetings will be held at public buildings with disabled access.

To obtain community input on the development of the Consolidated Plan for Fiscal Years 2015-2020 (Consolidated Plan), Community Development Division staff (CDD staff) requested to be included on the agenda for local focus groups and forums providing health services, social and fair housing services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, the homeless and the chronically homeless persons. Presentations to these groups outlined the eligible uses of these funds, how the funds are currently utilized, and proposed future uses.

5. Summary of public comments

Please see Appendix A – Public Comments

6. Summary of comments or views not accepted and the reasons for not accepting them

Please see Appendix A – Public Comments

7. Summary

Please see Appendix A – Public Comments

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	City of Modesto	Community & Economic Development Department
CDBG Administrator	City of Modesto	Community & Economic Development Department
HOME Administrator	City of Modesto	Community & Economic Development Department
ESG Administrator	City of Modesto	Community & Economic Development Department

Table 1 – Responsible Agencies

Narrative

The City is the lead agency responsible for preparation of the Consolidated Plan and for administration of each grant program and its associated funding source(s). Primary oversight of the City’s HUD

entitlement grant programs comes from the Citizens' Housing and Community Development Committee (CH&CDC). This 13-member committee is appointed by the City Council and is comprised of representatives from the City Council, Planning Commission, Housing Rehabilitation Loan Committee, Human Relations Commission and/or Citizens Redevelopment Advisory Commission and several citizens-at-large. Generally, the citizens-at-large represent low-income and racial minority groups. The CH&CDC makes funding recommendations to the City Council regarding HUD CDBG, ESG and HOME Grant programs as well as other one-time HUD funded programs.

To avoid a perceived conflict of interest, any individual who is a member of a board of directors of or is employed by an agency that applies for or receives CDBG, ESG, HOME, or other HUD funding , is ineligible to vote on funding decisions involving their respective agencies.

The CH&CDC meets approximately once a month. These are meetings that are publicly noticed, are open to the public and are generally held at Tenth Street Place, 1010 Tenth Street, Modesto, California. Public comments are both encouraged and welcomed. At least one meeting is scheduled during the public comment period for the City's Annual Action Plan and any substantial amendments thereto, the City's Consolidated Plan and any substantial amendments thereto, the City's Analysis of Impediments and any substantial amendments thereto and the City's Consolidated Annual Performance and Evaluation Report (CAPER).

Consolidated Plan Public Contact Information

The following are various ways in which an interested party can contact the City of Modesto CDD staff with comments regarding the City's Consolidated Plan:

Telephone: (209) 577-5211

Hearing Impaired: Dial 711, and then ask for 209-577-5211

Email: housing@modestogov.com

In person: 1010 Tenth Street, Suite 4400
Modesto, California

Mail: City of Modesto
Community & Economic Development Department
Community Development Division
P.O. Box 642
Modesto, California 95353

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

Two objectives of the Consolidated Plan are to 1) promote citizen participation in the development of local priority needs and objectives and 2) encourage consultation with public and private agencies to identify shared needs and solutions to persistent community problems. The CDD staff has the full support and commitment from the Mayor, the City Council and City leadership to develop and implement the City's Consolidated Plan.

The City of Modesto invites the community to provide input on the ways in which grant funds received from HUD are spent. This Citizen's Participation Plan outlines the ways in which the City communicates with residents regarding the use and expenditure of HUD funds.

The City continues to review and improve its delivery system by streamlining internal processes, enhancing coordination among departments and fostering collaborative working relationships with its subrecipients and Community Housing Development Organizations (CHDOs). A few examples include:

- ❖ Memorandums of Understanding (MOUs). CDD staff and participating departments enter into MOUs to clearly delineate program goals and reporting requirements for each of the participating departments.
- ❖ Weekly Meetings. The Community Development Manager and key CDD staff members meet weekly to discuss the status of existing and future HUD-funded projects, develop work plans and reporting requirements and plan for upcoming meetings.
- ❖ Intra/Interdepartmental Coordination. The Housing and Urban Development Supervisor works with the Planning Division to assist with the update of the City's Housing Element, specifically focusing on the sections dealing with multi-family housing, affordable housing and HUD-funded housing programs and their effectiveness. Also, CDD and Finance Department staff meet monthly to review various financial and reporting matters related to HUD-funded programs. Additionally, CDD staff coordinates with various departments to ensure that capital improvement projects are on schedule and that invoices are paid in a timely manner.
- ❖ Community/ Collaborative Committees. On a regular basis, CDD staff collaborates with the following organizations: the Stanislaus Housing and Support Services Collaborative (Continuum of Care); the Airport Neighborhood Collaborative, Manos Unidas (South Modesto); the West Modesto/King-Kennedy Neighborhood Collaborative; the Modesto Community Development Corporation (West Modesto); the Regional Committee of Promotoras (Visión y Compromiso); Smart Valley Places (Sustainable Communities Initiative); Emergency Food and Shelter Board; United Way Impact Councils on Building Strong Neighborhoods and Safety Net.
- ❖ Subrecipient and CHDO Outreach. CDD staff is proactively contacting its subrecipients and CHDOs to keep them apprised of upcoming training opportunities, changes in HUD requirements, etc. CDD Staff is also looking to schedule regular meetings with its CHDOs to discuss the status of existing and future projects.

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

The PY 2015 Annual Action Plan was prepared with oversight by the CH&CDC. Other key aspects of the planning process are described below:

- Key Stakeholders. Consultation with key stakeholders, including representatives of the Housing Authority of Stanislaus County; non-profit organizations that provide housing, facilities, and/or services to low- and moderate-income residents; and neighborhood organizations.
- General Public. Consultation with the general public through workshops and public hearings (see Citizen Participation below).
- Continuum of Care. The Executive Committee for the Stanislaus Housing and Support Services Collaborative (Continuum of Care) is the primary decision making body for the Continuum of Care. The Executive Committee meets at least monthly and sets the organization’s goals and objectives.

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

A stakeholders meeting was held on April 16, 2015, at the Housing Authority of the County of Stanislaus in Modesto. The presentation and input regarding the Consolidated Plan, the Analysis of Impediments, and Annual Action Plan were part of the agenda for the regularly scheduled Stanislaus Continuum of Care meeting. The meeting was attended by 33 people from the following agencies and organizations:

- Disability Resource Agency for Independent Living (DRAIL)
- Golden Valley Health Center (GVHC) – Corner of Hope
- United Samaritans Foundation
- Community Impact Central Valley (CICV)
- City of Modesto
- Turning Point Community Program
- Telecare Shop
- Stanislaus Team of Active Retired Seniors (STARS) Citizen Volunteers
- Community Housing and Shelter Services (CHSS)
- Stanislaus County
- Golden Valley Health Center
- Health Plan of San Joaquin
- Valley Recovery Resources
- Parent Resource Center
- Housing Authority of the County of Stanislaus (HACS)

- Stanislaus County Affordable Housing
- City of Turlock
- Behavioral Health and Recovery Services
- American Red Cross
- Salvation Army
- We Care
- Helping Others Sleep Tonight
- Center for Human Services
- Community representative

The meeting started with an overview presentation on the Consolidated Plan, Analysis of Impediments and the Annual Action Plan. The presentation included an overview of the update process and schedule as well as demographic information on housing needs. Following the presentation, meeting participants were asked to provide their perspective on a number of discussion questions. In addition to the group discussion, two written feedback forms were provided.

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

In order to remain eligible as an Entitlement Jurisdiction and receive CDBG and ESG funds, the City is required to coordinate the approval of a 10-Year Plan to End Long-Term Homelessness (Plan). The City worked in partnership with Stanislaus County and local homeless service providers to develop the required Plan. The Plan has and will continue to assist in the direction for new construction; the construction, acquisition and rehabilitation of existing housing or viable buildings; set-aside of units within future housing developments; and the master lease of existing housing towards serving the long-term homeless population.

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

The State has policies in place that require health care facilities to participate in regional planning meetings and develop a specific document to identify best practices for the post-hospital transition of homeless patients, methods to establish and support effective communications between hospitals and stakeholders regarding this transition and the identification of resources. Local health care facilities have specific protocol in place requiring a safe discharge for all patients. The Stanislaus County Public Health Agency (Public Health Agency) reestablished the task force to review current protocol and address any gaps in services necessary to ensure successful discharge planning services. The Public Health Agency has also become actively involved in the Continuum of Care and is working towards developing liaisons

with housing services agencies within the Continuum of Care to update the existing discharge planning protocol. Currently, there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing, to HUD McKinney-Vento funded emergency shelters, transitional or permanent housing units, and prevent the release of patients to the streets.

The City collaborated with the Continuum of Care to implement the Homeless Management Information System (HMIS). HMIS allows agencies and providers to better identify gaps in service and to maintain accurate data about housing and service needs. HMIS also encouraged greater participation from non-HUD funded organizations by providing CDBG funding for the acquisition of necessary HMIS equipment and technical assistance to assist non-HUD funded organizations.

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

Table 2 – Agencies, Groups, Organizations Who Participated

1	Agency/Group/Organization	THE DISABILITY RESOURCE AGENCY FOR INDEPENDENT LIVING (DRAIL)
	Agency/Group/Organization Type	Services-Persons With Disabilities
	What Section Of The Plan Was Addressed By Consultation?	Non-Homeless Special Needs
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
2	Agency/Group/Organization	UNITED SAMARITAN FOUNDATION
	Agency/Group/Organization Type	Services-Health
	What Section Of The Plan Was Addressed By Consultation?	Anti-Poverty Strategy
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
3	Agency/Group/Organization	COMMUNITY IMPACT CENTRAL VALLEY

	Agency/Group/Organization Type	Services-Homeless
	What Section Of The Plan Was Addressed By Consultation?	Homelessness Strategy Homeless Needs - Chronically Homeless Anti-Poverty Strategy
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
4	Agency/Group/Organization	TURNING POINT OF CENTRAL CALIFORNIA
	Agency/Group/Organization Type	Services – Housing
	What Section Of The Plan Was Addressed By Consultation?	Housing Need Assessment
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
5	Agency/Group/Organization	COMMUNITY HOUSING AND SHELTER SERVICES
	Agency/Group/Organization Type	Housing
	What Section Of The Plan Was Addressed By Consultation?	Housing Need Assessment
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
6	Agency/Group/Organization	STANISLAUS COUNTY
	Agency/Group/Organization Type	Other Government - Local
	What Section Of The Plan Was Addressed By Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	

	Improved Coordination?	
7	Agency/Group/Organization	PARENT RESOURCE CENTER
	Agency/Group/Organization Type	Services-Children
	What Section Of The Plan Was Addressed By Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
8	Agency/Group/Organization	HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS
	Agency/Group/Organization Type	PHA
	What Section Of The Plan Was Addressed By Consultation?	Public Housing Needs
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
9	Agency/Group/Organization	CITY OF TURLOCK
	Agency/Group/Organization Type	Other Government - Local
	What Section Of The Plan Was Addressed By Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
10	Agency/Group/Organization	AMERICAN RED CROSS
	Agency/Group/Organization Type	Services-Homeless
	What Section Of The Plan Was Addressed By Consultation?	Homelessness Strategy Homeless Needs - Chronically Homeless

	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
11	Agency/Group/Organization	THE SALVATION ARMY (EMERGENCY)
	Agency/Group/Organization Type	Services-Homeless
	What Section Of The Plan Was Addressed By Consultation?	Homelessness Strategy Homeless Needs - Chronically Homeless
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
12	Agency/Group/Organization	WE CARE OF TURLOCK
	Agency/Group/Organization Type	Housing
	What Section Of The Plan Was Addressed By Consultation?	Housing Need Assessment
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	
13	Agency/Group/Organization	CENTER FOR HUMAN SERVICES
	Agency/Group/Organization Type	Housing
	What Section Of The Plan Was Addressed By Consultation?	Housing Need Assessment
	How Was The Agency/Group/Organization Consulted And What Are The Anticipated Outcomes Of The Consultation Or Areas For Improved Coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

The City consulted a variety of agencies serving Modesto residents and the region. No agency types were specifically left out of the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Stanislaus County	Both address issues pertaining to homelessness and special needs housing.
San Joaquin Valley Fair Housing Equity Assessment	California Coalition For Rural Housing	Both address issues impacting Fair Housing Choice, expanding economic opportunities, and building capacity and leadership in marginalized populations.
PHA Plan	Housing Authority of the County of Stanislaus	Both include the goal of fostering affordable housing.
Housing Element	City of Modesto	Both include the goal of fostering affordable housing.

Table 3 – Other Local / Regional / Federal Planning Efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In addition to the organizations that were invited to and participated in public meetings on the Consolidated Plan, significant aspects of the Consolidated Plan development process included consultations with the Stanislaus County Continuum of Care and its membership which comprises both public and private nonprofit and for-profit entities, as well as private citizens.

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City holds a minimum of two neighborhood meetings each year in low-income census tract areas to encourage participation of low- and moderate-income persons in conjunction with development of the

Annual Action Plan and, every five years, its Consolidated Plan. These are held at different times and locations in an effort to accommodate different households.

The City also conducts a minimum of one community meeting annually with service providers as the primary audience. The service provider meeting is held during the day to accommodate service providers. Additionally, the City will, as needs are identified, make presentations at meetings hosted by civic groups, faith-based groups and other community organizations.

Spanish-speaking translators are available at all meetings. If a request for other language translators is made at least five working days prior to a public meeting, translators will be provided. All community input meetings will be held at public buildings with disabled access.

To obtain community input on the development of the Consolidated Plan, CDD staff requested to be included on the agenda for local focus groups and forums providing health services, social and fair housing services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, the homeless and the chronically homeless persons. Presentations to these groups outlined the eligible uses of these funds, how the funds are currently utilized, and proposed future uses.

Citizen Participation Outreach

	Mode Of Outreach	Target Of Outreach	Summary Of Response/Attendance	Summary Of Comments Not Accepted And Reasons
1	Public Meeting	Non-Targeted/Broad Community		All Comments Were Received.
2	Public Hearing	Non-Targeted/Broad Community		All Comments Were Received.
3	Newspaper Ad	Non-Targeted/Broad Community		All Comments Were Received.
4	Internet Outreach	Non-Targeted/Broad Community		All Comments Were Received.
5	Survey	Non-English Speaking - Specify Other Language: Spanish Non-Targeted/Broad Community	Please See The Survey Results In The Appendix.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan provides a summary of the City's needs related to affordable housing, special needs housing, community development, and homelessness (Needs Assessment).

The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priority. This forms the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. Census Bureau for HUD based on the 2007–2011 American Community Survey (ACS). Other sources are noted throughout the Consolidated Plan.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As of 2011, the City had just over 200,000 residents and approximately 68,000 households. Population and household growth had been relatively slow since 2000 with the population growing at a slightly higher rate than households. As the region slowly recovered from the Great Recession it saw a 23 percent increase in median income levels. The HUD Area Median Family Income (HAMFI) for our region was just under \$50,000 in 2011.

Of the City's 68,000 households, 37 percent have an annual income at or below 80 percent of the HAMFI, 22 percent have an income at or below 50 percent of the HAMFI, and 10 percent are at or below 30 percent of the HAMFI. Small related family households are defined as a household of two to four persons that includes at least one person related to the household by blood, marriage, or adoption and have a similar if slightly lower incidence of lower incomes. Large related family households are defined as a household of five or more persons that includes at least one person related to the householder by blood, marriage, or adoption have a similar if slightly higher incidence of lower incomes.

Households containing at least one person age 75 or older (75+ Households) have a higher incidence of households with annual incomes less than or equal to the HAMFI. Within the 75+ Households, 65

percent have annual incomes less than or equal to the HAMFI, 54 percent have annual incomes less than or equal to 80 percent of the HAMFI 28 percent have annual incomes less than or equal to 50 percent of the HAMFI. The incidence of 75+ Households with annual incomes at or below 30 percent of median income is similar to the general population at 10 percent. Households with one or more children 6 years old or younger (Younger Households) have a higher incidence of households with annual incomes less than or equal to the HAMFI. In Younger Households, 65 percent of households are less than or equal to 80 percent of the HAMFI, 51percent of the household are less than or equal to 50 percent of the HAMFI and 16 percent of the households are less than or equal to 30 percent of the HAMFI.

Although both 75+ Households and Young Households with wage earners in the earlier stages of careers are expected to have somewhat lower incomes, the numbers in the very lowest categories (50 percent and 30 percent of HAMFI) indicate households that may be experiencing difficulty meeting basic needs. In particular, the Young Households earning less than 30 percent of the median income.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	188,856	201,886	7%
Households	65,192	67,979	4%
Median Income	\$40,394.00	\$49,852.00	23%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number Of Households Table	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	6,750	7,855	10,580	6,570	36,220
Small Family Households *(2-4 persons)	2,775	2,670	4,250	2,645	18,860
Large Family Households *(2-4 persons)	1,075	985	1,605	1,314	4,605
Household Contains At Least One Person 62-74 Years Of Age	1,045	1,560	1,780	970	6,710
Household Contains At Least One Person Age 75 Or Older	710	1,510	2,070	905	2,770
Households With One Or More Children 6 Years Old Or Younger *	1,955	1,560	2,550	1,635	4,205

*** The highest income category for these family types is >80% HAMFI**

Table 6 - Total Households Table

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking Complete Plumbing Or Kitchen Facilities	205	370	320	100	995	10	50	0	0	60
Severely Overcrowded - With >1.51 People Per Room (And Complete Kitchen And Plumbing)	145	150	190	30	515	0	35	95	40	170
Overcrowded - With 1.01-1.5 People Per Room (And None Of The Above Problems)	450	390	470	420	1,730	70	60	185	50	365
Housing Cost	3,375	2,675	1,049	144	7,243	1,050	1,065	1,685	1,005	4,805

Burden Greater Than 50% Of Income (And None Of The Above Problems)										
Housing Cost Burden Greater Than 30% Of Income (And None Of The Above Problems)	290	1,330	2,910	1,385	5,915	260	470	1,115	970	2,815
Zero/Negative Income (And None Of The Above Problems)	430	0	0	0	430	185	0	0	0	185

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
 Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 Or More Of Four Housing Problems	4,170	3,590	2,035	694	10,489	1,130	1,210	1,965	1,095	5,400
Having None Of Four Housing Problems	505	1,905	3,720	2,515	8,645	330	1,150	2,860	2,260	6,600
Household Has Negative Income, But None Of The Other Housing Problems	430	0	0	0	430	185	0	0	0	185

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

Housing Problems by tenure and household income category

NOTE: The CHAS tables presented in the IDIS eCon plan show households at or below median area income by income grouping by tenure.

Substandard Housing - Lacking Complete Plumbing or Kitchen Facilities

Renters living in substandard housing are most likely to have low-and-moderate incomes with 90 percent of households having incomes at or below 80 percent of the AMI. Owners living in substandard housing are most likely to have very-low-incomes with 100 percent of owner households having incomes at or below 50 percent of the AMI.

Severely Overcrowded - With >1.51 People Per Room (and complete kitchen and plumbing)

Renters living in severely overcrowded housing are most likely to have low-and-moderate incomes with 94% of households having incomes at or below 80 percent of the AMI. Owners living in severely

overcrowded housing are most likely to have low-and-moderate-incomes with 77 percent of owner households having incomes at or below 80 percent of the AMI.

Overcrowded - With 1.01-1.5 People Per Room (and none of the above problems)

Renters living in overcrowded housing are most likely to have lower incomes with 100 percent having incomes at or below the AMI. Owners living in overcrowded housing are most likely to have low-and-moderate-incomes with 77 percent of owner households having incomes at or below 80 percent of the AMI

Housing Cost Burden Greater Than 50 Percent of Income (and none of the above problems)

Renters with a housing cost burden greater than 50 percent of income are most likely to have very-low-incomes with 83 percent of households having incomes at or below 50 percent of the AMI. Owners with a housing cost burden greater than 50 percent of income are most likely to have low-and-moderate-incomes with 80 percent of owner households having incomes at or below 50 percent of the AMI.

Housing Cost Burden Greater Than 30% Of Income (and none of the above problems)

Renters with a housing cost burden greater than 30 percent of income are most likely to have low- and moderate-incomes with 77 percent of households having incomes at or below 80 percent of the AMI. Owners with a housing cost burden greater than 30 percent of income are most likely to have low-and-moderate-incomes with 66 percent of owner households having incomes at or below 80 percent of the AMI. It should also be noted that 35 percent of owner households having incomes between 80 percent and 100 percent of the AMI have a housing cost burden greater than 30 percent of income.

Having One or More Housing Problems

Renters having one or more housing problem are most likely to have very-low-incomes with 74 percent of households having incomes at or below 50 percent of the AMI. It should also be noted that 19 percent of renter households having incomes between 50 percent and 80 percent of the AMI have one or more housing problem. Owners having one or more housing problem are most likely to have low- and moderate-incomes with 80 percent of households having incomes at or below 80 percent of the AMI.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,025	1,989	2,185	6,199	410	495	1,170	2,075
Large Related	875	705	670	2,250	200	170	535	905
Elderly	690	1,040	709	2,439	570	860	1,050	2,480
Other	815	1,059	1,055	2,929	215	140	285	640
Total Need By Income	4,405	4,793	4,619	13,817	1,395	1,665	3,040	6,100

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,920	1,374	500	3,794	355	355	765	1,475
Large Related	830	550	235	1,615	200	140	310	650
Elderly	560	630	194	1,384	400	545	560	1,505
Other	715	700	305	1,720	170	120	195	485
Total Need By Income	4,025	3,254	1,234	8,513	1,125	1,160	1,830	4,115

Table 10 – Cost Burden > 50% 2007-2011 CHAS

Cost burdened households by type of household

Small Related Households

Small related renter households comprise 45 percent of all low-and-moderate income households with a housing cost burden at or above 30 percent of household income. They comprise 28 percent of all low-and-moderate income households with a housing cost burden at or above 50 percent of household income. Notably, they also comprise 44 percent of all extremely-low-income households with a housing cost burden at or above 50 percent.

Small related owner households comprise 34 percent of all low-and-moderate income households with a housing cost burden at or above 30 percent of household income. They comprise 24 percent of all low-and-moderate income households with a housing cost burden at or above 50 percent of household income.

Large Related Households

Large related renter households comprise 16 percent of all low-and-moderate income households with a housing cost burden at or above 30 percent of household income. They comprise 12 percent of all low-and-moderate income households with a housing cost burden at or above 50 percent of household income. Notably, they also comprise 30 percent of all very-low-income and extremely-low-income households with a housing cost burden at or above 50 percent.

Large related owner households comprise 15 percent of all low-and-moderate income households with a housing cost burden at or above 30 percent of household income. They comprise 11 percent of all low-and-moderate income households with a housing cost burden at or above 50 percent of household income.

5. Crowding (More than one person per room)

Renter						Owner				
0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total		0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single Family Households	605	450	525	435	2,015	45	55	235	70	405
Multiple, Unrelated Family Households	25	115	120	50	310	25	55	50	25	155
Other, Non-Family Households	0	45	70	0	115	0	0	0	0	0
Total Need By Income	630	610	715	485	2,440	70	110	285	95	560

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

Over-crowding by household type

Single family households

Single family renter households comprise 83 percent of all over-crowded households with incomes at or below the median. They comprise 96 percent of extremely-low-income households.

Single family owner households comprise 72 percent of all over-crowded households with incomes at or below the median. They comprise 83 percent of households with incomes >50-80 percent AMI.

Multiple, unrelated family households

Multiple, unrelated family renter households comprise 13 percent of all over-crowded households with incomes at or below the median.

Multiple, unrelated family owner households comprise 28 percent of all over-crowded households with incomes at or below the median. Notably, 50 percent of over-crowded owner households with incomes >30-50 percent AMI are multiple, unrelated family households.

Other, non-family households

Other, non-family households comprise 5 percent of all over-crowded renter households with incomes at or below the median. Note that 0-30% AMI and >80-100% AMI rental household categories have no over-crowded other, non-family households.

There are no over-crowded other, non-family owner households with incomes at or below the median.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households With Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

The type of single-person households who are most in need of housing assistance are the lowest income households with the highest cost burdens. These would be those with limited or fixed incomes such as the elderly and disabled.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City does not have specific estimates of these at-risk populations beyond those available through Census, American Community Survey, and other publicly available data sets.

What are the most common housing problems?

Renter households comprise 45 percent of all low-and-moderate income households with a housing cost burden of at or above 30 percent of household income. They comprise 28 percent of all low-and-moderate income households with a housing cost burden at or above 50 percent of household income. Notably, they also comprise 44 percent of all extremely-low-income households with a housing cost burden at or above 50 percent.

Owner households comprise 34 percent of all low-and-moderate income households with a housing cost burden at or above 30 percent of household income. They comprise 24 percent of all low-and-moderate income households with a housing cost burden at or above 50 percent of household income.

Are any populations/household types more affected than others by these problems?

The problem is significant across the board among renters and owners. The percentage of households affected is about the same.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households, both individuals and families with children, in the extremely low-income group are at high risk of becoming homeless due to limited or lack of income, or high housing cost burden. Job loss, coupled with a shortage of affordable housing, further increases the risk of homelessness for individuals and families with children in the extremely low-income group. A total of 1,156 homeless individuals were counted as part of Stanislaus County's 2014 Point-In-Time (PIT) Homeless Count, 38 percent of whom were unsheltered.

The Stanislaus Continuum of Care standards define those most at risk of homelessness as those meeting the federal definition of homelessness:

- People at imminent risk of homelessness (with less than 14 days to vacate housing or an institutional setting) who lack resources to resolve their housing crisis;
- People who would be considered homeless under definitions used by the U.S. Department of Education such as unaccompanied youth or families with children who have not had a legal tenancy in permanent housing and experienced persistent instability (e.g., two or more moves) in the 60 days prior to the homeless assistance application, and who lack resources to resolve their housing crisis; or
- People who are fleeing (or attempting to flee) domestic violence, who lack resources to resolve their housing crisis. Homeless prevention funds in Modesto come from the Emergency Solutions Grant (ESG), not from the Stanislaus Continuum of Care programs. Rapid re-housing is a critical strategy for ending homelessness for households with children due to the extreme shortage of affordable housing. Rapid re-housing is considered to be a higher priority to Stanislaus Continuum of Care than homeless prevention. It is also a good tool for chronically homeless individuals who have been through a transitional shelter period. It is also a high priority for single adults who assess as self-sufficient and can address affordability through a combination of shared housing and increasing income. Rapid re-housing also works well in housing families with children who generally have been homeless for shorter periods of time. With funding from the ESG program, support can be provided for individuals and families in need of housing. Assistance may include short- or medium-term rental assistance and stabilization services, including mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management. Recipients must be Modesto residents and have sustainable

income to qualify. Funding is limited by ESG—first come, first served. The impact of ESG, for homeless prevention assistance, is hampered by the extremely low-income targeting requirement. Such deep targeting limits the program’s ability to respond to families and individuals in crisis to prevent homelessness. The lack of affordable units limits the ability of families and individuals to find appropriate housing under this program. Another challenge is finding landlords who are willing to rent to clients who do not have ideal credit ratings. A greater number of units might be available with increased landlord/property owner outreach. Regardless, rapid re-housing and homeless prevention assistance continue to be utilized as a successful tool for both preventing and ending homelessness in and Stanislaus County.

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:

Data on Stanislaus County’s homeless population is tracked through the Homeless Management Information System (HMIS), a federally mandated online data system for all dedicated homeless, prevention, and housing programs that receive Stanislaus Continuum of Care funding. The HMIS collects data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

The Homeless Resource Center utilizes HUD’s official definition of homelessness, including the at-risk definition, as required by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), the definition of which was updated on December 5, 2012.

The criteria for defining at risk of homelessness are as follows:

Category 1 – Individuals and Families

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless definition”; AND
- (iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; OR
 - (B) Is living in the home of another because of economic hardship; OR
 - (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR

(D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals; OR

(E) Lives in an SRO or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR

(F) Is exiting a publicly funded institution or system of care; OR

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Consolidated Plan.

Category 2 – Unaccompanied Children and Youth

Is defined as a child or youth who do not qualify as homeless under the homeless definition but qualifies as homeless under another federal statute.

Category 3 – Families with Children and Youth

An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under Section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

Although Stanislaus County have no exact count as to the number of persons who lose their housing and become homeless each year, the risk factors that contribute to causing homelessness are known. Persons who are "at risk of homelessness" include individuals or families that are experiencing one or more of the risk factors described below. When evaluating these risk factors within the context of Modesto, a rise in persons at risk of homelessness is anticipated. These factors will be taken into consideration when evaluating a client's risk of entering homelessness.

The Stanislaus Continuum of Care has developed a unified intake form and documentation checklist that all homeless service providers, who enter data into HMIS, utilize for client eligibility assessments and record keeping. Quarterly monitoring visits and remote HMIS data quality audits ensure that the criteria for qualifying a household for homeless prevention assistance are both regionally uniform and in conformance with HUD regulations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. These are further compounded by job loss and high unemployment rate and personal circumstances such as health conditions, mental illness, substance abuse, and trauma.

Discussion

Elderly households and large family households with children are most likely to be lower income and therefore should be a higher priority and be specifically targeted.

Lower household income is associated with housing problems such as overcrowding and substandard housing. Addressing housing production and housing rehabilitation is therefore a priority.

Lower income households (owner and renter) are more likely to be cost-burdened. Small related renter households are more likely to be cost burdened than large related households and owner households.

The City's highest priority continues to be providing housing that is affordable to the lowest-income segments of the population. With limited resources and the downturn in the economy, the demand for affordable housing continues to outpace production. A shortage of resources at the federal and state levels, and a preference at those levels for funding housing in dense urban areas, have created challenges for the City in producing housing affordable to any level of low-income households, much less the extremely low-income households.

The populations with the highest needs over the next five years are extremely low-income households, very low-income households, and small and large related households (including those with children). The level of need between renters and owners is significant, with renters needs far exceeding those of owners. Elderly households, especially lower income are also in need.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A household is considered to have a housing problem when their home lacks complete kitchen or plumbing facilities, when there is more than one person per room, or when there is a cost burden (greater than 30% of income toward housing).

For the purposes of this Consolidated Plan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

For example, 84% of the very-low-income households (31-50% AMI) in the City Modesto experience one or more housing problem. Therefore, if more than 94% of a particular racial or ethnic group within the income category experienced a housing problem, a disproportionately greater need would be presumed to exist.

0%-30% of Area Median Income

Housing Problems*	Has One Or More Of Four Housing Problems*	Has None Of The Four Housing Problems	Household Has No/Negative Income, But None Of The Other Housing Problems
Jurisdiction As A Whole	5,850	285	615
White	2,615	165	340
Black / African American	565	30	50
Asian	295	40	70
American Indian, Alaska Native	90	0	25
Pacific Islander	45	0	0
Hispanic	2,115	50	100

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems*	Has One Or More Of Four Housing Problems	Has None Of The Four Housing Problems
Jurisdiction As A Whole	6,600	1,255
White	3,270	965
Black / African American	345	15
Asian	380	4
American Indian, Alaska Native	65	10
Pacific Islander	10	0
Hispanic	2,375	250

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems*	Has One Or More Of Four Housing Problems	Has None Of The Four Housing Problems
Jurisdiction As A Whole	8,025	2,555
White	4,290	1,465
Black / African American	315	55
Asian	390	125
American Indian, Alaska Native	4	10
Pacific Islander	15	15
Hispanic	2,830	825

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems*	Has One Or More Of Four Housing Problems	Has None Of The Four Housing Problems
Jurisdiction As A Whole	4,155	2,415
White	2,320	1,430
Black / African American	190	10
Asian	90	140
American Indian, Alaska Native	20	0
Pacific Islander	110	35
Hispanic	1,330	780

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

In the extremely low-income category 87% of all households experience housing problems. Pacific Islander households experience a disproportionate greater need at 100% of households. It should be noted that there are only 45 Pacific Islander households in the extremely low-income category.

- In the very low-income category 84% of all households experience housing problems.
- Black / African American households experience a disproportionate greater need at 96% of households.
- Asian households experience a disproportionate greater need at 99% of households.
- Pacific Islander households experience a disproportionate greater need at 100% of households.

It should be noted that there are only 10 Pacific Islander households in the very low-income category.

In the low-income category 76% of all households experience housing problems.

- Black / African American households experience a nearly disproportionate greater need at 85% of households.

It should be noted that low-income Black / African American households experience housing problems at a much higher rate than any other racial group with all others being between two points above and 47 points below the overall percentage.

In the middle-income category 63% of all households experience housing problems.

- Black / African American households experience a disproportionate greater need at 95% of households.
- American Indian, Alaska Native households experience a disproportionate greater need at 100% of households.
- Pacific Islander households experience a disproportionate greater need at 76% of households.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A household is considered to have a severe housing problem when the home lacks complete kitchen or plumbing facilities, when there is more than 1.5 persons per room, or when there is a severe cost burden (greater than 50% of income toward housing).

For the purposes of this Consolidated Plan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

For example, 61% of the very-low-income households (31-50% AMI) in Modesto the City experience one or more severe housing problems. Therefore, if more than 61% of a particular racial or ethnic group within the income category experienced a severe housing problem, a disproportionately greater need would be presumed to exist.

0%-30% of Area Median Income

Severe Housing Problems*	Has One Or More Of Four Housing Problems	Has None Of The Four Housing Problems	Household Has No/Negative Income, But None Of The Other Housing Problems
Jurisdiction As A Whole	5,300	835	615
White	2,345	435	340
Black / African American	565	30	50
Asian	215	125	70
American Indian, Alaska Native	40	45	25
Pacific Islander	45	0	0
Hispanic	1,965	200	100

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has One Or More Of Four Housing Problems	Has None Of The Four Housing Problems
Jurisdiction As A Whole	4,800	3,055
White	2,240	1,995
Black / African American	255	105
Asian	280	105
American Indian, Alaska Native	40	35
Pacific Islander	0	10
Hispanic	1,855	765

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has One Or More Of Four Housing Problems	Has None Of The Four Housing Problems
Jurisdiction As A Whole	4,000	6,580
White	2,115	3,640
Black / African American	145	225
Asian	240	275
American Indian, Alaska Native	0	10
Pacific Islander	15	15
Hispanic	1,340	2,315

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has One Or More Of Four Housing Problems	Has None Of The Four Housing Problems
Jurisdiction As A Whole	1,800	4,775
White	909	2,835
Black / African American	160	35
Asian	35	195
American Indian, Alaska Native	20	0
Pacific Islander	10	135
Hispanic	640	1,470

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

In the extremely low-income category 79% of all households experience severe housing problems.

- Black / African American households experience a disproportionate greater need at 88% of households.
- Pacific Islander households experience a disproportionate greater need at 100% of households.

It should be noted that there are only 45 Pacific Islander households in the extremely low-income category.

In the very low-income category 61% of all households experience severe housing problems.

- Black / African American households experience a disproportionate greater need at 71% of households.
- Asian households experience a disproportionate greater need at 73% of households.
- Hispanic households experience a disproportionate greater need at 71% of households. In the low-income category 38% of all households experience severe housing problems.

- Pacific Islander households experience a disproportionate greater need at 50% of households. In the middle-income category 27% of all households experience severe housing problems.
- Black / African American households experience a disproportionate greater need at 82% of households.
- American Indian, Alaska Native households experience a disproportionate greater need at 100% of households. It should be noted that middle-income Black / African American and American Indian, Alaska Native households experience housing problems at a much higher rate than any other racial group with all others being between three points above and 21 points below the overall percentage.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden when a household pays a high percentage of gross income towards housing costs. A household is said to have a cost burden when it pays 30-50% of income for housing. It is said to have a severe cost burden if it pays more than 50% of income to housing.

For the purposes of this Consolidated Plan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

For example, 22% of the general population in Modesto experience a severe cost burden. Therefore, if more than 22% of a particular racial or ethnic group experienced a severe cost burden, a disproportionately greater need would be presumed to exist.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / Negative Income (Not Computed)
Jurisdiction As A Whole	7,535	9,770	13,810	645
White	23,440	9,800	7,685	370
Black / African American	950	675	1,130	50
Asian	2,075	880	820	69
American Indian, Alaska Native	145	130	100	25
Pacific Islander	285	175	75	0
Hispanic	7,895	4,670	4,945	100

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Severely cost burdened households are 22% of the total households in Modesto. All racial groups experience similar rates of severe housing cost burden, having rates +/- 8 points of the general population. Black / African American households experience a disproportionate greater need at 40% of households.

Cost burdened households are 25% of the total households in Modesto. All racial groups experience similar rates of severe housing cost burden, having rates +/- 8 points of the general population.

Households who do not experience a cost burden are 52% of the total households in Modesto. (One percent was not included in the calculation.) All racial groups experience similar rates of severe housing cost burden, having rates +/- 8 points of the general population with the exception of Black / African American and American Indian, Alaska Native households who have a significantly lower rate of participation -- 34% and 36% respectively. Although this does not meet the definition of a disproportionately greater need, it is significant that the majority of the population in these groups experience a cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b) (2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see the discussion in the previous sections by income category and racial group.

If they have needs not identified above, what are those needs?

No other needs identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Fourteen Census Tracts, including most of the Census Tracts west of Highway 99 and a couple other tracts on the edges of the City limits, have minority concentrations. Please see the maps on Page 84.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing programs within Stanislaus County are managed by the Housing Authority of the County of Stanislaus. The Housing Authority operates public housing units within the City of Modesto as well as being a developer of affordable housing. The Housing Authority also offers the Housing Choice Voucher Program (formerly known as Section 8) to Modesto residents. Tenant-based Housing Choice Vouchers provide a monthly subsidy to low-income tenants renting market-rate units. Housing Choice Vouchers require a Housing Authority inspection of the unit prior to move-in to ensure health and safety standards are met.

The numbers included in the table below are the number of public housing units and housing vouchers in Stanislaus County, which is the lowest level at which the Housing Authority reports data to HUD.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - Based	Tenant - Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# Of Units Vouchers In Use	0	0	636	3,930	10	3,832	0	88	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -Based	Tenant -Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	17,079	13,338	12,270	13,393	0	11,080	
Average Length Of Stay	0	0	6	6	1	7	0	0	
Average Household Size	0	0	3	2	1	2	0	3	
# Homeless At	0	0	0	0	0	0	0	0	

Admission								
# Of Elderly Program Participants (>62)	0	0	113	1,042	6	1,034	0	2
# Of Disabled Families	0	0	142	1,089	4	1,071	0	14
# Of Families Requesting Accessibility Features	0	0	636	3,930	10	3,832	0	88
# Of HIV/Aids Program Participants	0	0	0	0	0	0	0	0
# Of DV Victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-Based	Tenant-Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	560	3,072	8	2,988	0	76	0
Black/African American	0	0	24	595	1	585	0	9	0
Asian	0	0	45	192	1	188	0	3	0

American Indian/Alaska Native	0	0	4	48	0	48	0	0	0
Pacific Islander	0	0	3	23	0	23	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - Based	Tenant - Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	392	1,133	6	1,096	0	31	0
Not Hispanic	0	0	244	2,797	4	2,736	0	57	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority of the County of Stanislaus maintains 5% of its Public Housing units as accessible for disabled persons/families throughout its inventory. The Housing Authority, in compliance with Federal Regulations, follows a fair and thorough process to provide accessible units and reasonable accommodations to people with disabilities. Accessible units are first offered to families who may benefit from the accessible features. Applicants for these units are selected based on their need for an accessible unit first; a disabled person will be selected to occupy an accessible unit first. If there are no applicants who would benefit from the accessible features, the units will be offered to other applicants in the order that their names come to the top of the waiting list. Such applicants, however, must sign a

release form stating they will accept a transfer (at their own expense) if, at a future time, a family requiring an accessible feature is determined eligible for that particular type of unit. Any family required to transfer will be given a 30-day notice.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Housing Authority of the County of Stanislaus administers the Housing Choice Voucher Program (HCV). In order to qualify for HCV program applicants must be at or below 50 percent of AMI. Most recent applicants the HCV program are families at or below 30 percent of AMI. Families at this income level have difficulty meeting their basic needs even with the assistance of the voucher program. The HCV program staff is well knowledgeable and aware of available community resources and regularly is able to refer voucher holders to other community organizations for additional services. The HCV program maintained a utilization rate of 100% in 2014. In addition, the Housing Authority of the County of Stanislaus amended offers the Family Self-Sufficiency (FSS) program to help voucher holders augment their education, find employment, build assets, and achieve economic independence.

In March 2013 the Housing Authority of the County of Stanislaus amended their local preference for Youth out of Foster Care to add two additional support service providers as referring agencies for the 25 vouchers allocated to youth out of foster care.

How do these needs compare to the housing needs of the population at large

According to the 2009–2013 ACS 5-Year Estimates, 14.5 percent of the population under age 65 who lived in Modesto reported a disability. The percentage of disabled voucher holders in Stanislaus County, out of the total voucher holders, is 28 percent.

While 37 percent of the total households in Modesto are classified as low income, which includes the extremely low-income category, the average annual income of 100 percent of voucher holders is less than 30 percent of AMI. In general, the race and ethnicity of voucher holders is comparable to the jurisdiction, with some variations between data sources. The rate of voucher households that identified as Black or African American was higher than the jurisdiction (15.1 percent versus 2.9 percent), while a smaller percentage of voucher holders identified as Hispanic or Latino (28.8 percent versus 41.9 percent). For the jurisdiction as a whole, 45.8 percent of households experience housing cost burden greater than 30 percent of their household income and are in need of affordable housing.

Although there are differences in the demographics among voucher holders and the population at large, there is a need for affordable housing for both groups, specifically for those extremely low-income cost-burdened households without vouchers.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In July 2001, the Stanislaus County Board of Supervisors and the City of Modesto officially recognized the Stanislaus Continuum of Care as the coordinating body for homeless programs and services in Stanislaus County.

In 2012, the Stanislaus Continuum of Care adopted the Stanislaus County Homeless Management Information System (HMIS), which is a collaborative project that will enable homeless service providers to collect uniform client information over time.

Homeless Needs Assessment

Population	Estimate The # Of Persons Experiencing Homelessness On A Given Night	
	Sheltered	Unsheltered
Persons In Households With Adult(S) And Child(Ren)	20	58
Persons In Households With Only Children	3	12
Persons In Households With Only Adults	589	490
Chronically Homeless Individuals	0	0
Chronically Homeless Families	0	0
Veterans	55	47
Unaccompanied Child	40	42
Persons With HIV	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Housing Authority of the County of Stanislaus

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

HUD's 2014 Continuum of Care Homeless Assistance Programs Table provides data on numbers of persons becoming and exiting homelessness each year. As for the average number of days that a person experiences homelessness, that data is not available. The 2015 Point-In-Time Homeless Count may have this data available later this year.

Nature and Extent of Homelessness: (Optional)

Race:		Sheltered:
White		919
Black Or African American		85
Asian		11
American Indian Or Alaska Native		83
Pacific Islander		28
Ethnicity:		Sheltered:
Hispanic		387
Not Hispanic		0

Data Source: Homeless Needs Assessment

Age Range	Households With Children Sheltered And Unsheltered	Households Without Children Sheltered And Unsheltered
Number Of Children (Under Age 18)	173	NA
Number Of Persons (18 To 24)	33	92
Number Of Persons (Over 24)	126	723

Table 27 - Age Differences between Households with Children and without Children - Stanislaus County

Data Source

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the 2014 Continuum of Care Stanislaus homeless count findings:

- 114 households with at least one adult and one child, for a total of 332 persons. Of these, 67 percent were living in emergency or transitional housing and 33 percent were unsheltered.
- 23 families were chronically homeless, with 39 percent unsheltered.
- 69 veterans were homeless; 41 percent of those were unsheltered.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

A total of the 1,156 homeless individuals were counted during the 2014 Continuum of Care Stanislaus homeless count. Of the total count it was determined that 38 percent were unsheltered. The majority of the homeless population data by household type demonstrated that most homeless households were composed of people without children. In comparing homelessness by race, 46 percent of Black/African Americans were unsheltered as compared to 38 percent of Whites who were unsheltered. In addition, 16 percent of the unsheltered homeless were female and 22 percent were male. Lastly, veterans represent 6 percent of the homeless, both sheltered and unsheltered.

Discussion:

Homelessness in Stanislaus County has experienced a steady decline over the last five years (2009–2014), both in the number and as a percentage of the overall total. Reasons for this decline will need to be analyzed using additional community data. Additionally, across 2009 to 2014, the number of persons in households with children/only children has seen a steady decline, with the exception of a spike in 2014. To illustrate, in 2013, 22% of the total homeless population is part of households with children/only children and in 2014 this increased to 29%.

Using the Point-In-Time Homeless Count of 2014, one can estimate that approximately 1,156 people experienced homelessness during 2014. Of those, more than 70% are individuals in households without children, and approximately 30% were individuals in households with children or households of only children.

2014 experienced a marked increase in the percentage of sheltered versus unsheltered homeless persons. Said another way, 2014 saw the lowest number of homeless unsheltered since the point-in-time survey started in 2009. Additionally, the percentage of sheltered homeless, compared to unsheltered, steadily increased from 2009 to 2013. This recent increase will need to be analyzed, taking into consideration community information.

Chronic homelessness declined overall from 2009 to 2014 but was higher in 2014 compared to 2013 and 2011. 2014's Point-In-Time Count reported that 13% of homeless were chronically homeless, which is a decline from 16% in 2009. Reasons for this decline will need to be analyzed using additional community information.

Stanislaus County's 2014 Point-In-Time (PIT) Homeless Count reports an overall increase in the occurrence of special homeless subpopulation categories (severely mentally ill, chronic substance abuse, persons with HIV/AIDS, and victims of domestic violence) with the exception of veterans. This appears to be a result of increased reporting by participants (individuals can select to fit in more than one category), but additional research will be needed to analyze this further. Additionally, homeless people that experience severe mental illness make up the largest percentage of special homeless populations in Stanislaus County. They represent 29% of the total population, compared to (in order) victims of domestic violence (20%), chronic substance abuse (15%), veterans (6%), and persons with HIV/AIDS (1%).

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. Within Stanislaus County, subpopulations include the elderly, mentally ill, physically disabled, persons with HIV/AIDS, persons with substance dependence or abuse, youth, victims of domestic violence, and farmworkers. The following is a brief analysis of the needs of these subpopulations. The facilities and services available to these subpopulations are discussed in greater detail in the Market Analysis section of this Plan.

Describe the characteristics of special needs populations in your community:

The majority of elderly have a fixed income and deal with physical constraints, which makes them a group with special housing needs. Since the elderly often live alone and have limited mobility, housing units best suited to their needs are smaller units located near public transportation, medical facilities, shopping, and other services. The elderly often require special design considerations such as ramps and handrails to assist with mobility.

Disabilities vary in type and severity and can have a significant impact on a household's housing needs and ability to pay for appropriate housing. A significant number of persons with a disability fall under the extremely low- and very low-income categories.

While many youth in the national foster care system go on to lead successful lives, others fare poorly. A high percentage experience inadequate housing, low educational and career attainment, early parenthood, substance abuse, physical and mental health problems, and involvement with the legal system.

What is the housing and supportive service needs of these populations and how are these needs determined?

Local agencies that provide supportive services for the elderly include the Area Agency on Aging, the Howard Training Center, Healthy Aging Association, the Catholic Charities/Stanslaus Elder Abuse Prevention Alliance (SEAPA), the Senior Opportunity Service Program, and the Catholic Charities Homemaker Ombudsman Program. Housing assistance, in the form of Section 8 and housing rehabilitation and repair programs, is available through the Housing Authority and the Stanislaus County Department of Social Services.

Typically, housing best suited for persons with disabilities will also be located near transit, medical facilities, shopping, and other services. Supportive services provided in Stanislaus County include centralized information and emergency housing rehabilitation to address handicap accommodation retrofits. Local agencies that provide assistance to persons with disabilities include the Disability Resource Agency for Independent Living (DRAIL), the Howard Training Center, United Cerebral Palsy of Stanislaus and Tuolumne Counties, National Alliance for the Mentally Ill, Society for Disabilities, and Modesto Independent Living Center.

For the elderly and those aging out of foster care, smaller and more affordable housing units designed for people living alone such as studios and one-bedroom units are in short supply. Housing that can affordably and comfortably accommodate larger families is also needed. For many of these special needs populations, employment services and financial stabilization services such as credit counseling, help with utility and other housing-related payments, relocation assistance, and case management are also needed within convenient access to residents.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In California and the rest of the United States, HIV infections and AIDS diagnoses are reported through a combination of passive and active surveillance. Passive surveillance is conducted through State-required reporting of HIV and AIDS cases by health care providers and reporting of HIV-positive test results from laboratories to local health departments (LHD). Active surveillance is accomplished through routine visits by LHD staff to hospitals, physician offices, laboratories, counseling and testing clinics, and outpatient clinics to ensure completeness, timeliness, and accuracy of reported data. To improve timeliness and completeness of reporting and ensure prompt identification and response to emerging problems in the field, the California Department of Public Health, Center for Infectious Diseases, Office of AIDS supports a decentralized reporting system where HIV and AIDS case reports are identified through passive and active surveillance efforts coordinated by California's 61 LHDs.

According to the California Department of Public Health, Office of AIDS, HIV/AIDS Surveillance Section, data as of June 30, 2014, which is reported by county and not metropolitan statistical area, shows the following for Stanislaus County:

HIV Total Cases: 179
HIV Living Cases: 172
HIV Deceased: 7

AIDS Total Cases: 826
AIDS Living Cases: 392
AIDS Deceased: 434

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The Modesto has extensive needs for public facilities. These include, but are not limited to, the following:

Parks/Community Facilities: There is a need for facilities serving youth/after-school programs and facilities serving seniors.

Accessibility Improvements to Public Facilities: Most existing public facilities in the Stanislaus Planning Area do not meet ADA (Americans with Disabilities Act) accessibility standards.

Energy Efficiency Improvements to Public Facilities: Many community facilities require upgrading to improve energy efficiency.

How were these needs determined?

A survey was conducted as part of the consolidated plan process. When asked about what parks and community center services were most important to fund, respondents identified the top three priorities as facilities serving youth/after-school programs, facilities serving seniors, and improvements to accessibility for seniors and disabled persons. The information contained in this Market Analysis also identified these needs. Please see Appendix A – Public Comments.

Community Outreach Summary for individual responses.

Describe the jurisdiction’s need for Public Improvements:

Water and Sewer Infrastructure and Services: Extension/improvement of water and sewer lines is needed to serve low- and moderate-income households and to facilitate economic development activities.

Street and Sidewalk Improvements: Improvements are needed to address safety and traffic issues. In addition, ramps and curb cuts are needed to meet ADA accessibility requirements.

Streetlights: Many streets and public facilities (such as parks and recreation areas) lack adequate street lighting.

How were these needs determined?

A survey was conducted as part of the consolidated plan process. Results of the survey identified street improvements, improving water supply, and installing or improving street lighting to be the highest priority among infrastructure improvements surveyed. See Community Outreach Summary for individual responses.

Describe the jurisdiction's need for Public Services:

Given the geographic spread of the Planning Area, many communities do not have adequate access to public and supportive services. Service needs in the Planning Area include, but are not limited to, the following:

- Services for very –low income households
- Services at risk children/youth children
- Services for persons with substance abuse
- Homeless and homeless prevention services
- Physically/mentally disabled persons services
- Services for seniors

How were these needs determined?

A survey was conducted as part of the consolidated plan process. Survey participants were asked to rank the importance of providing grant funds to programs that provide public services to low-income persons in their community. Respondents felt that the highest priority should be given to services for at- risk children/youth, seniors, and physically/mentally disabled persons. Lowest priority was to persons recently incarcerated or on parole, to persons with substance abuse problems, and for financial literacy. The information contained in this Needs Assessment and the Market Analysis also identified these needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of this section of the Consolidated Plan is to describe the market conditions in the City Modesto that impact the needs and goals of the plan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

MA-10 Number of Housing Units – 91.210(a) & (b) (2)

Introduction

The City of Modesto has 73,800 housing units, 57% are owner-occupied and 43% are renter-occupied. Sixty-nine percent of all residential structures are single-family detached. Fourteen percent are multi-family (5 or more units/structure).

Sixty-five percent of housing units have three or more bedrooms; 24 percent, two bedrooms; 10 percent, one bedroom; 2 percent, no bedroom (studio).

All residential properties by number of units

Property Type	Number	%
1-Unit Detached Structure	50,876	69%
1-Unit, Attached Structure	3,503	5%
2-4 Units	6,979	9%
5-19 Units	5,808	8%
20 Or More Units	4,598	6%
Mobile Home, Boat, RV, Van, Etc.	2,059	3%
<i>Total</i>	<i>73,823</i>	<i>100%</i>

Table 28 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No Bedroom	51	0%	984	3%
1 Bedroom	341	1%	6,300	22%
2 Bedrooms	5,286	14%	11,030	38%
3 Or More Bedrooms	33,363	85%	10,624	37%
<i>Total</i>	<i>39,041</i>	<i>100%</i>	<i>28,938</i>	<i>100%</i>

Table 29 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

With the dissolution of the redevelopment agencies, the City of Modesto’s ability to provide affordable housing has been significantly reduced. The City’s CDBG allocation has also been significantly reduced as

well as HOME funds. Over the last 5 years each funding source has been reduced by over 45%. With limited resources, the City anticipates the following housing activities:

CDBG Funds: The City has used CDBG funds for housing activities in the past however; with the limited amount of funds the City anticipates using a new approach. This approach will focus on using CDBG funds for infrastructure type activities to serve low-income areas. The City will continue to use CDBG funds for down payment assistance, housing rehabilitation and public service activities.

HOME and CHDO Funds: The City will continue to use these funds to finance low-income housing projects as a funding source to help promote building larger scale affordable housing projects.

ESG Funding: As in past years, the City will continue to use all ESG funding to fund Emergency Services for low-income persons.

Other Funding Sources: Additional funding sources include the NSP programs. All of these programs will serve low-income households and the amount of funding available will vary.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Housing Authority of the County of Stanislaus (Housing Authority) is the largest landlord of multifamily and senior housing for the lower-income population. The Housing Authority owns and manages over 1,300 rental units (including public housing, farm labor housing, and seasonal migrant farm worker housing). Based upon data collected, Stanislaus County does not foresee a loss of available public housing units in Stanislaus County.

Does the availability of housing units meet the needs of the population?

The Housing Authority currently has waiting lists for publicly assisted housing and Housing Choice Vouchers with a waiting period of multiple years. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With more than half (66 percent) of the housing units older than 30 years of age, a large portion of the Housing Authority's housing stock may need substantial rehabilitation. The extent of housing needs far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

There is a range of housing needs, including transitional housing, housing for seniors and housing suitable for families, persons with disabilities, and single-bedroom affordable units for homeless individuals without children. Each of these groups has a need for more affordable housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing cost is a key determinant in the welfare of lower income households, especially when considering the high cost burdens experienced in the City and the prevalence of housing problems such as over-crowding.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	123,800	230,300	86%
Median Contract Rent	551	831	51%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,437	11.9%
\$500-999	17,732	61.3%
\$1,000-1,499	6,642	23.0%
\$1,500-1,999	829	2.9%
\$2,000 or more	298	1.0%
<i>Total</i>	<i>28,938</i>	<i>100.0%</i>

Table 31 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units Affordable To Households Earning	Renter	Owner
30% HAMFI	510	No Data
50% HAMFI	2,285	1,135
80% HAMFI	10,125	4,045
100% HAMFI	No Data	6,755
<i>Total</i>	<i>12,920</i>	<i>11,935</i>

Table 32 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	594	734	941	1,387	1,609
High HOME Rent	575	710	886	1,014	1,111
Low HOME Rent	542	581	697	806	900

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

While approximately 37 percent of city households, both renter and owner, are low income (at or below 80 percent of AMI; see Needs Assessment), only 26 percent of housing units (based on a total of 67,979 units) are affordable to these households. A majority of these units are affordable to households earning 80 percent of AMI, followed by households at 50 percent (very low-income) and 30 percent (extremely low income) of AMI. This indicates that there is a lack of affordable housing stock in the City to meet the existing needs of low- and very low-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the way the market is trending, it is likely that affordability will continue to be a challenge for both renters and owners. The market has become increasingly difficult for low-income buyers due to a variety of factors, including a shrinking inventory of affordably priced homes, fierce competition from cash investors bidding on the same homes, and the more restrictive credit market that has made it difficult for many homebuyers to obtain financing. As a result of these challenges, the City prioritizes its limited resources for affordable rental housing.

Forced sales, which are actions taken in civil court forcing the owners of a piece of real property to sell their property and divide the profits, foreclosures and The Federal Housing Administration (FHA) first time home buyers max lending limit of \$276,000 has forced many homeowners into the rental market considering the median sales price is \$220,000 which is further stressing an already tight market. This increase in renter households has contributed to low rental vacancy rates and increased rental prices as well as increased property values throughout the City.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on the data, within tables 26 through 29 in this section, the area's median rent (\$831 in 2011) is affordable for a one bedroom unit, but would not be affordable for a two- or more bedroom unit. This data supports the City's strategy to produce or preserve affordable housing, per HUD's Office of CPD guidance.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Condition of housing is a key determinant in the decision to establish housing priorities. Poor housing conditions have a disproportionate impact on low income persons. Housing conditions also threaten the supply of affordable housing not to mention the overall supply of housing.

Definitions

According to HUD, substandard housing conditions within the City of Modesto include the following:

- Violation of State building and housing codes;
- Lack of adequate plumbing, kitchen, or heating facilities; and
- Overcrowding conditions (defined as being occupied by more than one person per room, including living and dining rooms but excluding bathrooms and kitchen).

Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

A housing unit is considered to be in “Standard Condition” if the unit:

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

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

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

Condition of Units

Condition Of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With One Selected Condition	15,527	40%	15,336	53%
With Two Selected Conditions	715	2%	2,205	8%
With Three Selected Conditions	86	0%	206	1%
With Four Selected Conditions	0	0%	169	1%
No Selected Conditions	22,713	58%	11,022	38%
<i>Total</i>	<i>39,041</i>	<i>100%</i>	<i>28,938</i>	<i>101%</i>

Table 34 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,043	13%	2,152	7%
1980-1999	12,287	31%	9,785	34%
1950-1979	18,084	46%	13,668	47%
Before 1950	3,627	9%	3,333	12%
<i>Total</i>	<i>39,041</i>	<i>99%</i>	<i>28,938</i>	<i>100%</i>

Table 35 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk Of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number Of Units Built Before 1980	21,711	56%	17,001	59%
Housing Units build before 1980 with children present	3,055	8%	3,465	12%

Table 36 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable For Rehabilitation	Not Suitable For Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood.

Overall, housing in the City is well maintained. However, certain neighborhoods are adversely affected by deferred maintenance. Approximately 15,000 housing units require rehabilitation and 500 housing units in the City require replacement. Neighborhoods toward the City's center have vintage houses, and many census tracts' houses near downtown have a median age of more than 55 years. The areas with the oldest houses include the downtown area and areas north of downtown. Many of these areas of the City have well-kept vintage houses and are among the City's most valuable, though median owner costs are among the lowest in the City. The median house prices (as reported by the Census) for the older housing stock northwest of Paradise Road and southwest of Highway 99 are some of the lowest in the City. Median house prices 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 houses correspond with census tracts with higher concentrations of lower income households. Lower-income owners and landlords renting to lower-income households are sometimes more apt to defer maintenance on their houses, and due to the age of housing stock in some of the neighborhoods near downtown, considerable maintenance would be necessary to maintain adequate living 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 other City census tract.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the Federal government prohibited the use of LBP on residential properties. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940 is highly likely to contain LBP (estimated at 90 percent of housing units), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain LBP.

All housing-related programs administered by the City have policies in place which require that all units constructed before 1978 be screened for LBP hazards. The LBP regulation that became effective April 22, 2010, added a requirement that contractors bidding on the rehabilitation of housing built prior to 1978 provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing units, an LBP clearance test is conducted after the work has been completed by a licensed contractor with expertise in this type of work. Final payment is not released until the unit has passed the

LBP testing requirement. These requirements will assist the City in its goal to eliminate the lead-based paint hazards in the units of the community.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Total Number of Units table below shows the total number of public and assisted housing units in Stanislaus County.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -Based	Tenant -Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# Of Units Vouchers Available	0	0	647	4,096	6	4,090	0	1,207	0
# Of Accessible Units			32						
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, And Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:

The Housing Authority assigns five percent (5%) of its public housing inventory as accessible units for disabled persons/families. The Housing Authority designates the remaining ninety five percent (95%) of their public housing units as general occupancy; elderly households can occupy these units without requesting further designation.

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority currently owns a total of 1238 dwelling units consisting of 647 Conventional Low Rent Units, 215 Migrant Farm Labor Units, 356 Farmers Homes, Farm Labor Housing units, and a trailer park consisting of 20 spaces for use by Farm Labor families. The Housing Authority also has the following Below Market Rent Units:

24 Randazzo Units, 11 Units at 608 Brighton, 36 Units at 608 E. Granger, and 3 at Porsche Strasse. In addition, the Housing Authority provides assistance to 3,980 (240 of which are Family Unification Vouchers) families through its' Section 8 existing Housing Assistance Payments program, 55 families through its' Section 8 State After Care program, and 52 participants in the Shelter Plus Care program.

Since 2009, the Housing Authority has completed, or is in the process of completing, modernization activities at 495 of their 647 Public Housing program units. These projects included roofing with energy efficient cool roof products, replacement of HVAC systems and appliances with newer energy efficient models and comprehensive interior and exterior modernization of three of their oldest developments. These modernizations have a positive impact of the curb appeal for these developments. In addition, the Housing Authority completed significant improvements to sidewalk, parking areas and some common landscape areas in all of their Asset Management Properties (AMPs).

Public Housing Condition

Public Housing Development	Average Inspection Score
All PHA Units	80

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Restoration and revitalization needs are typically identified through physical needs assessments completed for the public housing properties. These activities are then incorporated in the Housing Authority's Five-Year Action Plan. Projects currently planned in these areas over the next five years range from interior and exterior modernization of buildings and units to replacement of mechanical systems. Table MA-11.1 below summarizes the Housing Authority's restoration and revitalization project needs.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority in its commitment to provide decent, safe and affordable housing is regularly assessing its units to improve the living environment of low and moderate-income families residing in public housing by:

- Pursuing projects in collaboration with other municipal or local agencies to provide supportive services to their tenants and to provide economic opportunities.
- Establishing policies to provide a drug-free environment.
- Establishing neighborhood watch programs in collaboration with local law enforcement agencies, and participating in the Crime-Free Multi-Family programs and obtaining a certification for their housing developments.
- Performing regular property HQS inspections, to ensure that the housing units and common areas are in good condition, and free of health and safety hazards, and to comply with other efforts such as carbon monoxide detectors.
- Preparing and executing a long-range plan of capital improvements to public housing units that includes energy efficiency improvements to reduce resident's utility costs, and rehabilitation or physical repairs of the units.
- Providing notices and educational material to both landlords and tenants participating in the Housing Choice Voucher (HCV program, warning them of Lead Base Paint (LBP hazards.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The most comprehensive analysis of the homeless population and service availability in Stanislaus County is conducted by the Continuum of Care Stanislaus (CoC). To obtain demographic data on the homeless and those at risk of becoming homeless, a point-in-time survey is conducted annually.

According to the [State of California Housing and Community Development \(HCD\)](#) data for the Stanislaus County Housing Element, there are 322 family beds, 555 adult-only beds, and 61 children-only beds for a total 938 year-round beds in Stanislaus County. No seasonal beds were identified.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	314	0	118	0	0
Households with Only Adults	16	233	154	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	62	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

- **Alliance Worknet** provides Workforce Investment Act services to the residents of Stanislaus County.
- **AspiraNet** provides vocational education and job training through its California Department of Education Workability program.
- **Behavioral Health and Recovery Services (BHRS)** administers Stanislaus County’s behavioral health and recovery services. (Inpatient, PSH Supportive Service, Street Outreach, Telecare, ACCESS Team)
- **Central Valley Opportunity Center (CVOIC)** is a nonprofit employment training and service provider serving the counties of Stanislaus, Merced, and Madera.
- **Community Services Agency (CSA) - STANWORKS** oversees the County’s Welfare-To-Work program which helps CalWORKS customers find and keep a job. CalWORKS is a State welfare program that gives cash aid and services to eligible needy California families. The Welfare-To-Work program also includes assisting with job training to upgrade persons to higher paying jobs. This agency’s mission is to protect children and adults, who are at risk, preserve families,

provide temporary economic assistance, promote personal responsibility in the areas of job readiness and self-sufficiency, and practice program and system integrity through innovative and effective business strategies.

- **Disability Resource Agency for Independent Living (DRAIL)** is a nonprofit corporation that provides to persons with disabilities.
- **Employment Development Department (EDD)** is a State agency that provides services to Individuals in Californian under Unemployment Insurance, State Disability Insurance, workforce investment, and Labor Market Information programs. , and assisting disadvantaged recipients in becoming self-sufficient.
- **Golden Valley Health Center (Corner of Hope Homeless Outreach Program)** provides free health services including dental, vision, general medical and mental health services.
- **Health Services Agency (HSA)** in partnership with local hospitals and physician groups supplements and promotes a health delivery system that ensures that Stanislaus County residents have access to quality health care.
- **Interfaith Ministries of Greater Modesto** serves hundreds of individuals and families in the City, with emergency food and clothing.
- **Job Corps**, administered by The U.S. Department of Labor, is a no-cost education and vocational training program for persons between the ages of 16 and 24 who qualify as low income
- **National Alliance on Mental Illness (NAMI)** provides employment assistance, by providing informational resources, detailing vocational programs available to persons with a mental illness, legal protections, and health coverage options.
- **The Salvation Army Modesto Corps** provides an array of services to the homeless.
- **Stanislaus County Department of Aging & Veterans Services** provides assistance and advocacy to the men and women who served in the Armed Services of America, their dependents, and survivors and the general public in obtaining benefits and entitlements from the U.S. Department of Veterans Affairs, Department of Defense, and State and local agencies.
- **TeleCare Corporation** manages one of Stanislaus County's Regional Service Teams, providing outpatient and intensive community support mental health services to an estimated 350 to 400 adults living in eastern Modesto. .
- **Turning Point** (Empowerment Center) offers programs in seven California counties to assist persons with a mental illness.
- **The United Samaritans Foundation** operates four mobile food service trucks from their facilities in Turlock, Hughson, and Modesto, delivering nutritious lunches to nine Stanislaus communities five days per week.
- **The Valley Mountain Regional Center** provides a variety of resources to children and adults with developmental disabilities in Stanislaus, San Joaquin, Amador, Calaveras, and Tuolumne counties.
- **The U.S. Department of Veterans Affairs** provides numerous benefits and services to veterans and their families including health care, vocational rehabilitation, education, and home loans.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

- **Hutton House** is an emergency shelter for runaway, homeless, and youth in crisis who are ages 13-17.
- **Pathways** is a transitional living and support services program that focuses on youth who have “aged out” of the foster care placement system.
- **Children’s Crisis Center of Stanislaus County (CCC)** provides child care and shelter services to abused, neglected, and at-risk children in the community.
- **Cricket, Guardian, Marsha’s, Sawyer, and Verda’s Houses** provides shelter for children who may be involved in a family crisis or a conflict situation.
- **Homeless Prevention and Rapid Re-Housing Program (HPRP)** provides rental assistance in conjunction with intensive case management.
- **Community Housing and Shelter Services (CHSS)** provides opportunities to households with and without children to obtain and maintain permanent housing.
- **Community Impact of Central Valley (CICV)** provides services to individuals with HIV/AIDS through the Housing Opportunities for Persons with AIDS Program (HOPWA).
- **Family Promise of Greater Modesto** provides transitional shelter at church sites and case management support for finding permanent affordable housing.
- **Haven Women’s Center of Stanislaus County** provides outreach to homeless women and children in the South Stanislaus County area and within the City.
- **Housing Authority of the County of Stanislaus** administers 222 Shelter Plus Care Certificates and HUD-VASH vouchers which help provide permanent supportive housing to homeless veterans.
- **Miller Pointe** is a 15-unit permanent rental housing project serving very low-income households.
- **Meadow Glen** is a 32-unit permanent rental supportive housing serving very low-income foster youth aged out of foster care.
- **The Modesto Men’s Gospel Mission and Women’s Mission** provides a limited stay of seven nights on the floor, and three nights out, and also serves two meals a day.
- **Mission Emergency Shelter** provides beds for temporary shelter to house up to 100 unaccompanied adult men and women and up to 90 women and children for a maximum stay of fourteen days.
- **New Life Program Residential** is an on-site program for up to 41 unaccompanied adult men and women who need specialized help to return to societal living.

- **The Exodus Program** offers up to 20 transitional beds to unaccompanied adult men and women, who have successfully gone through the 30-day New Life Program
- **The Salvation Army Modesto Corps** provides an array of services to the homeless.
- **The Berberian Emergency Shelter** provides 100 cold weather beds to unaccompanied homeless adult men and women and up to 30 year-round beds to homeless persons with special medical needs.
- **The Berberian Transitional Living Facility** provides 20 beds for homeless male and female veterans and 20 beds for unaccompanied homeless males and females for up to 24 months.
- **Stanislaus County Affordable Housing Corporation (STANCO)** operates eight properties for permanent affordable housing and conducts outreach to place people in supportive housing. STANCO also operates 33 transitional beds for homeless families with children and 37 beds for unaccompanied adult homeless males and females.
- **Bennett Place** contains 18 units that are reserved for persons who have a serious mental illness (SMI) or serious emotional disturbance (SED) and are homeless or at risk for homelessness.
- Turning Point Community Programs provides integrated, cost-effective mental health services, employment and housing for adults, children and their families that promote recovery, independence and self-sufficiency.
- **Turning Point Respite Center at Garden Gate** provides a safe home-like environment for up to 12 homeless mentally ill persons nightly.
- **Turning Point's Affordable and Supportive Housing Projects** provide public support services to 21 unaccompanied adults with mental illness.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Services are needed for special needs persons to live independently and thereby avoid homelessness or institutionalization. This includes those persons returning from mental health and physical health institutions. These groups include the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farm workers, and substance abusers. Below are facilities and services available to these subpopulations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Housing Opportunities for Persons with AIDS (HOPWA) Program:

Community Impact of Central Valley (CICV) provides services to individuals with HIV/AIDS through the Housing Opportunities for Persons with AIDS Program (HOPWA). Under HOPWA qualified persons can receive assistance for security deposit, first-month rent, mortgage assistance, rental assistance, utilities, and food depending on their need. CICV can assist individuals for up to six months if participants show proof of hardship. CICV also serves veterans. In addition, CICV serves families through its tenant-based rental assistance program, permanent housing placement services, and supportive services. Under the tenant-based rental assistance program, individuals and their families will be provided for up to one year. The program is renewed on a yearly basis, and if qualifying, the family can receive assistance for more than one year. People may also receive assistance, such as security deposit, first-month rent, credit check and utility hook-up, through CICV's permanent housing placement services. Lastly, CICV provides supportive services including transportation, food, and nutrition classes to people and their families that are experiencing AIDS.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in the City include:

- Group Homes: Facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group homes provide social, psychological, and behavioral programs for troubled youths.
- Adult Residential Facilities: Facilities of any capacity that provide 24-hour nonmedical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- Residential Care Facilities for the Elderly: Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. These facilities are regulated by the State Department of Social Services (DSS).

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City proposes to focus ESG public service funds for Fiscal Year 2015-2016 on emergency cold-weather shelter for homeless persons, emergency food assistance for seniors and low-income households, and services for strengthening families and at-risk youth.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City requires an application fee of \$5,231 for a General Plan Amendment, excluding significant environmental review, should a project be proposed for a site where it is inconsistent with the General Plan. If a project is proposed for a site on which the zoning does not permit it, a zone change can cost up to \$5,231, depending on the type of zoning change required. The City's application fees are based on full recovery of costs associated with the processing of land use applications. It is the City's policy that no development shall be subsidized by the General Fund.

Impact fees, land dedications, or improvements are also required in most instances to provide an adequate supply of necessary infrastructure (streets, sewers, and storm drains) to support the new development as well as public parkland. While such costs are charged to the developer, most, if not all, additional costs are passed onto the consumer. The City does, however, provide fee waivers in some cases and allow fee deferrals in many instances, allowing a development project to move forward with smaller up-front expenditures.

There are numerous fire and school districts within Stanislaus County and all charge impact fees. School fees range from \$2.60 to \$5.16 per square foot with an average of \$3.88 per square foot and can add significantly to the cost of development, but are consistent with the amounts and parameters established by California Government Code Sections 65995 and 66000 et seq. Fire plan check fees are charged at a flat rate of \$71 and \$168.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements relating to site coverage, parking, and open space in developments can indirectly increase costs by limiting the number of dwelling units that can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy a large share of the site. Connecting to public water and sewer systems, street improvements, storm drain, and fire suppressions requirements can also add significant costs to residential projects.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the California Building Code requiring developers to address such issues as noise transmission and energy conservation can also result in higher construction costs. While some features (interior and exterior design treatments) are included by the developer as amenities to help sell the product in the competitive market, other features (i.e., those required to achieve compliance with

energy conservation regulations) may actually reduce monthly living expenses. However, all these features may add to the initial sales price, resulting in an increasingly difficult hurdle for many new homebuyers to overcome.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section of the Consolidated Plan describes the Stanislaus Planning Area’s economic development asset needs.

Economic Development Market Analysis

Business Activity

Business By Sector	Number Of Workers	Number Of Jobs	Share Of Workers %	Share Of Jobs %	Jobs Less Workers %
Agriculture, Mining, Oil & Gas Extraction	2,484	722	5	1	-4
Arts, Entertainment, Accommodations	6,531	7,599	12	13	1
Construction	2,566	1,447	5	3	-2
Education And Health Care Services	10,520	16,090	20	29	9
Finance, Insurance, And Real Estate	2,306	2,765	4	5	1
Information	730	756	1	1	0
Manufacturing	7,138	6,481	14	11	-3
Other Services	3,391	3,754	6	7	1
Professional, Scientific, Management Services	3,630	4,140	7	7	0
Public Administration	0	0	0	0	0
Retail Trade	7,820	9,133	15	16	1

Transportation And Warehousing	2,250	871	4	2	-2
Wholesale Trade	3,040	2,660	6	5	-1
Total	52,406	56,418	--	--	--

Table 41 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population In The Civilian Labor Force	93,520
Civilian Employed Population 16 Years And Over	80,459
Unemployment Rate	13.97
Unemployment Rate For Ages 16-24	25.74
Unemployment Rate For Ages 25-65	9.31

Table 42 - Labor Force

Data Source: 2007-2011 ACS

Occupations By Sector	Number Of People
Management, Business And Financial	14,498
Farming, Fisheries And Forestry Occupations	4,215
Service	8,885
Sales And Office	22,125
Construction, Extraction, Maintenance And Repair	8,674
Production, Transportation And Material Moving	5,423

Table 43 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	55,122	73%
30-59 Minutes	13,205	17%
60 or More Minutes	7,407	10%
<i>Total</i>	75,734	100%

Table 44 - Travel Time

Data Source: 2007-2011 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not In Labor Force
Less Than High School Graduate	9,938	2,353	7,427
High School Graduate (Includes Equivalency)	16,366	3,436	7,367
Some College Or Associate's Degree	24,520	2,868	7,658
Bachelor's Degree Or Higher	15,842	767	2,658

Table 45 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less Than 9th Grade	446	1,914	2,538	4,649	3,361
9th To 12th Grade, No Diploma	2,688	3,415	3,208	3,994	2,600
High School Graduate, GED, Or Alternative	7,252	8,291	6,615	12,263	6,729
Some College, No Degree	8,191	8,285	6,682	12,446	5,271
Associate's Degree	589	2,021	1,476	4,157	1,482
Bachelor's Degree	612	3,130	3,175	6,399	2,465
Graduate Or Professional Degree	84	1,199	1,725	3,639	1,562

Table 46 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings In The Past 12 Months
Less Than High School Graduate	18,688
High School Graduate (Includes Equivalency)	29,770
Some College Or Associate's Degree	35,192
Bachelor's Degree	52,991
Graduate Or Professional Degree	71,543

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

This section provides an overview of employment trends in the City as well as Stanislaus County. The major business activities include education and health care services (27 percent share of all jobs), retail trade (15 percent), arts, entertainment, and accommodations (13 percent) and manufacturing (11 percent) (See Table 41 – Business Activity) According to Stanislaus County, the major industries in unincorporated parts of Stanislaus County are manufacturing (34 percent), education and health care services (28 percent), retail trade (15 percent), and agriculture (21 percent).

Major Manufacturing Employers – City and Stanislaus County

The manufacturing industry continues to be an important employer in the City and Stanislaus County. Table MA-21.1 shows the top 12 employers in the manufacturing industry in 2014.

Major Non-Manufacturing Employers – City and Stanislaus County

Some of the City and Stanislaus County’s largest employers are also in the non-manufacturing field. Table MA-21.2 shows the top 13 non-manufacturing employers for 2014.

Describe the workforce and infrastructure needs of the business community:

Stanislaus County Local Workforce Investment Area (LWIA) Local Plan Program Years 2013-17

The Stanislaus County Local Workforce Investment Board (LWIB) membership includes 25 employers from business and industry. These members represent some of the region’s biggest employers, including Foster Farms, Kaiser Permanente, and the Manufacturers Council of the Central Valley. In addition, eight of the largest organized labor unions are represented as is education with representation by the Superintendent of the County Office of Education and the President of Modesto Junior College. Finally, the unique structure of the Modesto and Stanislaus Economic Development and Workforce Alliance (The Alliance) organization combines economic development and workforce development services under one roof with one Board of Directors. Consequently, economic development experts from each of the nine cities in Stanislaus County are represented on the board, and The Alliance employs economic development specialists. This combination of key stakeholders is convened at least annually and more often if circumstances require, to identify the workforce challenges facing the local area and to develop solutions to address those challenges.

In an effort to ensure that local workers are being prepared for employment in current high demand and emergent industry sectors, the Stanislaus LWIB annually reviews and approves a list of the top 25 demand occupations authorized for WIA-funded training. The list is compiled based upon three sources of data: the Employment Development Department (EDD) Labor Market Information Division (LMID) 2008-2018 Occupational Employment Projections, Modesto Metropolitan Statistical Area; 2012 Alliance Worknet job orders from local employers; 2012 job postings in Stanislaus County from Wanted Technologies, Inc. The Stanislaus LWIB focuses its training efforts and dollars on the occupations on this

list, thus helping to ensure that workers are being trained for jobs that currently exist and/or will exist in the near future.

As a member of the Central California Workforce Collaborative, the Stanislaus Alliance Worknet is able to collaborate with eight other LWIBS in the region to establish regional workforce development priorities. The Alliance is a member of the Central California Economic Development Corporation, from which information on regional education and training needs from an economic development perspective is gathered and used to help guide the education and training efforts for the region.

The Central California Workforce Collaborative (CCWC) has been a member of the California Partnership for the San Joaquin Valley (CPSJV) since designation by Executive Order in 2005. In 2006, the CPSJV conducted a sector study of the Valley and determined the high growth and high demand sectors to be manufacturing, health care, logistics, energy, and agribusiness. The CCWC adopted the five targeted sectors as priority for the region. Each CCWC LWIA targets its investments in high growth, high demand sectors in the region.

While each local area has its unique micro clusters, there is a great deal of commonality in the definition and focus of the targeted high growth cluster at the regional level.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The CPSJV recently commissioned an update to its 2005 cluster study of the Valley. The 2012 study is Regional Industry Cluster Analysis and Action Plan (Plan). For the complete report, go to the site provided below:

http://sjvpartnership.org/wpcontent/uploads/2013/03/SJV_RegionalIndustryClustersInitiative_Plan_Sep2012.pdf

The result was a continued confirmation of the importance of the five industry clusters identified in the 2006 report:

- Agriculture
- Energy
- Health and Wellness
- Transportation/Logistics
- Manufacturing

In addition, two important industry clusters were identified and included in the target list:

- Water Technology
- Public Sector Infrastructure (Construction)

City of Modesto

The report identified the issues and opportunities related to each industry cluster and provided an action plan targeted at resolving the issues and capitalizing on the opportunities.

According to the LWIA Plan, the clusters represent 52 percent of private sector employment in the region, but were responsible for 73 percent of private sector job growth. While the economy in the region experienced some minor growth during the past two years, it was especially hard hit by the Great Recession. Also according to the Plan, the Valley experienced rapid job growth from 2004-2007, but during the economic downturn, between 2008 and 2010, 92,000 jobs were lost. The Plan also highlighted the Valley's inability to capture the economic "value chain" of goods flow movements resulting in a leakage of economic potential, as well as a leakage of skilled workers who commute to jobs located outside of the Valley. To address these issues, a high level implementation blueprint has been included in the Plan with a focus on collaboration at a regional level.

Modesto

Modesto and Stanislaus County, along with the Central Valley region, has not experienced a significant recovery from the Great Recession. Stanislaus County has 35,000–40,000 individuals unemployed in any given month. Consequently there exists a ready labor force that possesses a variety of skills that cut across industry sectors. Given this dynamic, employers are not currently experiencing the skill gap shortage that perhaps other regions with booming industries and rapidly growing economies are experiencing.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Please see the response to the previous question.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Stanislaus LWIB fosters collaboration between community colleges and Department of Industrial Relations-Division of Apprenticeship Standards (DAS)-approved apprenticeship programs through a three-way partnership consisting of Modesto Junior College (MJC), the local manufacturing industry, and the LWIB. This DAS-approved registered apprenticeship program provides apprentices with training for the maintenance mechanic trade at MJC during the evenings and hands-on training through their employment with a local manufacturer during the day. The LWIB provides on-the-job training wage reimbursement support for the apprentices while they are in the hands-on training component.

In addition, the Stanislaus LWIB has partnered with the local Plumbers & Pipefitters, Electrical, and Sheet Metal Workers labor unions to fund a pre-apprenticeship program designed to prepare individuals for registered apprenticeships with any of the above unions.

The LWIB is constantly looking for opportunities to address skill gap needs that emerge. In many situations, partnerships with community colleges are used to provide programs that fill the gaps. Examples are psychiatric technician training, warehouse/distribution training, and maintenance mechanic training. In other instances, partnerships with local labor unions are the tool used.

An example is pre-apprenticeship training for plumbers/pipefitters, electricians, and sheet metal workers. In other situations the LWIB has turned to technical colleges for partnerships. An example is a medical billing certification program developed in partnership with Community Business College.

In every situation where skill gaps are identified, the input of local businesses is sought to confirm the existence of the skill gaps and for input into curriculum content. For example, the LWIB works closely with the Manufacturers Council of the San Joaquin Valley on any manufacturing and logistics projects.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The 2014-2017 update to the Comprehensive Economic Development Strategy (CEDS) was compiled in joint effort with the Economic Development Action Committee membership which includes Stanislaus County and the nine incorporated cities of Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, City of Turlock, and Waterford with research assistance provided by the Stanislaus Economic Development and Workforce Alliance/Business Resource Center.

The strategy presents a socioeconomic overview of Stanislaus County, along with economic development activities and projects that will be undertaken by public and private entities in a mission to create new jobs and provide critical services to the residents of Stanislaus County. The CEDS update contains a summary of infrastructure projects that require support for future growth within Stanislaus County.

The priority objective of the CEDS strategic effort is to facilitate future investments in infrastructure – both physical and human so as to maintain a competitive place in the economic development future of the San Joaquin Valley. To that end, the CEDS development goals and priorities are consistent with regional objectives and include:

- Encourage and support new business innovation and entrepreneurs;
- Promote the region as a tourism destination;
- Develop specialized education including higher education and workforce development;
- Develop a college going culture in Stanislaus County;

City of Modesto

- Continue to implement computer literacy outreach to align with community college curriculum;
- Enhance goods movement transportation projects that build capacity while increasing safety, decreasing congestion, improving air quality and promoting economic development;
- Participate in the development of a comprehensive San Joaquin Valley Regional Water Plan;
- Continue to promote accessibility and utilization of advanced communications services (through targeted technology training efforts, etc.) as fundamental and necessary for all residents and businesses.

Annual projects and programs in the City reflect the CEDS focus on infrastructure improvements and projects. The CEDS projects and strategies may in the future be coordinated with the Consolidated Plan so that CDBG funding can be considered, based on area and project eligibility, for future infrastructure projects.

Discussion

Regional Clusters of Opportunity Grants (RICO)

The California Workforce Investment Board's (State Board) Sector Strategies approach to bolstering regional economic competitiveness requires the development of regional initiatives that are based upon a data driven analytical framework. In support of this framework, the Regional Industry Clusters of Opportunity Grant (RICO) program was developed jointly by the State Board, the California Energy Commission (Energy Commission), and the California Economic Strategy Panel (ESP). These grants bolster regional economic competitiveness by building the capacity of regional collaborations to identify growing industries, undertake strategic planning and leverage public/private resources. The funding supports the utilization of the Industry Cluster of Opportunity Methodology to develop the data-driven analysis necessary for the formation of relevant regional sector initiatives. The State Board's intent is that the resulting data-driven analyses will serve as the foundation for developing and implementing regional clusters of opportunity strategies and for involving partners in advancing the competitive position of targeted clusters resulting in economic prosperity.

In February 2010, funding in the amount of \$200,000 was awarded to the Fresno County Workforce Investment Board which includes Amador, Calaveras, Fresno, Kern, Kings, Inyo, Madera, Mariposa, Merced, Mono, San Joaquin, Stanislaus, and Tuolumne counties.

The 14-county region focused on the health care cluster and implemented employer workforce surveys across the segments of the health care cluster to identify and target critical workforce shortages in health occupations, focusing first on implementing a skilled nursing internship program and applying for funding to meet specific needs such as psychiatric and radiation technicians, as well as working together on key regulatory issues (e.g., long-term care).

Employer	Number of Employees
E&J Gallo Winery	3,181
Seneca Foods	2,100
Stanislaus Food Products	1,784
Del Monte Foods	1,700
Foster Farms	1,550
ConAgra	1,200
Frito-Lay	684
<u>Racor</u>	650
Foster Farms Dairy	644
Silgan Containers	444
Pacific Southwest Container	384
Olam Spices & Vegetables	360
Bronco Wine Company	350
Blue Diamond Growers	350
Hughson Nut Company	348
Ball Corporation	317
<u>Rizo-Lopez Foods</u>	305

Data Source: California EDD 2014

Major Manufacturing Employers

Employer	Number of Employees
Stanislaus County	3,607
Memorial Medical Center	3,023
Modesto City Schools	3,010
Doctors Medical Center	1,962
Save Mart Supermarkets	1,661
Modesto Junior College	1,475
Kaiser Permanente	1,759
Turlock Unified School District	1,437
Emanuel Medical Center	1,411
Wal-Mart	1,389
Ceres Unified School District	1,300
City of Modesto	1,281
California State University, Stanislaus	983
Sutter Gould Medical Foundation	750
Sylvan Unified School District	712
American Medical Response	704
Oakdale Joint Unified School District	525
CVS	500

Data Source: California EDD 2014

Major Non-Manufacturing Employers

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

Households with any one of four severe housing problems, those experiencing (1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30 percent of household income for housing costs); and (4) severe cost burden (spending over 50 percent of household income for housing costs) are concentrated in several areas of the City of Modesto. A concentration is defined as an area representing the upper quintile of incidence by percentage of the population. Tract level data was compared to City-wide data. The population is examined by income grouping. The following income categories are used throughout the Consolidated Plan:

- Extremely low – households with income less than 30% of area median income (AMI)
- Very low – households with income between 30 and 50% of AMI
- Low – households with income between 51 and 80% of AMI
- Moderate – households with income between 81 and 120% of AMI
- Above moderate – households with income above 120% of AMI

For moderate-income households, a concentration is where more than 78 percent of households are experiencing four or more severe housing problems. Map MA-50.1 shows the percentage of moderate-income households with ANY of four severe housing problems.

For low-income households, a concentration is where more than 85 percent of households are experiencing four or more severe housing problems. Map MA-50.2 shows low-income households with ANY of four severe housing problems.

For extremely low-income households, a concentration is where more than 89 percent of households are experiencing four or more severe housing problems. Map MA-50.3 shows extremely-low-income households with ANY of four severe housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

The City has several different racial groups that populate The City's low-mod census tracts with most tracts divided somewhat equally with Hispanic households populating South/West Modest, White households populating North/East Modesto and Black or African American households populating West Modesto census tracts.

A minority concentration is defined herein as any tracts where the population of any minority group is ten percent more than the citywide proportion. Data shows that the highest incidences of low-income households – over 63 percent -- are found in areas bordering the South/West Modesto.

The top quartile of White household percentage is 60-76 percent, Hispanic households is 41-63 percent, Asian households is 9.50-17.5 percent, Black or African American households is 3.50-6 percent, Native Hawaiian/Pacific Islander households is 2.50-5 percent.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market are discussed in detail in earlier sections MA-05 through MA-25. Most of the same characteristics as described in those discussions apply to the market in these areas.

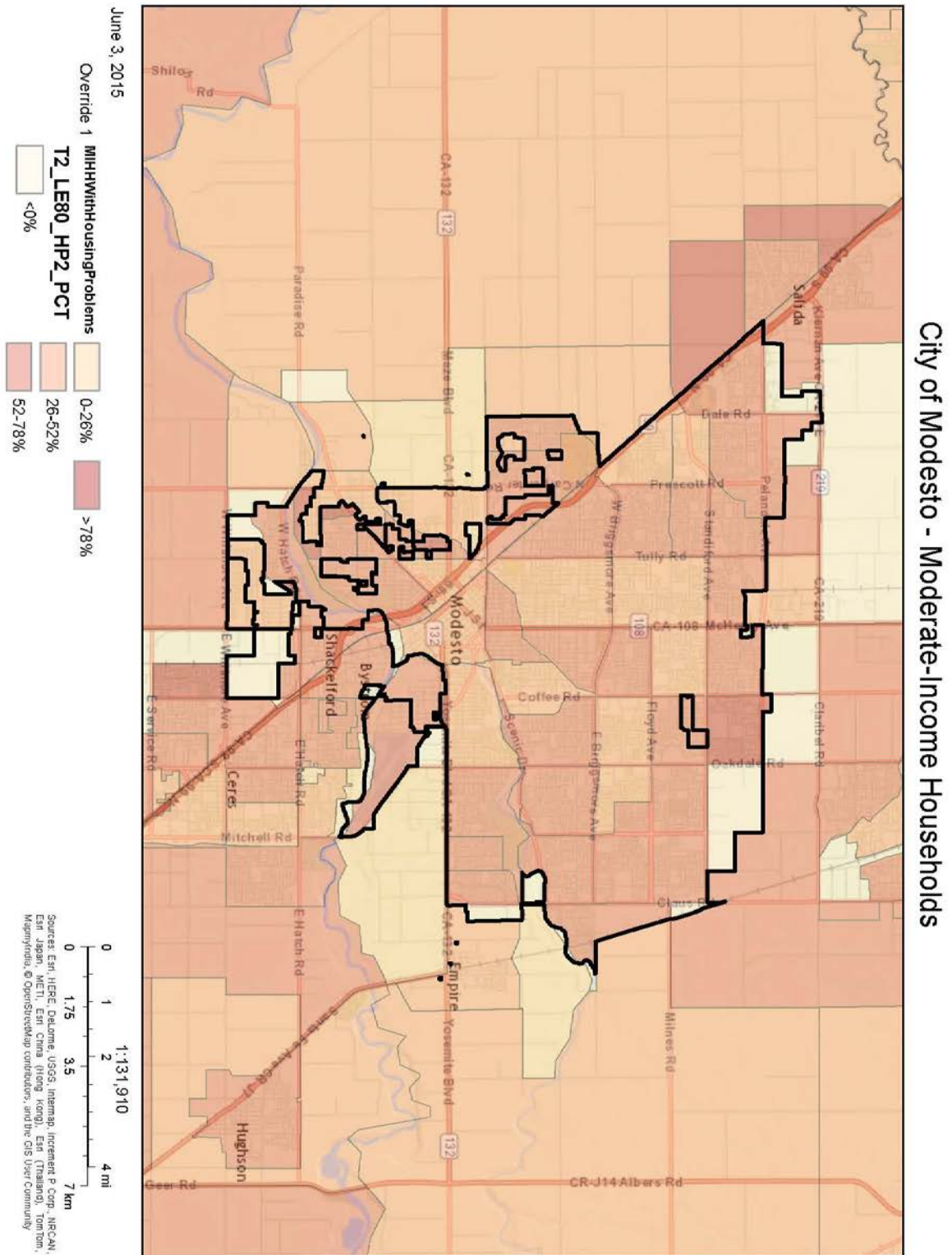
Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others. Community assets are disbursed throughout the City.

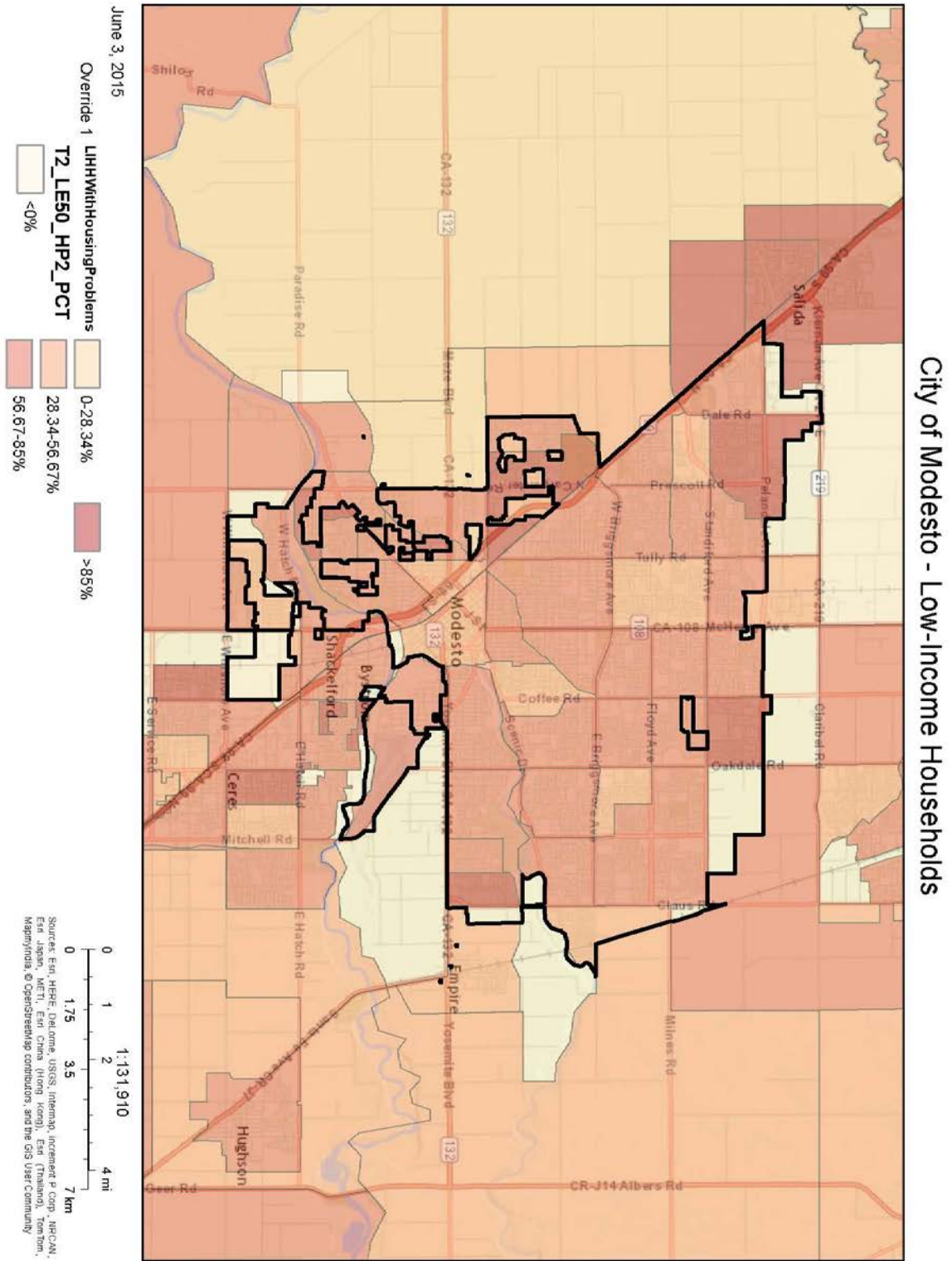
Are there other strategic opportunities in any of these areas?

Yes, there is always room for improvement which translates into opportunities such as: Maximize Housing Choices throughout the Community, Match Housing Supply with Needs, Increase Affordability and Zoning Adjustments are just a few examples. (See the following pages)

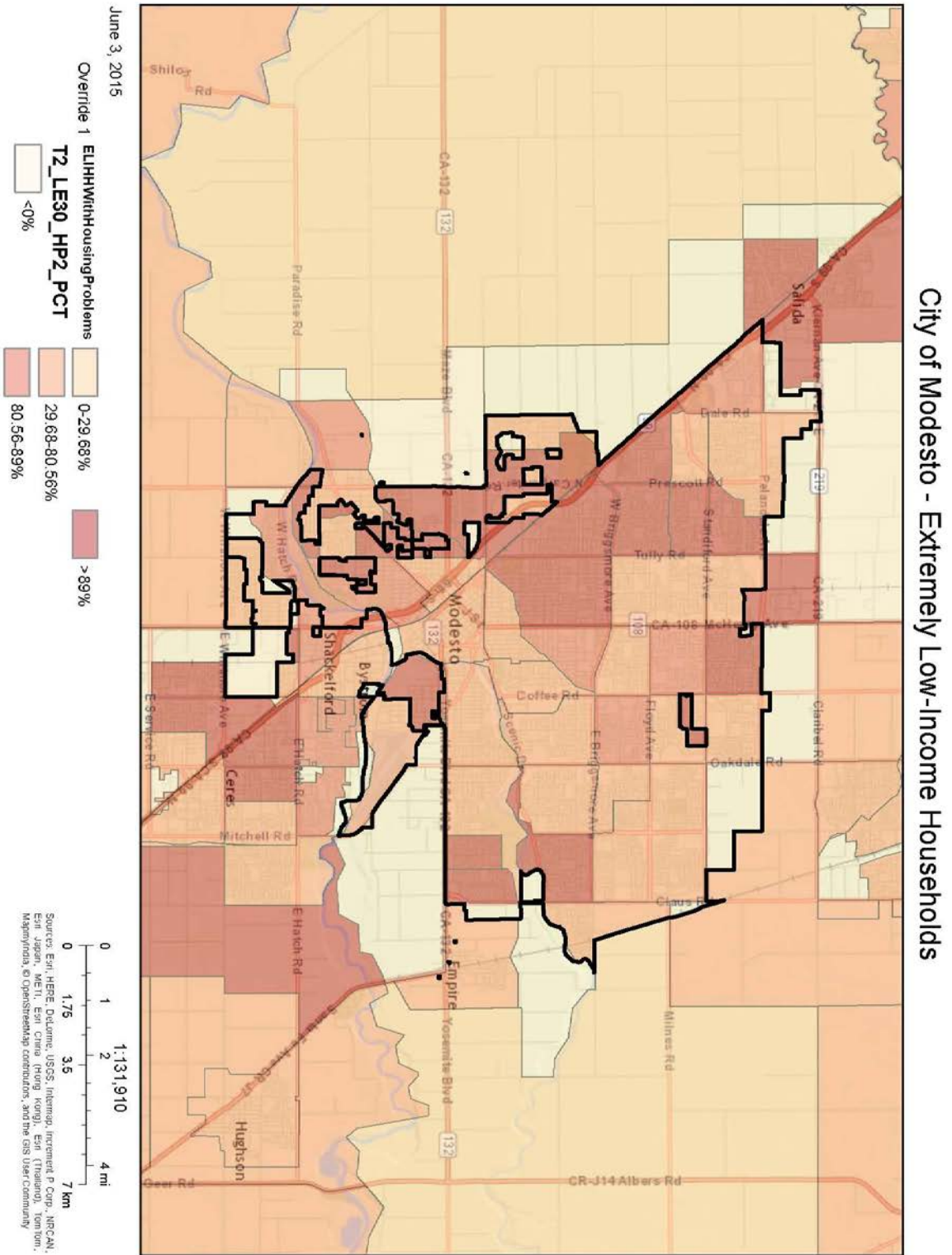
Map MA-50.1 Moderate



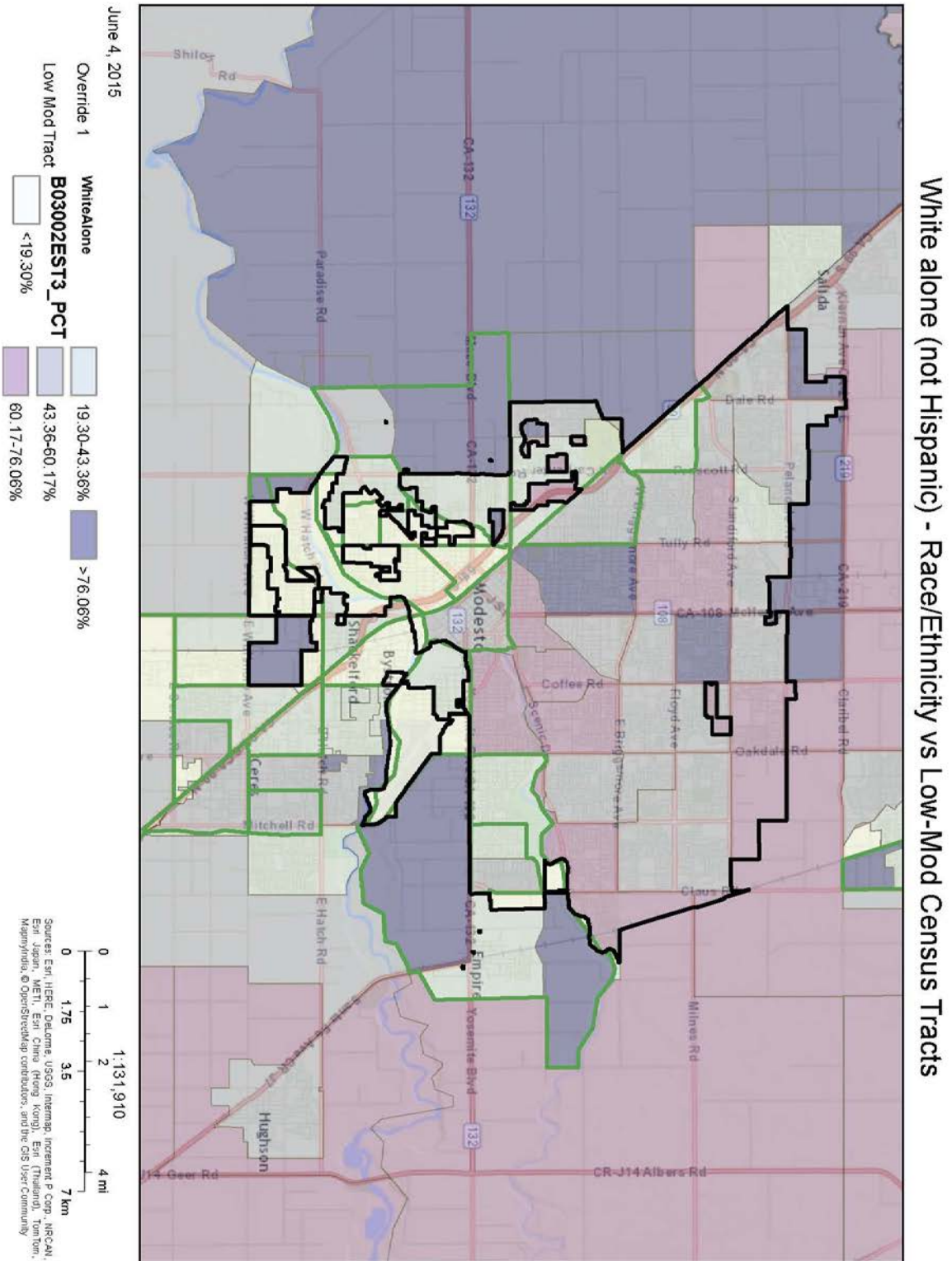
Map MA-50.2 Low



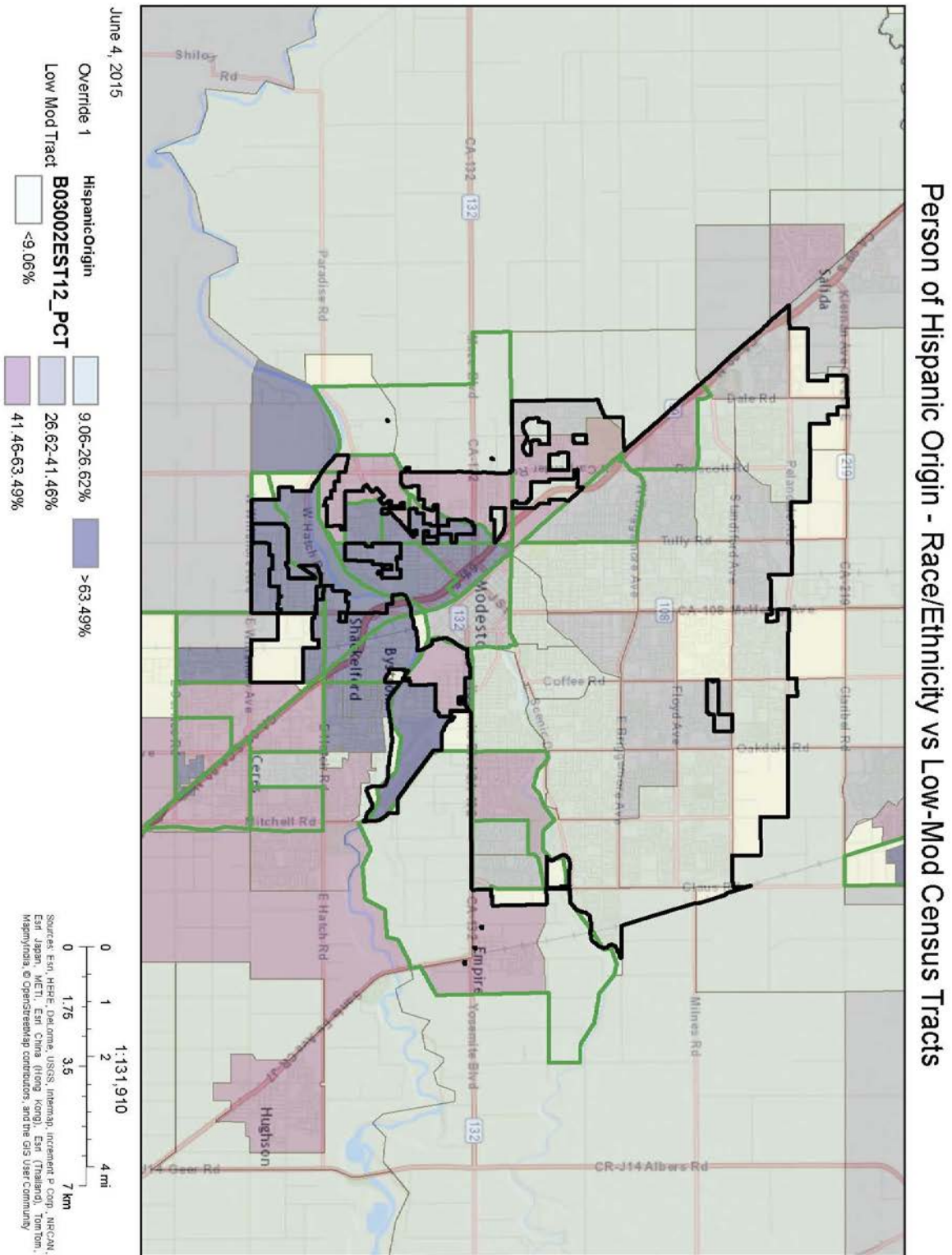
Map MA-50.3 Extremely Low



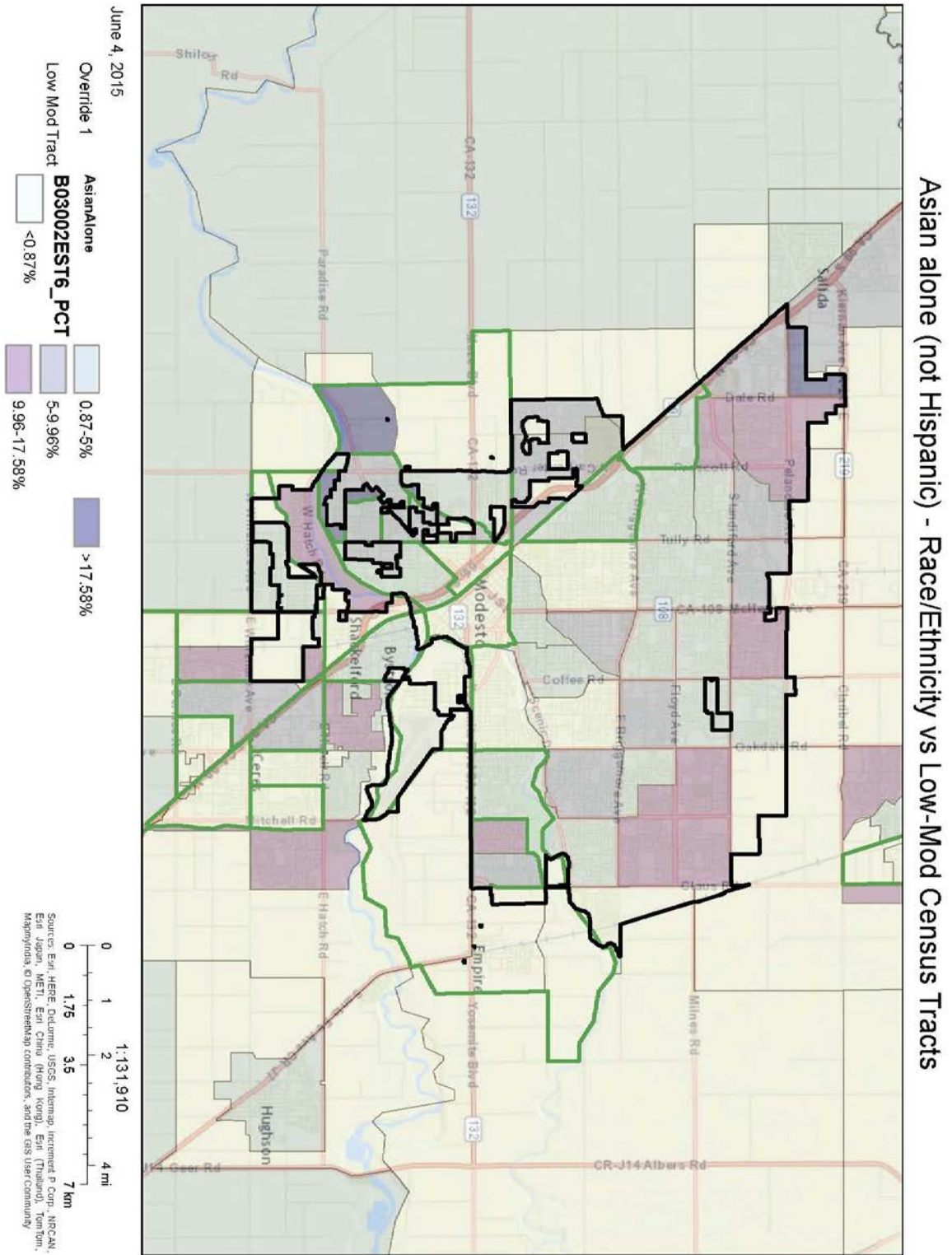
Map MA-50.4 White Alone LMA



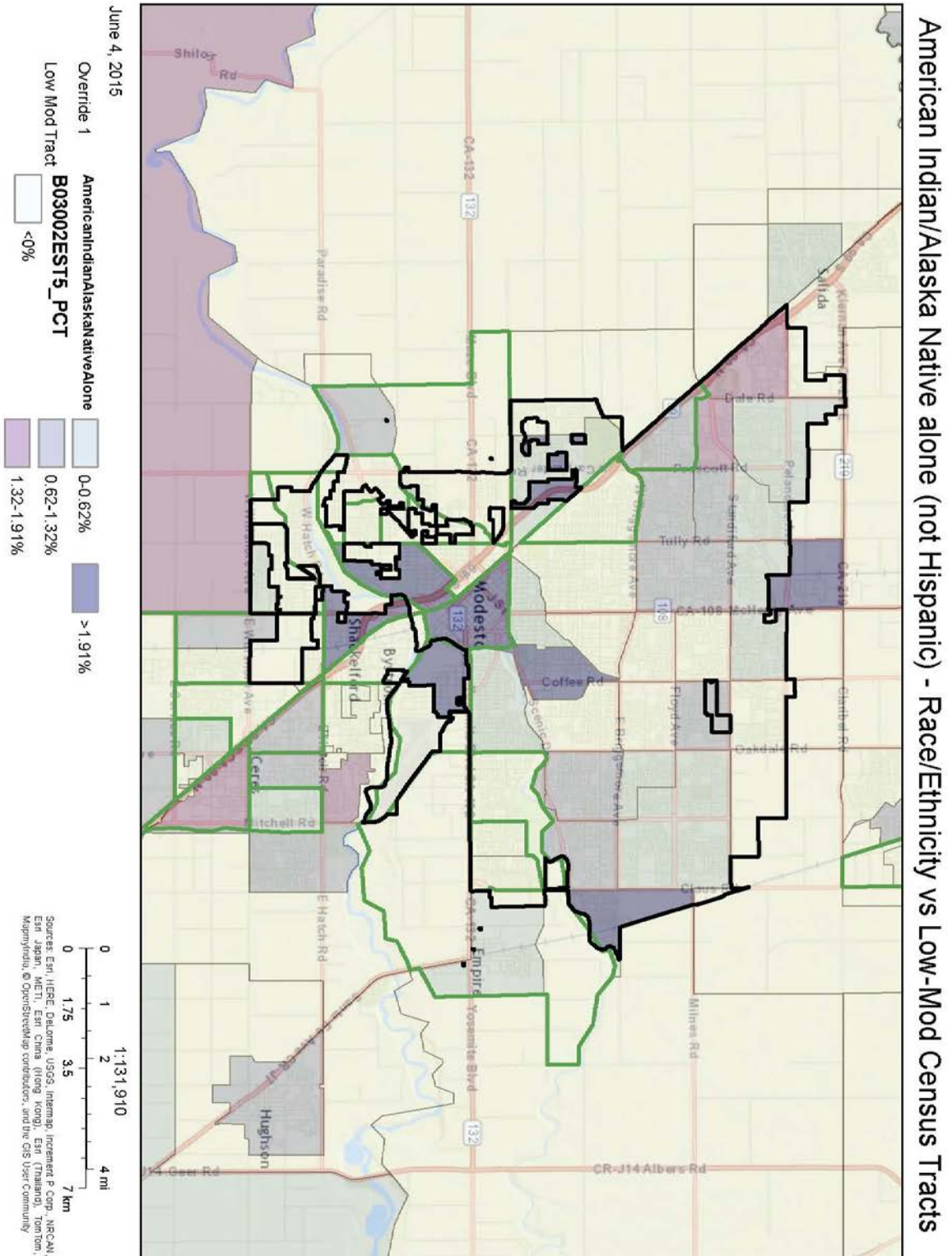
Map MA-50.5 Hispanic LMA



Map MA-50.6 Asian alone LMA

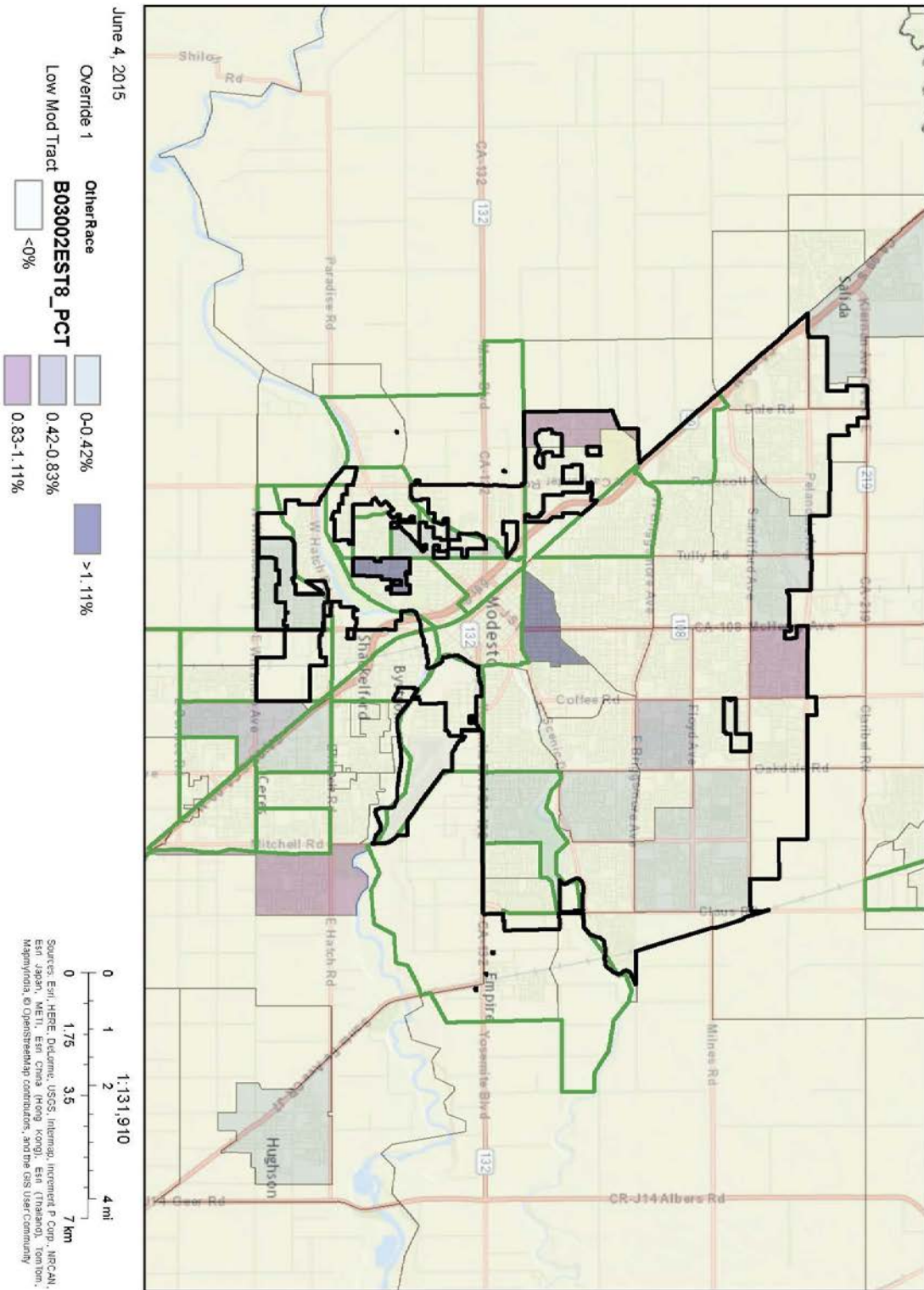


Map MA-50.8 AIAN alone LMA



Map MA-50.9 other alone LMA

Some Other Race alone (not Hispanic) - Race/Ethnicity vs Low-Mod Census Tracts



Strategic Plan

SP-05 Overview

Strategic Plan Overview

In conjunction with the Needs Assessment and Market Analysis sections of this Consolidated Plan, the Strategic Plan identifies the City’s priority needs and describes strategies that will be undertaken to serve the priority needs.

SP-10 Geographic Priorities – 91.215 (a) (1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	AIRPORT NEIGHBORHOOD
	Area Type:	Local Target Area
	Other Target Area Description:	
	HUD Approval Date:	
	% Of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify The Neighborhood Boundaries For This Target Area.	
	Include Specific Housing And Commercial Characteristics Of This Target Area.	
	How Did Your Consultation And Citizen Participation Process Help You To Identify This Neighborhood As A Target Area?	
	Identify The Needs In This Target Area.	
	What Are The Opportunities For Improvement In This	

	Target Area?	
	Are There Barriers To Improvement In This Target Area?	
2	Area Name:	LOW INCOME CENSUS TRACTS
	Area Type:	Local Target Areas, as well as Crows Landing within the Shackelford Tract
	Other Target Area Description:	
	HUD Approval Date:	
	% Of Low/ Mod:	
	Revital Type:	Housing, Infrastructure and Services
	Other Revital Description:	
	Identify The Neighborhood Boundaries For This Target Area.	
	Include Specific Housing And Commercial Characteristics Of This Target Area.	
	How Did Your Consultation And Citizen Participation Process Help You To Identify This Neighborhood As A Target Area?	
	Identify The Needs In This Target Area.	
	What Are The Opportunities For Improvement In This Target Area?	
	Are There Barriers To Improvement In This Target Area?	
3	Area Name:	NRSA- West Modesto
	Area Type:	Strategy Area
	Other Target Area Description:	
	HUD Approval Date:	7/1/2013
	% Of Low/ Mod:	

Revital Type:	
Other Revital Description:	
Identify The Neighborhood Boundaries For This Target Area.	
Include Specific Housing And Commercial Characteristics Of This Target Area.	
How Did Your Consultation And Citizen Participation Process Help You To Identify This Neighborhood As A Target Area?	
Identify The Needs In This Target Area.	
What Are The Opportunities For Improvement In This Target Area?	
Are There Barriers To Improvement In This Target Area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City is located within Stanislaus County, in Northern California. The maps (Ma-50.1 – 50.9) show the census tracts that will be the focus of assistance during the program year. The first map shows the low-income census tracts where median household incomes are below 80% of the area’s median income. The second through fourth set of map shows the areas of minority concentration for those who identified themselves as Hispanic, Black-African/American, Asian, and American Indian/Alaskan Native

If 51 percent or more of the households in a given Census Tract qualify as low- or moderate-income, or 51 percent or more of the population are members of minority groups, then the tract is defined as an area of concentration. Nine (9) Census Tracts mainly located along Highway 99 and surrounding downtown Modesto, have low- or moderate-income concentrations. Fourteen (14) Census Tracts, including most of the Census Tracts west of Highway 99 and a couple other tracts on the edges of the City limits, have minority concentrations.

SP-25 Priority Needs - 91.215(a) (2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	H-1 Increase Affordable Rental Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Public Housing Residents
	Geographic Areas Affected	City-wide
	Associated Goals	Rental Housing Construction
	Description	Use HOME Funds To Leverage Funding For The Construction Of New Affordable Rental Housing Units Through Partnerships With The Modesto Redevelopment Agency, The Housing Authority, And Using Tools Such As Land Banking, The Revolving Loan Fund, And Housing Set-Aside Funds.
	Basis For Relative Priority	Based on Needs Assessment and Market Analysis high housing cost burden and low vacancy rates create a great demand for affordable housing, for families as well as special needs populations.
2	Priority Need Name	H-2 Provide Homeownership Opportunities
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	City- wide
	Associated	Acquisition And Rehabilitation

	Goals	Homebuyer's Assistance
	Description	Use CDBG To Provide Homebuyer Assistance Program (HAP) In Order To Promote Homeownership Opportunities Among Lower And Moderate Income Households.
	Basis For Relative Priority	Homeownership can be increased for low and moderate households that need financial assistance to purchase their first home.
3	Priority Need Name	H-3 Preserve Existing Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Persons With Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Housing Preservation Emergency/Access Repair Minor Home Repair Housing Program Administration
	Description	Promote Rehabilitation And Improvements To Existing Very Low- And Low-Income Owner-Occupied Housing Using The Home Repair/ Disabled Access Program, (HRP/DAP), Energy Efficiency Improvement Grant Program (EEI) And Minor Home Repair Grant Programs (MHRGP).
	Basis For Relative Priority	Based on old housing stock owned by low income households, there is a tremendous need for home repairs.
4	Priority Need Name	H-4 Continue To Support Fair Housing.
	Priority Level	Low
	Population	Extremely Low Low

		Moderate
	Geographic Areas Affected	City-wide
	Associated Goals	Fair Housing Services And Education
	Description	Disseminate Information And Conduct Outreach Regarding Fair Housing Services And Counseling. Provide Information Regarding Fair Housing Rights In Modesto And Violation Remedies, Especially Landlord Responsibilities To Provide Tenants Notice Of Foreclosure Proceedings.
	Basis For Relative Priority	Fair Housing and Tenant/Landlord Services will be provided to improve the quality of rental housing.
5	Priority Need Name	HM-1 Address Chronic Homelessness
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families With Children Elderly Persons With Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Emergency Shelter Beds Supportive Services – Homeless
	Description	Increase The Number Of Leveraging CDBG And ESG Funds With Other Federal, State, And Private Funding Sources.
	Basis For Relative	As part of the point-in-time count in 2015, homeless needs were identified as a high priority. The City of Modesto utilizes CDBG, ESG and HOME funds to provide shelter services, supportive services, rental assistance and affordable housing. The

	Priority	City of Modesto works in collaboration with the Stanislaus Continuum of Care Collaborative and other local agencies to ensure that homeless programs are being provided in our community.
6	Priority Need Name	HM-2 Increase Transitional Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families With Children Persons With Mental Disabilities Persons With Developmental Disabilities Persons With Alcohol Or Other Addictions
	Geographic Areas Affected	City-wide
	Associated Goals	Transitional Housing Units
	Description	Increase Options For Long-Term Transitional Housing, Especially For Certain Affected Groups Such As Households With Children, And Those With Mental Health And Chemical Dependency Issues. Leverage CDBG, HOME, And ESG Funds With NSP, HPRP, And Other Federal, State, And Private Funding Sources.
	Basis For Relative Priority	
7	Priority Need Name	HM-3 Provide Permanent Supportive Housing
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families With Children

	Geographic Areas Affected	City-wide
	Associated Goals	Permanent Supportive Housing
	Description	Increase The Inventory Of Permanent Supportive Housing Beds, Leveraging CDBG, HOME, And ESG Funds With NSP, HPRP, And Other Federal, State, And Private Funding Sources.
	Basis For Relative Priority	
8	Priority Need Name	HM-4 Prevent Homelessness For Those At Risk
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families With Children Mentally Ill Chronic Substance Abuse Victims Of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City-wide
	Associated Goals	Housing Crisis Counselling
	Description	Use CDBG And ESG, Funds To Provide Counseling To Homeowners To Avoid Defaulting On Mortgage Payments, Offer Alternative Financing To Address Delinquencies And Refinance Eligible Homeowners Into More Favorable Fixed-Rate Loans And Provide Advocacy Service To Negotiate With Lenders For Alternative Financing.

		<p>Provide CDBG And ESG Funds To Combine Supportive Services With Housing Programs For Homeless Persons And Families.</p> <p>Use CDBG Funding To Support Programs For At-Risk Youth.</p>
	Basis For Relative Priority	<p>The Market Analysis indicates the need for homeownership opportunities. With the housing crisis and economic downturn in Modesto during 2008 to 2010 the chance for people to be able to purchase a house and to maintain their homes. The need for housing counseling is imperative to help homeowners be able to learn how to budget and how to maintain their properties. The City will utilize CDBG funds to provide housing counseling services.</p>
9	Priority Need Name	HM-5 Coordinated Case Management
	Priority Level	Low
	Population	<p>Extremely Low</p> <p>Low</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families With Children</p> <p>Mentally Ill</p> <p>Veterans</p> <p>Persons With HIV/AIDS</p> <p>Victims Of Domestic Violence</p> <p>Unaccompanied Youth</p>
	Geographic Areas Affected	City-wide
	Associated Goals	HMIS Implementation
	Description	<p>Provide Intensive And Coordinated Case Management. Fully Implement The Homeless Management Information System (HMIS) To Better Identify Gaps In Service And To Maintain Accurate Data About Housing And Service Needs. Encourage Greater HMIS Participation From Non-HUD Funded Organizations By Providing CDBG Funding To Acquire Necessary HMIS Equipment And Technical Assistance To Assist Those Organizations.</p>

	Basis For Relative Priority	
10	Priority Need Name	CD-1 Neighborhood Revitalization Strategy Area
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City-wide
	Associated Goals	Neighborhood Clean-Up
	Description	Provide CDBG Funds For Neighborhood Clean-Up And Crime-Prevention Activities.
	Basis For Relative Priority	Based on community outreach there are certain areas that need assistance with neighborhood clean-up and crime prevention. The City will use CDBG funds to provide assistance in low and very low income neighborhoods.
11	Priority Need Name	CD-2 Promote Economic Development Activity
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	City-wide
	Associated Goals	Support Workforce Development Collaborative Local LMI Hiring Initiative
	Description	Provide Small-Business Loan(S) To Local Business (es) To Create And/or Retain Jobs.

	Basis For Relative Priority	The City in past years has successfully provided small business loans to create and retain jobs for low income individuals. The City will continue to use CDBG funds to provide small business loans.
12	Priority Need Name	CD-3 Provide Public Services For Residents
	Priority Level	High
	Population	<p>Extremely Low Low Chronic Homelessness Individuals Families With Children Mentally Ill Chronic Substance Abuse Victims Of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons With Mental Disabilities Persons With Alcohol Or Other Addictions Persons With HIV/AIDS And Their Families Victims Of Domestic Violence</p>
	Geographic Areas Affected	City-wide
	Associated Goals	<p>Independent Living Services Supportive Housing Services At-Risk Housing Services Child Care Services</p>
	Description	<p>Use CDBG Funds To Provide Supportive Services That Allow For Independent Living By Populations With Special Needs.</p> <p>Allocate ESG And CDBG Funds To Provide Counseling And Other Supportive Services For Homeless Individuals And Families As Well As Those Most At Risk.</p> <p>Provide CDBG And ESG Funds To Combine Supportive Services With Housing Programs For Homeless Persons And Families.</p>

		Use CDBG Funding To Support Programs For At-Risk Youth. Provide CDBG Funding For Child Care Services.
	Basis For Relative Priority	Based on needs assessment the City will continue to provide CDBG funds to provide supportive services and public services to assist low-income persons.
13	Priority Need Name	CD-4 Fund ADA Improvement In the City
	Priority Level	High
	Population	Persons With Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Public Improvements - Accessibility Street Paving Property Agent ROW Acquisition
	Description	Use CDBG Dollars To Fund Improvements To Address Accessibility Issues For Persons With Disabilities.
	Basis For Relative Priority	Based on needs assessment the City will continue to provide CDBG funds to provide assistance low-income persons with disabilities.
14	Priority Need Name	CD-5 Arrest The Physical Decline Of Low-moderate income areas (
	Priority Level	High
	Population	Low
	Geographic Areas Affected	City-wide
	Associated Goals	

	Description	Provide CDBG Funds For Neighborhood Clean-Up And Crime-Prevention Activities.
	Basis For Relative Priority	
15	Priority Need Name	SN-1 Supportive Housing Services – Elderly
	Priority Level	High
	Population	Extremely Low Low Elderly Frail Elderly
	Geographic Areas Affected	City-wide
	Associated Goals	Senior Housing Production Senior Supportive Services
	Description	Provide Housing And Supportive Services For Elderly And Frail Elderly Residents Using CDBG To Fund Supportive Services For Senior Residents Such As Food Delivery And Nutritional Education Programs.
	Basis For Relative Priority	Provide Housing And Supportive Services For Elderly And Frail Elderly Residents Using CDBG To Fund Supportive Services For Senior Residents Such As Food Delivery And Nutritional Education Programs.
16	Priority Need Name	SN-2 Supportive Housing Services – Disabled
	Priority Level	High
	Population	Extremely Low Low Moderate Persons With Mental Disabilities Persons With Physical Disabilities

	Persons With Developmental Disabilities Persons With Alcohol Or Other Addictions
Geographic Areas Affected	City-wide
Associated Goals	Supportive Housing Supportive Services – Housing
Description	Provide Housing Supportive Services That Allow For Independent Living By Populations With Special Needs Including The Physically Disabled, Developmentally Disabled, Persons With Severe Mental Illness, And Persons With Alcohol Or Other Addictions By Using CDBG To Fund Supportive Services For Persons With Disabilities, Mental Illness, And Substance Addictions.
Basis For Relative Priority	Based on needs assessment and community outreach the city will continue utilizing CDBG funds to provide supportive services and public services.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Although there is a need for rental assistance, the City is not planning to use HOME funds for TBRA. HOME funds will be directed to creating permanently affordable housing units.
TBRA for Non-Homeless Special Needs	Although there is a need for rental assistance, the City is not planning to use HOME funds for TBRA. HOME funds will be directed to creating permanently affordable housing units.
New Unit Production	The Needs Assessment and Market Analysis indicate that low-income households are cost burdened and experience housing problems at a higher rate. The City will prioritize the creation of new affordable units as is feasible based on cost.
Rehabilitation	The Needs Assessment and Market Analysis indicate that low-income households are cost burdened and experience housing problems at a higher rate. The City will prioritize the rehabilitation of existing housing, especially owner-occupied

	housing and rental housing serving special needs.
Acquisition, including preservation	The Needs Assessment and Market Analysis indicate that low-income households are cost burdened and experience housing problems at a higher rate. The City will prioritize the preservation of existing affordable rental housing, especially those at risk of conversion to market rate.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a) (4), 91.220(c) (1,2)

Introduction

There are several potential funding sources to implement the strategies contained in the 2015 - 2020 Consolidated Plan. These sources include, but are not limited to:

- 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;
- 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;
- The City's General Fund; and
- Private industry sources such as the Federal Home Loan Bank Board’s Affordable Housing Program.

Anticipated Resources

Program	Source Of Funds	Uses Of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder Of Conplan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin And Planning Economic Development Housing Public Improvements Public Services	1,848,489	300,000	3,923,917	6,072,406	7,393,956	Optional
HOME	Public - Federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab New Construction For Ownership TBRA	667,940	3,521,855	0	4,189,795	2,671,760	Optional
ESG	Public - Federal	Conversion And Rehab For Transitional Housing Financial Assistance Overnight Shelter Rapid Re-Housing (Rental Assistance) Rental Assistance Services Transitional Housing	167,909	0	0	167,909	671,636	Optional

Table 51 - Anticipated Resources

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

For the ESG program, the City requires that ESG sub-recipients provide a dollar-for-dollar match for ESG funds received. Typically, the City is able to generate significantly more match than the amount required through its allocation of CDBG funds for ESG activities and primarily through the cash and non-cash contributions provided by ESG sub-recipients as a result of the generosity of their donors, supporters, and other funders.

Cash contributions mean cash expended for allowable ESG costs, while noncash contributions mean the value (using a method reasonably calculated to establish fair market value) of any real property, equipment, goods, and services contributed to an ESG activity, provided that if these had to be paid with ESG funds, the costs would have been allowable.

Specific sources of cash contributions include: private individual donors, California Wellness Foundation, Family and Youth Services Bureau (Runaway and Homeless Youth Program), California Department of Education (CCTR/CSPP), First 5 California, Emergency Food and Shelter Program, and California Governor’s Office of Emergency Services (Victim Services Branch).

The 25% HOME match requirements are met through the contributions or layers of funds that the developers provide for each HOME -assisted project. The match includes private financing, waiver or deferral of development fees approved by the City Council, Tax Credit Allocations, and any other eligible source. The City also has accumulated a match surplus from previous years. The City intends to satisfy this requirement by allocating sufficient funds from the Affordable Housing Fund for this purpose. The City will release and Request for Qualification (RFQ) for future developments.

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

The City has one single family unit located in the Airport Neighborhood that was recently foreclosed and has been vandalized. The intent is to transfer the unit to a non-profit organization that could rent this unit to a low income household or rehabilitate the unit and sell it to a low income household.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role
Housing Authority Of The County Of Stanislaus	PHA	Homelessness Ownership Planning Public Housing Rental
Arc/Howard Training Center	Non-Profit Organizations	Non-Homeless Special Needs
Stanislaus County	Government	Economic Development Homelessness

		Non-Homeless Special Needs Planning Public Housing
City of Modesto	Government	Economic Development Homelessness Non-Homeless Special Needs Ownership Planning Rental Neighborhood Improvements Public Facilities Public Services
Modesto City Schools	Public Institution	Homelessness Non-Homeless Special Needs Planning Neighborhood Improvements Public Facilities Public Services
California Association For The Physically Handicapped	Non-Profit Organizations	Non-Homeless Special Needs Public Facilities
Center For Human Services	Non-Profit Organizations	Public Services
Central Valley Opportunity Center	Non-Profit Organizations	Public Services
The Children's Crisis Center	Non-Profit Organizations	Public Facilities
Community Housing And Shelter Services	Non-Profit Organizations	Rental Public Facilities

The Disability Resource Agency For Independent Living (DRAIL)	Non-Profit Organizations	Non-Homeless Special Needs Public Services
Doctor's Medical Center Foundation & Stanislaus Community Assist.	Non-Profit Organizations	Public Services
Golden Valley Health Centers Homeless Health Project	Non-Profit Organizations	Public Services
Habitat For Humanity, Stanislaus	Non-Profit Organizations	Ownership
Haven Women's Center	Non-Profit Organizations	Public Services
Healthy Aging Association	Non-Profit Organizations	Non-Homeless Special Needs Public Services
Interfaith Ministries	Community/Faith-Based Organization	Homelessness Public Services
Modesto Gospel Union	Community/Faith-Based Organization	Homelessness Public Services
Modesto Love Center Ministries	Community/Faith-Based Organization	Homelessness Public Services
Parent Resource Center	Non-Profit Organizations	Public Services
Project Sentinel	Non-Profit Organizations	Planning Public Services
The Salvation Army (Emergency)	Community/Faith-Based Organization	Homelessness Public Services
Second Harvest Food	Non-Profit	Homelessness

Bank	Organizations	Public Services
Self-Help Enterprises	Non-Profit Organizations	Rental
Stanislaus Community Assistance Program	Non-Profit Organizations	Public Services
Stanislaus County Affordable Housing Corporation (STANCO)	Non-Profit Organizations	Rental
Telecare	Non-Profit Organizations	Public Services
United Way	Philanthropic Organization	Planning Public Services
United Samaritan Foundation	Philanthropic Organization	Planning Public Services

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The comprehensive nature of the delivery system in the City 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 an additional 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, a couple of divisions within City Departments 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.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available In The Community	Targeted To Homeless	Targeted To People With HIV
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		X
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City is part of the service delivery system for Stanislaus County. The County has a number of different services to respond to the needs of the homeless, including shelter and preventative services. Such services include those directed at the social and health needs of homeless families and individuals. These wrap-around services are targeted to the general homeless population as well as to specific populations such as youth, foster youth, and families with children.

Even with such a comprehensive approach, certain populations remain hard to house. Such as those chronically homeless persons who are severely mentally ill and those afflicted by chronic substance abuse.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There are many organizations that provide services to the general homeless population. There are also programs that are targeted to meet the needs of special needs homeless such as persons with HIV/AIDS, veterans, youth, aging-out foster youth, women and children, and the mentally ill.

Treatment for substance abuse is available in the community, but there are limited opportunities for persons who are actively using to be housed other than an overnight emergency shelter. Overnight shelter for those who are severely mentally ill is also limited. Services and supportive housing (transitional and permanent) is available but those with the most severe mental illness do not have housing that is coupled with the level of care they require. These populations are often housed temporarily through short-term confinement or institutionalization as the result of arrest by law enforcement, but struggle to find suitable permanent housing placements.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a) (4)

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator
1	Rental Housing Construction	2015	2019	Affordable Housing	City-Wide	H-1 Increase Affordable Rental Housing	Rental Units Constructed: 44 Household Housing Unit
2	Acquisition And Rehabilitation	2015	2019	Affordable Housing	City-Wide	H-2 Provide Homeownership Opportunities	Homeowner Housing Rehabilitated: 73 Household Housing Unit
3	Down Payment Assistance	2015	2019	Affordable Housing	City-Wide	H-2 Provide Homeownership Opportunities	Direct Financial Assistance To Homebuyers: 36 Households Assisted
4	Housing Preservation	2015	2019	Affordable Housing	City-Wide	H-3 Preserve Existing Affordable Housing	Rental Units Rehabilitated: 300 Household Housing Unit
5	Emergency/Access Repair	2015	2019	Affordable Housing	City-Wide	H-3 Preserve Existing Affordable Housing	Homeowner Housing Rehabilitated: 35 Household Housing Unit
6	Minor Home Repair	2015	2019	Affordable Housing	City-Wide	H-3 Preserve Existing Affordable Housing	Homeowner Housing Rehabilitated: 60 Household Housing Unit
7	Housing Program Administration	2015	2019	Affordable Housing	City-Wide	H-3 Preserve Existing Affordable Housing	TBA
8	Fair Housing Services And Education	2015	2019	Fair Housing	City-Wide	H-4 Continue To Support Fair Housing.	Overnight/Emergency Shelter/Transitional Housing Beds Added: 60 Beds
9	Emergency Shelter Beds	2015	2019	Homeless	City-Wide	HM-1 Address Chronic Homelessness	TBA

City of Modesto

10	Supportive Services - Homeless	2015	2019	Homeless	City-Wide	HM-1 Address Chronic Homelessness	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
11	Transitional Housing Units	2015	2019	Homeless	City-Wide	HM-2 Increase Transitional Housing	Housing For Homeless Added: 35 Household Housing Unit
12	Permanent Supportive Housing	2015	2019	Homeless	City-Wide	HM-3 Provide Permanent Supportive Housing	Overnight/Emergency Shelter/Transitional Housing Beds Added: 30 Beds
13	Housing Crisis Counselling	2015	2019	Homeless	City-Wide	HM-4 Prevent Homelessness For Those At Risk	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 290 Persons Assisted
14	HMIS Implementation	2015	2019	Homeless	City-Wide	HM-5 Coordinated Case Management	TBA
15	Neighborhood Clean-Up	2015	2019	Non-Housing Community Development	City-Wide	CD-1 Neighborhood Revitalization Strategy Area	TBA
16	Support Workforce Development Collaborative	2015	2019	Non-Housing Community Development	City-Wide	CD-2 Promote Economic Development Activity	TBA
17	Local LMI Hiring Initiative	2015	2019	Non-Housing Community Development	City-Wide	CD-2 Promote Economic Development Activity	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 100 Persons Assisted Jobs Created/Retained: 35 Jobs
18	Independent Living Services	2015	2019	Non-Housing Community	City-Wide	CD-3 Provide Public Services For	TBA

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				Development		Residents	
19	Supportive Housing Services	2015	2019	Non-Housing Community Development	City-Wide	CD-3 Provide Public Services For Residents	TBA
20	At-Risk Housing Services	2015	2019	Non-Housing Community Development	City-Wide	CD-3 Provide Public Services For Residents	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 473 Persons Assisted
21	Child Care Services	2015	2019	Non-Housing Community Development	City-Wide	CD-3 Provide Public Services For Residents	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 1455 Persons Assisted
22	Public Improvements - Accessibility	2015	2019	Non-Housing Community Development	City-Wide	CD-4 Fund ADA Improvement In the City	TBA
23	Street Paving	2015	2019	Non-Housing Community Development	City-Wide	CD-4 Fund ADA Improvement In the City	TBA
24	Property Agent ROW Acquisition	2015	2019		City-Wide	CD-4 Fund ADA Improvement In the City o	TBA
25	Senior Housing Production	2015	2019	Affordable Housing	City-Wide	SN-1 Supportive Housing Services – Elderly	Homeowner Housing Rehabilitated: 125 Household Housing Unit
26	Senior Supportive Services	2015	2019	Non-Housing Community Development	City-Wide	SN-1 Supportive Housing Services – Elderly	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 875 Persons Assisted
27	Supportive Housing	2015	2019	Affordable Housing	City-Wide	SN-2 Supporting Housing Services - Disabled	Rental Units Constructed: 90 Household Housing Unit
28	Supportive Services	2015	2019	Non-Homeless	City-Wide	SN-2 Supporting Housing Services -	Public Service Activities Other Than

	- Housing			Special Needs		Disabled	Low/Moderate Income Housing Benefit: 1250 Persons Assisted
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Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	RENTAL HOUSING CONSTRUCTION
	Goal Description	Construction of 44 affordable rental units over 5 years, or approximately 8 to 9 units annually.
2	Goal Name	ACQUISITION AND REHABILITATION
	Goal Description	Acquire and rehabilitate 14 to 15 units annually or 73 units over 5 years.
3	Goal Name	DOWNPAYMENT ASSISTANCE
	Goal Description	Assist 7 to 8 households annually or 36 households over 5 years, through the DPAP.
4	Goal Name	HOUSING PRESERVATION
	Goal Description	Preserve 300 affordable housing units in the eight complexes with project-based Section 8 subsidies, through contract extensions
5	Goal Name	EMERGENCY/ACCESS REPAIR
	Goal Description	Assist 7 to 8 households annually or approximately 35 households over 5 years through the Emergency Home Repair Program/Disabled Access Assistance Program.
6	Goal Name	MINOR HOME REPAIR
	Goal Description	Assist 12 to 13 households annually or approximately 60 households over 5 years through the Minor Home Repair Grant Program.
7	Goal Name	HOUSING PROGRAM ADMINISTRATION
	Goal Description	Provide \$397,650 in annual funding, or \$1.988 million over 5 years, to support rehabilitation administration, services and supplies necessary to provide technical support and oversight of the City's housing rehabilitation programs.

8	Goal Name	FAIR HOUSING SERVICES AND EDUCATION
	Goal Description	Assist 437 residents annually, or 2,184 over 5 years by providing fair housing consultations and information, investigation services, outreach and educational presentation and tenant landlord dispute resolution services.
9	Goal Name	EMERGENCY SHELTER BEDS
	Goal Description	Increase the supply of emergency shelter beds by 8 beds annually, or 40 beds over 5 years, for individuals and 4 beds annually, or 20 beds over 5 years, for families.
10	Goal Name	SUPPORTIVE SERVICES – HOMELESS
	Goal Description	Allocate ESG and CDBG funds to provide counseling and other supportive services for homeless individuals and families as well as those most at risk. Provide supportive services to 600 homeless individuals, families, and those most at risk annually, or 3,000 persons over 5 years.
11	Goal Name	TRANSITIONAL HOUSING UNITS
	Goal Description	Increase options for long-term transitional housing, especially for certain affected groups such as households with children, and those with mental health and chemical dependency issues. Leverage CDBG, HOME, and ESG funds with NSP, HPRP, and other federal, State, and private funding sources. Provide 4 additional transitional housing units annually for families or 20 over 5 years, and 3 annually for individuals, or 15 over the next 5 years.
12	Goal Name	PERMANENT SUPPORTIVE HOUSING
	Goal Description	Increase the inventory of permanent supportive housing beds, leveraging CDBG, HOME, and ESG funds with NSP, HPRP, and other federal, State, and private funding sources. Provide 3 permanent supportive housing beds annually for individuals, or 15 over 5 years, and 3 additional permanent supportive housing beds annually for families, or 15 over 5 years
13	Goal Name	HOUSING CRISIS COUNSELLING
	Goal Description	Provide counseling to homeowners to avoid defaulting on mortgage payments, offer alternative financing to address delinquencies and refinance eligible homeowners into more favorable fixed-rate loans and provide advocacy service to negotiate with lenders for alternative financing. Assist between 42 and 69 households annually, or 291 over 5 years.

14	Goal Name	HMIS IMPLEMENTATION
	Goal Description	Fully implement the Homeless Management Information System (HMIS) to better identify gaps in service and to maintain accurate data about housing and service needs. Encourage greater HMIS participation from non-HUD funded organizations by providing CDBG funding to acquire necessary HMIS equipment and technical assistance to assist those organizations. Assist one organization per year, or 5 over 5 years.
15	Goal Name	NEIGHBORHOOD CLEAN-UP
	Goal Description	Provide CDBG funds for neighborhood clean-up and crime- prevention activities. Assist neighborhood clean-up projects for the City's low-income residents through Neighborhood Clean-Up events. Fund code enforcement officers that work in low- income Census Tracts, along with support staff to serve about 2,184 households annually, or 10,920 over 5 years. Fund around one eligible Community Based Development Organization (CBDO) annually, or 4 over 5 years, to carry out allowable neighborhood revitalization activities in low-income neighborhoods.
16	Goal Name	LOCAL LMI HIRING INITIATIVE
	Goal Description	Develop a process, in compliance with Section 3 requirements, to give preference to low- and very low-income persons or business concerns employing low- and very low-income persons in contract bidding opportunities for housing construction, rehabilitation, or other public construction projects that use HUD funds. Generate 7 jobs annually or 35 jobs over 5 years, for low- and very low-income persons by giving preference in contract bidding for HUD-funded projects. Use CDBG funds to support adult literacy programs, including English as a Second Language courses. Provide literacy services to 20 residents annually or 100 residents over 5 years.
17	Goal Name	INDEPENDENT LIVING SERVICES
	Goal Description	Use CDBG funds to provide supportive services that allow for independent living by populations with special needs. Serve approximately 41,000 residents annually, or 205,000 residents over 5 years, with food and nutrition programs for low- and moderate-income persons, including

		<p>delivery of food to homeless individuals or referred clients temporarily living in hotels, food programs for seniors, and delivery of food to persons with HIV/Aids.</p> <p>Fund health services for 11 disabled persons annually, or 55 over 5 years, mainly funding for medical equipment, adaptive aids or assistive devices for the DRAIL program.</p>
18	Goal Name	SUPPORTIVE HOUSING SERVICES
	Goal Description	<p>Provide CDBG and ESG funds to combine supportive services with housing programs for homeless persons and families.</p> <p>Provide shelter services for 2,500 persons annually or 12,500 over 5 years, including a seasonal homeless emergency shelter and a transitional shelter for women recovering from alcohol/drug addictions and their children, and case management for families and/or individuals who are homeless or at risk of homelessness. Note that persons assisted may receive services over multiple years, duplicating numbers over the 5-year period.</p>
19	Goal Name	AT-RISK HOUSING SERVICES
	Goal Description	<p>Use CDBG funding to support programs for at-risk youth.</p> <p>Support a shelter for runaway or homeless youth, serving 72 to 73 persons annually, or 364 over 5 years.</p> <p>Support services for abused or neglected children, serving 21 to 22 persons annually, or 109 over 5 years.</p>
20	Goal Name	CHILD CARE SERVICES
	Goal Description	<p>Provide CDBG funding for child care services.</p> <p>Support parenting education services for 171 persons annually, or 855 over 5 years.</p> <p>Fund childcare services at a shelter for abused, neglected and at-risk children, serving 120 persons annually, or 600 over 5 years.</p>
21	Goal Name	PUBLIC IMPROVEMENTS – ACCESSIBILITY
	Goal Description	<p>Use CDBG dollars to fund improvements to address accessibility issues for persons with disabilities.</p> <p>Fund Americans with Disabilities Act (ADA) accessibility improvements in 3 public buildings over 5 years.</p> <p>Install of ADA-compliant curb ramps at 6 priority intersections over 5 years.</p>
22	Goal Name	STREET PAVING

	Goal Description	Use CDBG funds to pave streets in low-income areas where such amenities are non-existent or in a state of neglect. Pave 12 streets over 5 years.
23	Goal Name	SENIOR HOUSING PRODUCTION
	Goal Description	Use CDBG and HOME funds to promote construction as well as the rehabilitation and improvement of existing very low-, low-, and moderate-income senior housing. Construct or provide housing rehabilitation and improvement assistance to 25 senior households annually or 125 households over 5 years.
24	Goal Name	SENIOR SUPPORTIVE SERVICES
	Goal Description	Use CDBG to fund supportive services for senior residents such as food delivery and nutritional education programs. Provide supportive services to 175 seniors annually or 875 seniors over 5 years.
25	Goal Name	SUPPORTIVE HOUSING
	Goal Description	Use CDBG and HOME funds to promote construction as well as the rehabilitation and improvement of existing very low-, low-, and moderate-income housing for persons with disabilities, mental illness, and substance addictions. Construct or provide housing rehabilitation and improvement assistance to 18 units in supportive housing facilities annually, or 90 units over 5 years
26	Goal Name	SUPPORTIVE SERVICES – HOUSING
	Goal Description	Use CDBG to fund supportive services for persons with disabilities, mental illness, and substance addictions Provide supportive services to 250 special needs residents annually, or 1,250 persons over 5 years.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b) (2)

The City has released a Request for Qualifications for Developers (RFQ) to select experienced and financially capable Development team(s) to assist the City with implementing its Affordable Housing Development Program. The goal of this program is to create housing and support uses that will meet some of the affordable housing needs of the City. The City has also released a Request for Proposals (RFP) to select local Community Housing Development Organizations (CHDO's) to receive CHDO set aside funds, to further the development of affordable housing units in the City for households earning less than 80% of the area's median income.

The City estimates that based on prospective projects approximately 70 to 90 units will be developed during the next five years to provide low and very low income units to households. Additionally, the City expects that 25% of these units will serve very low income households at or below 30% of the area median income. The City estimates the remaining units to be available to households that are at or below 80% of the area median income which is considered Low Income.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Housing Authority provides homeownership resources to participants in the Housing Choice Voucher Program. The Family Self-Sufficiency (FSS) Program has established partnerships with a variety of community resources to refer participants for services including pre- and post-secondary education, health care, child care, employment development, supported employment, and small business development including micro-loans. The FSS Program also encourages families to participate in financial wellness programs including financial literacy and credit repair with an emphasis on long-term financial stability for the purposes of homeownership. Supportive services are provided through the Stanislaus County Assistance Project, the Stanislaus County Department of Mental Health, or Stanislaus County Integrated Services Agency.

The Housing Authority previously implemented a services and communication “quality control” system that provides the Housing Authority with immediate customer feedback and identifies areas that may need improvement.

The Housing Authority has also implemented a resident education program with regularly scheduled meetings and written communications on agency policy, rules, and leases.

Efforts to improve communications with residents and program participants include: on site resident training/informational meetings, regular newsletters and flyers.

The Housing Authority has implemented a “curb-side” appearance program. The focus of the program is the exterior of buildings, parking areas, play grounds and other areas of the complexes. Rodent and insect problems are addressed when residents report a problem and/or on Annual Inspections. In an effort to better educate residents concerning these problems, information is regularly provided through the Housing Authority’s newsletter.

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

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City requires an application fee of \$5,231 for a general plan amendment, excluding significant environmental review, should a project be proposed for a site where it is inconsistent with the general plan. If a project is proposed for a site on which the zoning does not permit it, a zoning change can cost up to \$5,231, depending on the type of zoning change that is required. The City’s application fees are based on a full recovery of costs associated with the processing of land use applications. It is the City’s policy that no development is subsidized by the General Fund.

Impact fees, land dedications, or improvements are also required in most instances to provide an adequate supply of necessary infrastructure (streets, sewers, and storm drains) to support the new development as well as public parkland. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer. The City does, however, provide fee waivers in some cases and allows fee deferrals in many instances, allowing a development project to move forward with smaller up-front expenditures.

There are numerous fire and school districts within Stanislaus County, and all charge impact fees.

School fees range from \$2.60 to \$5.16 per square foot with an average of \$3.88 per square foot and can add significantly to the cost of development, but are consistent with the amounts and parameters established by California Government Code Sections 65995 and 66000 et seq. Fire plan check fees are charged at a flat rate of \$71 and \$168.

Compliance with numerous governmental laws or regulations can also add to the cost of housing.

Requirements relating to site coverage, parking, and open space in developments can indirectly increase costs by limiting the number of dwelling units that can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy a large share of the site. Connecting to public water and sewer systems, street improvements, storm drain, and fire suppressions requirements can also add significant costs to residential projects.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building

materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the California Building Code requiring developers to address such issues as noise transmission and energy conservation can also result in higher construction costs. While some features (interior and exterior design treatments) are included by the developer as amenities to help sell the product in the competitive market, other features (i.e., those required to achieve compliance with energy conservation regulations) may actually reduce monthly living expenses. However, all these features may add to the initial sales price, resulting in an increasingly difficult hurdle for many new homebuyers to overcome.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has worked to eliminate internal barriers to the development of affordable housing through the following continuing efforts:

- Providing funding for land acquisition, secondary financing, and infrastructure costs;
- Assisting qualified households to purchase homes utilizing the Homebuyers Assistance Program;
- Exemption or deferral of Capital Facilities Fees for projects providing low-income housing;
- Using the adopted streamlining process for environmental review;
- Continuing to work with non-profit housing agencies in the provision of supportive services and programs; and
- Using streamlined application review and permit processing.

The goals from the City's 2009 Housing Elements, along with draft updates to the Housing Element soon to be finalized in 2015, are relevant to the Consolidate Plan requirements to remove barriers to affordable housing.

The City adopted an Analysis of Impediments to Fair Housing Choice (AI) in 2010, which will be update in 2015 that outlines the public policies that could potentially limit access to affordable housing. These public policies include: development plans and policies; zoning ordinances; building, occupancy, and health and safety codes, affordable housing development, public housing authoring collaboration, and community representation and participation. An example of a policy that incentivizes the development of affordable housing is a recently updated program that provides exemptions and/or deferrals of Capital Facilities Fees to for-profit or non-profit affordable housing developers, with special consideration given to CHDOs.

The City, in collaboration with other participating cities throughout the Northern San Joaquin Region (Smart Valley Places), is working on a Fair Housing and Equity Assessment (FHEA) that will inform the City's updated AI in 2015. The City is also preparing for a change in AI guidelines as indicated in the Assessment of Fair Housing (AFH) proposed rule.

SP-60 Homelessness Strategy – 91.215(d)

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

The City has participated in the Continuum-wide planning to move individuals and families from homelessness to permanent housing and independent living through a network of housing linked to supportive services. The primary strategy document is the annual Continuum of Care Application. Additionally, the local Continuum of Care is currently working with Continuum members in the first steps toward a Continuum-wide coordinated intake system.

Addressing the emergency and transitional housing needs of homeless persons

As the county seat of Stanislaus County, the City is where most all services (including shelter and transitional housing) are located in Stanislaus County. Therefore, many people experiencing homelessness who utilize available services live in Stanislaus County live in Modesto. The City funds shelter activities to the maximum extent possible with CDBG Public Services and ESG (Hold-Harmless Need or HHN) funds. Other strategies designed to address homelessness, such as financial assistance and supportive housing, are carried out through other City funding sources, such as using federal stimulus funds in partnership with the Housing Authority to build affordable housing designed to serve youth experiencing homelessness and other extremely low-income/homeless populations.

All ESG sub-recipients that carry out emergency shelter activities have a street outreach component to its operations. Additionally, these ESG sub-recipients also participate in the local Continuum of Care's point-in-time count, which affords them an opportunity to reach out to unsheltered persons. Also, through the Continuum of Care, the City participates in the annual Street Relief event, which provides a variety of services (bike repair, veterinary, haircut, information and referral, etc.) to scores of persons experiencing homelessness, including unsheltered persons.

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

These homeless subpopulations are a high priority for the City, and the Continuum of Care, and it's Ten-Year Plan. As a result, a \$6 million, 32-unit permanent supportive housing project funded with federal stimulus funds is close to completion. Several different service providers will provide the supportive services through funds provided by state and federal (CDBG, SHP, Public Housing, etc.) programs.

Additionally, the City is coordinating with local Continuum of Care and the U.S. Department of Veterans Affairs, allocated security deposit assistance to its sub-recipient, Community Housing and Shelter Services (CHSS) to provide this assistance to HUD-Veterans Affairs Supportive Housing (HUD-VASH)

HUD-VASH program participants, as this particular assistance is not available through this otherwise comprehensive HUD-VA program.

Families and children experiencing homelessness is also prioritized as reflected by CDBG and ESG allocations to sub-recipients that serve these subpopulations (Center for Human Services, Children's Crisis Center, Haven Women's Center, and Family Promise).

The City its ESG sub-recipients and other partners are especially strategic in helping these subpopulations of persons experiencing homelessness. For example, the City's Homelessness Prevention and Rapid Re-Housing (HPRP) activities through Community Housing and Shelter Services includes the allocation of ESG funds for HUD-VASH program participants (veterans and/or their families experiencing homelessness) so that they may receive security deposit assistance, which is not available through this otherwise-comprehensive permanent supportive housing program. Another subpopulation that is targeted with ESG HPRP financial assistance is families with dependent children. In addition to helping these persons make the transition to stable housing using its ESG funds, the City has invested millions of dollars using federal stimulus funds to develop, in partnership with its sub-recipient, the Housing Authority, a 32-unit complex designed to serve youth experiencing homelessness and former foster youth (ages 18-28) with permanent supportive housing. Center for Human Services' Pathways serves as a transitional supportive housing pathway to this 32-unit permanent supportive housing project.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

While a discharge coordination plan has yet to be developed and implemented locally, the City does help lead in the coordination of Continuum-wide services. Furthermore, homelessness prevention assistance, while scarce, is provided through an ESG sub-recipient (Community Housing and Shelter Services). Again, foster care youth and those exiting the foster care system will be served through the City partnership with the Housing Authority on the above-mentioned federal stimulus funded activity.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Market Analysis section of this Consolidated Plan estimates that a potential 6,520 households in Modesto live in housing with lead hazards. City staff developed a workbook to guide contractors

through the process when lead-based paint is found or presumed to be present during construction. The workbook contains federal requirements for paint and rehabilitation programs, a flowchart of assistance thresholds, the documentation that is required, and the timeframe to submit the documentation, and cost worksheets on level of rehabilitation assistance. This workbook includes Lead Safe Housing Rule Checklist and Associated Guidance, which complies with Information Bulletin CPD- 2003-017, August 2003.

City staff also periodically sponsors an EPA-HUD certified class, "Lead Safety for Remodeling, Repair, & Painting." Most housing rehabilitation projects are subject to federal regulations for Lead-Based Paint and contractors must be certified in safe work practices when completing the rehabilitation work. This effort in the past has resulted in more contractors being able to bid on and participate in the projects that contain lead-based paint.

The cost for the stabilization of lead based paint can be included in the City's housing rehabilitation loan program. The cost of the lead-based paint inspection and/or clearance is paid from entitlement funds.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City will continue to provide lead-based paint testing as a component of its housing repair and rehabilitation programs when required by HUD regulations. Given the age and condition of the City's housing stock, there are a significant number of homes where lead-based paint testing is needed.

How are the actions listed above integrated into housing policies and procedures?

The City's housing program guidelines include specific policies related to testing and abatement. When lead-based paint is present or presumed to be present, lead-safe work practices are required. In addition, all of the City's loan agreements for new projects prohibit the use of any lead-based paint.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the 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
- The City's competitiveness in relation to other regional economies attracts employers and industries that create higher paying jobs. Unfortunately, the City 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.

How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City’s goals include several that align with the goal of reducing poverty, including creating new affordable housing, expanding housing and services for the homeless, creating new local jobs, and providing social services. The City plans to fund specific activities that address each of these goals during the Consolidated Plan timeframe.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG and ESG Public Service Monitoring Process:

- City staff assesses risk of CDBG and ESG sub-recipients according to different risk factors to determine extent of monitoring for any given CDBG-/ESG-funded activity.
- The extent of monitoring ranges from frequent desk audits (i.e., monthly review of project files – performance reports, invoices and supporting documentation, ensuring timely expenditure, tracking progress toward Consolidated Plan/Annual Action Plan goals, etc.) for all CDBG-/ESG-funded activities to more extensive and less frequent (at least once every program year) on-site audits for “high-risk” sub-recipients with certain risk factors.
- The City uses “Appendix 5-21” of Managing CDBG: A Guidebook for CDBG Grantees on Sub-recipient Oversight for the basic structure of its CDBG/ESG monitoring and specific HUD-developed monitoring protocols according to activity/CPD program (CPD Monitoring Handbook 6509.2).

HOME Program Monitoring

In accordance with 24 CFR, Section 92.252, HOME-assisted rental units are monitored and inspected for income certifications, housing quality standards, and other affordability criteria. There are different levels of monitoring that staff follow, beginning at project predevelopment and continuing through the period of affordability. Staff reviews each draw request. Staff meets with the developers to provide technical assistance if needed, and make periodic site visits to follow up on project progress. In addition, staff are constantly monitoring to see if the projects are meeting the standards established in the initial agreement, if costs are on target, and to check on quality of construction.

For rental housing, during the period of affordability, staff conducts on-site inspections of units to determine compliance with property standard requirements. Staff corroborates information furnished

by the owners in regards to lease, income verification, rent, utility allowances and compliance with provisions of written agreements. In addition, City staff performs on-site inspections of HOME-assisted units as required.

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.

For CHDOs staff follows the same process as described above. Staff reviews payments requests, invoices and each draw request. Staff meets with the CHDOs to provide technical assistance if needed, and make periodic site visits to follow up on project progress. In addition, staff are constantly monitoring to see if the projects are meeting the standards established in the initial agreement, if costs are on target, and to check on quality of construction. For the past two years staff has been meeting in a monthly basis with the two City approved CHDOs.

Expected Resources

AP-15 Expected Resources – 91.220(c) (1,2)

Introduction

There are several potential funding sources to implement the strategies contained in the 2015 - 2020 Consolidated Plan. These sources include, but are not limited to:

- 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;
- 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;
- The City's General Fund; and
- Private industry sources such as the Federal Home Loan Bank Board's Affordable Housing Program.

Anticipated Resources

Program	Source Of Funds	Uses Of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder Of Conplan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin And Planning Economic Development Housing Public Improvements Public Services	1,848,489	300,000	3,923,917	6,072,406	7,393,956	Optional
HOME	Public - Federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab New Construction For Ownership TBRA	667,940	3,521,855	0	4,189,795	2,671,760	Optional
ESG	Public - Federal	Conversion And Rehab For Transitional Housing Financial Assistance Overnight Shelter Rapid Re-Housing (Rental Assistance) Rental Assistance Services Transitional Housing	167,909	0	0	167,909	671,636	Optional

Table 55 - Expected Resources – Priority Table

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

For the ESG program, the City requires that ESG sub-recipients provide a dollar-for-dollar match for ESG funds received. Typically, the City is able to generate significantly more match than the amount required through its allocation of CDBG funds for ESG activities and primarily through the cash and non-cash contributions provided by ESG sub-recipients as a result of the generosity of their donors, supporters, and other funders.

Cash contributions mean cash expended for allowable ESG costs, while noncash contributions mean the value (using a method reasonably calculated to establish fair market value) of any real property, equipment, goods, and services contributed to an ESG activity, provided that if these had to be paid with ESG funds, the costs would have been allowable.

Specific sources of cash contributions include: private individual donors, California Wellness Foundation, Family and Youth Services Bureau (Runaway and Homeless Youth Program), California Department of Education (CCTR/CSPP), First 5 California, Emergency Food and Shelter Program, and California Governor's Office of Emergency Services (Victim Services Branch).

The 25% HOME match requirements are met through the contributions or layers of funds that the developers provide for each HOME -assisted project, the match includes private financing, waiver or deferral of development fees approved by the City Council, Tax Credit Allocations, and any other eligible source. The City also has accumulated a match surplus from previous years. The City intends to satisfy this requirement by allocating sufficient funds from the Affordable Housing Fund for this purpose. City will release and Request for Qualification (RFQ) for future developments.

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

The City has one single family unit located in the Airport Neighborhood that was foreclosed recently and has been vandalized. The intent is to transfer the unit to a non-profit organization that could rent this unit to a low income household or rehabilitate the unit and sell it to a low income household.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	Rental Housing Construction	2015	2019	Affordable Housing	City-Wide	H-1 Increase Affordable Rental Housing
2	Acquisition And Rehabilitation	2015	2019	Affordable Housing	City-Wide	H-2 Provide Homeownership Opportunities
3	Homebuyers Assistance	2015	2019	Affordable Housing	City-Wide	H-2 Provide Homeownership Opportunities
4	Housing Preservation	2015	2019	Affordable Housing	City-Wide	H-3 Preserve Existing Affordable Housing
5	Housing Rehabilitation	2015	2019	Affordable Housing	City-Wide	H-3 Preserve Existing Affordable Housing
6	Minor Home Repair with Energy Efficiency Improvements	2015	2019	Affordable Housing	City-Wide	H-3 Preserve Existing Affordable Housing
7	Housing Program Administration	2015	2019	Affordable Housing	City-Wide	H-3 Preserve Existing Affordable Housing
8	Fair Housing Services And Education	2015	2019	Fair Housing	City-Wide	H-4 Continue To Support Fair Housing.
9	Emergency Shelter Beds	2015	2019	Homeless	City-Wide	Hm-1 Address Chronic Homelessness
10	Supportive Services - Homeless	2015	2019	Homeless	City-Wide	Hm-1 Address Chronic

						Homelessness
11	Transitional Housing Units	2015	2019	Homeless	City-Wide	Hm-2 Increase Transitional Housing
12	Permanent Supportive Housing	2015	2019	Homeless	City-Wide	Hm-3 Provide Permanent Supportive Housing
13	Housing Crisis Counselling	2015	2019	Homeless	City-Wide	Hm-4 Prevent Homelessness For Those At Risk
14	HMIS Implementation	2015	2019	Homeless	City-Wide	Hm-5 Coordinated Case Management
15	Neighborhood Clean-Up	2015	2019	Non-Housing Community Development	City-Wide	Cd-1 Neighborhood Revitalization Strategy Area
16	Support Workforce Development Collaborative	2015	2019	Non-Housing Community Development	City-Wide	Cd-2 Promote Economic Development Activity
17	Local LMI Hiring Initiative	2015	2019	Non-Housing Community Development	City-Wide	Cd-2 Promote Economic Development Activity
18	Independent Living Services	2015	2019	Non-Housing Community Development	City-Wide	Cd-3 Provide Public Services For Residents
19	Supportive Housing Services	2015	2019	Non-Housing Community Development	City-Wide	Cd-3 Provide Public Services For Residents
20	At-Risk Housing Services	2015	2019	Non-Housing Community Development	City-Wide	Cd-3 Provide Public Services For Residents
21	Child Care Services	2015	2019	Non-Housing Community Development	City-Wide	Cd-3 Provide Public Services For Residents

22	Public Improvements - Accessibility	2015	2019	Non-Housing Community Development	City-Wide	Cd-4 Fund Ada Improvement In the City
23	Street Paving	2015	2019	Non-Housing Community Development	City-Wide	Cd-4 Fund Ada Improvement In City
24	Property Agent Row Acquisition	2015	2019		City-Wide	Cd-4 Fund Ada Improvement In the City
25	Senior Housing Production	2015	2019	Affordable Housing	City-Wide	Sn-1 Supportive Housing Services - Elderly
26	Senior Supportive Services	2015	2019	Non-Housing Community Development	City-Wide	Sn-1 Supportive Housing Services - Elderly
27	Supportive Housing	2015	2019	Affordable Housing	City-Wide	Sn-2 Supporting Housing Services - Disabled
28	Supportive Services – Housing	2015	2019	Non-Homeless Special Needs	City-Wide	Sn-2 Supporting Housing Services - Disabled

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	RENTAL HOUSING CONSTRUCTION
	Goal Description	Construction of 44 affordable rental units over 5 years, or approximately 8 to 9 units annually.
2	Goal Name	ACQUISITION AND REHABILITATION
	Goal Description	Acquire and rehabilitate 14 to 15 units annually or 73 units over 5 years.
3	Goal Name	HOMEBUYERS ASSISTANCE

	Goal Description	Assist 7 to 8 households annually or 36 households over 5 years, through the DPAP.
4	Goal Name	HOUSING PRESERVATION
	Goal Description	Preserve 300 affordable housing units in the eight complexes with project-based Section 8 subsidies, through contract extensions
5	Goal Name	HOUSING REHABILITATION PROGRAM
	Goal Description	Assist 7 to 8 households annually or approximately 35 households over 5 years through the Emergency Home Repair Program/Disabled Access Assistance Program.
6	Goal Name	MINOR HOME REPAIR with ENERGY EFFICIENCY IMPROVEMENTS
	Goal Description	Assist 12 to 13 households annually or approximately 60 households over 5 years through the Minor Home Repair Grant Program.
7	Goal Name	HOUSING PROGRAM ADMINISTRATION
	Goal Description	Provide \$397,650 in annual funding, or \$1.988 million over 5 years, to support rehabilitation administration, services and supplies necessary to provide technical support and oversight of the City's housing rehabilitation programs.
8	Goal Name	FAIR HOUSING SERVICES AND EDUCATION
	Goal Description	Assist 437 residents annually, or 2,184 over 5 years by providing fair housing consultations and information, investigation services, outreach and educational presentation and tenant landlord dispute resolution services.
9	Goal Name	EMERGENCY SHELTER BEDS
	Goal Description	Increase the supply of emergency shelter beds by 8 beds annually, or 40 beds over 5 years, for individuals and 4 beds annually, or 20 beds over 5 years, for families.
10	Goal Name	SUPPORTIVE SERVICES - HOMELESS
	Goal Description	Allocate ESG and CDBG funds to provide counseling and other supportive services for homeless individuals and families as well as those most at risk. Provide supportive services to 600 homeless individuals, families, and those most at risk annually, or 3,000 persons over 5 years.
11	Goal Name	TRANSITIONAL HOUSING UNITS
	Goal	Increase options for long-term transitional housing, especially for certain affected

	Description	groups such as households with children, and those with mental health and chemical dependency issues. Leverage CDBG, HOME, and ESG funds with NSP, HPRP, and other federal, State, and private funding sources. Provide 4 additional transitional housing units annually for families or 20 over 5 years, and 3 annually for individuals, or 15 over the next 5 years.
12	Goal Name	PERMANENT SUPPORTIVE HOUSING
	Goal Description	Increase the inventory of permanent supportive housing beds, leveraging CDBG, HOME, and ESG funds with NSP, HPRP, and other federal, State, and private funding sources. Provide 3 permanent supportive housing beds annually for individuals, or 15 over 5 years, and 3 additional permanent supportive housing beds annually for families, or 15 over 5 years
13	Goal Name	HOUSING CRISIS COUNSELLING
	Goal Description	Provide counseling to homeowners to avoid defaulting on mortgage payments, offer alternative financing to address delinquencies and refinance eligible homeowners into more favorable fixed-rate loans and provide advocacy service to negotiate with lenders for alternative financing. Assist between 42 and 69 households annually, or 291 over 5 years.
14	Goal Name	HMIS IMPLEMENTATION
	Goal Description	Fully implement the Homeless Management Information System (HMIS) to better identify gaps in service and to maintain accurate data about housing and service needs. Encourage greater HMIS participation from non-HUD funded organizations by providing CDBG funding to acquire necessary HMIS equipment and technical assistance to assist those organizations. Assist one organization per year, or 5 over 5 years.
15	Goal Name	NEIGHBORHOOD CLEAN-UP
	Goal Description	Provide CDBG funds for neighborhood clean-up and crime- prevention activities. Assist neighborhood clean-up projects for the City's low-income residents through Neighborhood Clean-Up events. Fund code enforcement officers that work in low- income Census Tracts, along with support staff to serve about 2,184 households annually, or 10,920 over 5 years. Fund around one eligible Community Based Development Organization (CBDO) annually, or 4 over 5 years, to carry out allowable neighborhood revitalization activities in low-income neighborhoods.

16	Goal Name	LOCAL LMI HIRING INITIATIVE
	Goal Description	<p>Develop a process, in compliance with Section 3 requirements, to give preference to low- and very low-income persons or business concerns employing low- and very low-income persons in contract bidding opportunities for housing construction, rehabilitation, or other public construction projects that use HUD funds.</p> <p>Generate 7 jobs annually or 35 jobs over 5 years, for low- and very low-income persons by giving preference in contract bidding for HUD-funded projects.</p> <p>Use CDBG funds to support adult literacy programs, including English as a Second Language courses.</p> <p>Provide literacy services to 20 residents annually or 100 residents over 5 years.</p>
17	Goal Name	INDEPENDENT LIVING SERVICES
	Goal Description	<p>Use CDBG funds to provide supportive services that allow for independent living by populations with special needs.</p> <p>Serve approximately 41,000 residents annually, or 205,000 residents over 5 years, with food and nutrition programs for low- and moderate-income persons, including delivery of food to homeless individuals or referred clients temporarily living in hotels, food programs for seniors, and delivery of food to persons with HIV/Aids.</p> <p>Fund health services for 11 disabled persons annually, or 55 over 5 years, mainly funding for medical equipment, adaptive aids or assistive devices for the DRAIL program.</p>
18	Goal Name	SUPPORTIVE HOUSING SERVICES
	Goal Description	<p>Provide CDBG and ESG funds to combine supportive services with housing programs for homeless persons and families.</p> <p>Provide shelter services for 2,500 persons annually or 12,500 over 5 years, including a seasonal homeless emergency shelter and a transitional shelter for women recovering from alcohol/drug addictions and their children, and case management for families and/or individuals who are homeless or at risk of homelessness. Note that persons assisted may receive services over multiple years, duplicating numbers over the 5-year period.</p>
19	Goal Name	AT-RISK HOUSING SERVICES
	Goal	

	Description	
20	Goal Name	CHILD CARE SERVICES
	Goal Description	Use CDBG funding to support programs for at-risk youth. Support a shelter for runaway or homeless youth, serving 72 to 73 persons annually, or 364 over 5 years. Support services for abused or neglected children, serving 21 to 22 persons annually, or 109 over 5 years.
21	Goal Name	PUBLIC IMPROVEMENTS - ACCESSIBILITY
	Goal Description	Use CDBG dollars to fund improvements to address accessibility issues for persons with disabilities. Fund Americans with Disabilities Act (ADA) accessibility improvements in 3 public buildings over 5 years. Install of ADA-compliant curb ramps at 6 priority intersections over 5 years.
22	Goal Name	CURB RAMPS
	Goal Description	Use CDBG funds to add curb ramps in low-income areas where such amenities are non-existent or in a state of neglect. Add 15 curb ramps over 5 years.
23	Goal Name	SENIOR HOUSING PRODUCTION
	Goal Description	Use CDBG and HOME funds to promote construction as well as the rehabilitation and improvement of existing very low-, low-, and moderate-income senior housing. Construct or provide housing rehabilitation and improvement assistance to 25 senior households annually or 125 households over 5 years.
24	Goal Name	SENIOR SUPPORTIVE SERVICES
	Goal Description	Use CDBG to fund supportive services for senior residents such as food delivery and nutritional education programs. Provide supportive services to 175 seniors annually or 875 seniors over 5 years.
25	Goal Name	SUPPORTIVE HOUSING
	Goal Description	Use CDBG and HOME funds to promote construction as well as the rehabilitation and improvement of existing very low-, low-, and moderate-income housing for persons with disabilities, mental illness, and substance addictions. Construct or provide housing rehabilitation and improvement assistance to 18 units in supportive housing facilities annually, or 90 units over 5 years

26	Goal Name	SUPPORTIVE SERVICES - HOUSING
	Goal Description	Use CDBG to fund supportive services for persons with disabilities, mental illness, and substance addictions Provide supportive services to 250 special needs residents annually, or 1,250 persons over 5 years.

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken during 2015-16 are summarized below.

Projects

#	Project Name
1	HOUSING (CDBG)
2	2015 ADMINISTRATION (CDBG)
3	PUBLIC SERVICE - CDBG
4	EMERGENCY SERVICES - ESG
5	SECTION 108 LOAN REPAYMENT
6	ADMINISTRATION (HOME)
7	CHDO SET ASIDE
8	CHDO OPERATING
9	DIRECT LOANS
10	PUBLIC FACILITIES

Table 57 – Project Information

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

The City is located within Stanislaus County, in Northern California. The maps show the census tracts that will be the focus of assistance during the program year. The first map shows the low-income census tracts where median household incomes are below 80% of the area's median income. The second map shows the areas of minority concentration for those who identified themselves as Hispanic, Black-African/American, Asian, and American Indian/Alaskan Native.

If 51 percent or more of the households in a given Census Tract qualify as low- or moderate-income, or 51 percent or more of the population are members of minority groups, then the tract is defined as an area of concentration. Nine Census Tracts mainly located along Highway 99 and surrounding downtown Modesto, have low- or moderate-income concentrations. Fourteen Census Tracts, including most of the Census Tracts west of Highway 99 and a couple other tracts on the edges of the City limits, have minority concentrations.

In the funding of all projects, and in providing assistance to specific beneficiaries, the City will ensure:

- Documentation of the low- and moderate-income status of individuals/households, or
- The area where a project benefit will be realized has a population where at least 51% of the residents are low-and moderate-income, or
- A slum and blight project meets the criteria for such projects. The availability of funding from both federal and State sources is a key determinant of the City's ability to address identified needs. Budget problems at both the federal and State levels make funding for housing programs uncertain. Partly 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.

Current funding leveraging requirements;

- Not enough services to support the diverse population in affordable housing communities;
- Need to better combine housing with supportive services;
- Limited resources;
- Prevailing wage requirements;
- Resident perceptions of various services may hinder them from accepting assistance;
- Current housing market and economic conditions; and
- Need for more education and dissemination of information. There is also a tremendous need for affordable housing including rental and homeownership units. The City utilizes HOME funds for the development of housing units and CDBG funds for homebuyers' assistance loans for income eligible households. Also the City has a large number of old housing units that need repairs. The City offers rehabilitation loans as well as grants for the repairs needed by income eligible households. Another obstacle is the impact of the national housing market downturn on local

housing production. As of the time of publication, financing for private sector housing projects is almost non-existent. It is difficult, if not impossible, for housing developers to gather the necessary private equity investment, debt financing, and multiple sources of grants to fund projects.

AP-38 Project Summary

Project Summary Information

1	Project Name	HOUSING (CDBG)
	Target Area	
	Goals Supported	Acquisition And Rehabilitation Housing Preservation Emergency/Access Repair Minor Home Repair Housing Program Administration
	Needs Addressed	H-2 Provide Homeownership Opportunities H-3 Preserve Existing Affordable Housing
	Funding	CDBG: \$1,523,453
	Description	
	Target Date	7/31/2016
	Estimate The Number And Type Of Families That Will Benefit From The Proposed Activities	
	Location Description	
	Planned Activities	
	2	Project Name
Target Area		
Goals Supported		Housing Program Administration Fair Housing Services And Education

	Needs Addressed	H-1 Increase Affordable Rental Housing H-2 Provide Homeownership Opportunities H-3 Preserve Existing Affordable Housing H-4 Continue To Support Fair Housing.
	Funding	CDBG: \$3,687,879
	Description	
	Target Date	
	Estimate The Number And Type Of Families That Will Benefit From The Proposed Activities	
	Location Description	
	Planned Activities	
3	Project Name	PUBLIC SERVICE - CDBG
	Target Area	
	Goals Supported	Fair Housing Services And Education Independent Living Services Supportive Housing Services At-Risk Housing Services Child Care Services
	Needs Addressed	CD-3 Provide Public Services For Residents
	Funding	CDBG: \$288,001
	Description	
	Target Date	
	Estimate The Number And Type Of Families That Will Benefit From The Proposed Activities	
	Location Description	

	Planned Activities	
4	Project Name	SECTION 108 LOAN REPAYMENT
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$376,085
	Description	PLANNED SECTION 108 LOAN REPAYMENT
	Target Date	
	Estimate The Number And Type Of Families That Will Benefit From The Proposed Activities	
	Location Description	
	Planned Activities	
5	Project Name	ADMINISTRATION (HOME)
	Target Area	
	Goals Supported	Housing Program Administration
	Needs Addressed	H-1 Increase Affordable Rental Housing H-2 Provide Homeownership Opportunities H-3 Preserve Existing Affordable Housing H-4 Continue To Support Fair Housing.
	Funding	HOME: \$11,753
	Description	
	Target Date	
	Estimate The Number And Type Of Families That Will	

	Benefit From The Proposed Activities	
	Location Description	
	Planned Activities	
6	Project Name	CHDO SET ASIDE
	Target Area	
	Goals Supported	Rental Housing Construction Acquisition And Rehabilitation
	Needs Addressed	H-1 Increase Affordable Rental Housing H-3 Preserve Existing Affordable Housing
	Funding	HOME: \$100,191
	Description	
	Target Date	
	Estimate The Number And Type Of Families That Will Benefit From The Proposed Activities	
	Location Description	
	Planned Activities	
7	Project Name	CHDO OPERATING
	Target Area	
	Goals Supported	Rental Housing Construction Housing Preservation
	Needs Addressed	H-1 Increase Affordable Rental Housing H-3 Preserve Existing Affordable Housing
	Funding	HOME: \$33,397

	Description	CHDO Operating Funds Provided To Certified CHDOS
	Target Date	
	Estimate The Number And Type Of Families That Will Benefit From The Proposed Activities	
	Location Description	
	Planned Activities	
8	Project Name	DIRECT LOANS
	Target Area	
	Goals Supported	Rental Housing Construction
	Needs Addressed	H-1 Increase Affordable Rental Housing
	Funding	HOME: \$467,558
	Description	Development Of Affordable Housing Units
	Target Date	
	Estimate The Number And Type Of Families That Will Benefit From The Proposed Activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

If the jurisdiction used geographic target areas as a basis for funding allocation priorities, describe the target areas that will receive assistance.

Geographic Distribution

Target Area
AIRPORT NEIGHBORHOOD
LOW INCOME CENSUS TRACTS
NRSA- West Modesto
SHACKELFORD CENSUS TRACT

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City is located within Stanislaus County, in Northern California. The maps show the census tracts that will be the focus of assistance during the program year. The first map shows the low-income census tracts where median household incomes are below 80% of the area’s median income. The second map shows the areas of minority concentration for those who identified themselves as Hispanic, Black-African/American, Asian, and American Indian/Alaskan Native.

If 51 percent or more of the households in a given Census Tract qualify as low- or moderate-income, or 51 percent or more of the population are members of minority groups, then the tract is defined as an area of concentration. Nine Census Tracts mainly located along Highway 99 and surrounding downtown Modesto, have low- or moderate-income concentrations. Fourteen Census Tracts, including most of the Census Tracts west of Highway 99 and a couple other tracts on the edges of the City limits, have minority concentrations.

In the funding of all projects, and in providing assistance to specific beneficiaries, the City will ensure:

- Documentation of the low- and moderate-income status of individuals/households, or
- The area where a project benefit will be realized has a population where at least 51% of the residents are low-and moderate-income, or
- A slum and blight project meets the criteria for such projects. See AP-50 Geographic Distribution above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City offers programs to assist working families in obtaining or maintaining a home. The City offers many programs to assist with the provision of affordable housing, using contracts that ensure that the units remain affordable. Publicly-assisted housing in the City includes housing developments that were subsidized with low-interest loans and rent subsidies through various HUD and Federal Housing Administration (FHA) programs, City funding programs, and a variety of other private funding programs. According to the City's Housing Element, the City can maintain the existing affordable housing stock by preserving existing assisted housing assisted units or by replenishing the affordable housing inventory with new units.

One Year Goals for the Number of Households to be Supported	
Homeless	800
Non-Homeless	20,000
Special-Needs	145
Total	20,945

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	14
The Production of New Units	25
Rehab of Existing Units	7
Acquisition of Existing Units	2
Total	48

Table 60 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

There are 432 public housing units in the City, and all but eight units are currently occupied. None of the units are substandard. There are 3,345 applications combined for all of the housing programs run by the Stanislaus Housing Authority including public housing, Section 8 housing (Housing Choice Voucher), as well as other affordable housing programs. It is unknown how many of the applications are from city residents. The Section 504 needs assessment of public housing units from the Stanislaus County Housing Authority indicates that in the City there are 28 housing units available for the physically impaired (five one-bedroom units, 12 two-bedroom, and 11 three-bedroom units), seven units for the visually impaired (three one-bedroom, two two-bedroom, and two three-bedroom units), and seven units for the hearing impaired (4 one-bedroom, and 3 three-bedroom units). This equates to a total of 42 units for the physically, visually, and hearing impaired in the City. The Stanislaus County Housing Authority estimates in the Authority's Five Year Plan for Fiscal Years 2009-2013 that about 15 percent of the families on the waiting list for public housing are families with disabilities (about 560 families).

Actions planned during the next year to address the needs to public housing

Goals contained in the City's 2015-2018 Strategic Plan are also relevant to this Plan, including these:

Healthy Economy & Great Quality Of Life

Increase the City's proactive economic development efforts by creating and preserving jobs, strengthening our economic base and enhancing the City's revenue base.

- Adopt a revised comprehensive General Plan
- Promote new and expanding businesses through targeted incentives
- Adopt a proactive approach for bringing utilities to identified business development areas
- Leverage the airport as a regional asset to encourage economic development

Vibrant Infrastructure & Sustainable Environment

Strengthen and maintain a safe infrastructure of city roads, water supply, storm sewers, transit and airport needs for residents, businesses and visitors.

- Maintain the current (PCI) Rating
- Effectively plan and manage infrastructure assets
- Enhance regional partnerships to effectively manage all water resources in the County
- Expand alternative modes of travel and improve transportation flow
- Explore opportunities for regional cooperation and service delivery

Great Safe Neighborhoods

Explore new approaches to public safety, working in partnership with the community to reduce crime and maintain a safe and inviting community in which to live, work and play. Increase collaboration with neighborhoods and school district(s) to achieve quality of life improvements, and safe neighborhoods through supporting community self-reliance, problem solving and public/private partnerships.

- Explore progressive crime and fire prevention techniques
- Ensure the effective use and efficient deployment of public safety resources based on local need Increase public safety coordination and communication among all city departments
- Grow neighborhood leadership and capacity and identify self-help strategies to strengthen neighborhoods
- Support positive youth activities and engagement
- Increase public awareness of city-provided services and partnership opportunities
- Create additional strategic objective on implementing best practices (homeless; graffiti)

Effective Responsive & Transparent Government

Enhance the organizations' commitment to the 9 principles of EMBRACE IT, develop new and creative methods to leverage technology, market organizational strengths and remain dedicated to seeking efficiencies and continuous improvement.

- Enhance the marketing of City services and accomplishments
- Improve teamwork through enhanced Council, executive level, and staff communication channels
- Make Modesto an employer of choice
- Make informed decisions embracing best practices and continuous improvement
- Implement technology solutions for improved efficiency and service delivery

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

The Housing Authority provides homeownership resources to participants in the Housing Choice Voucher Program. The Family Self-Sufficiency (FSS) Program has established partnerships with a variety of community resources to refer participants for services including pre- and post-secondary education, health care, child care, employment development, supported employment, and small business development including micro-loans. The FSS Program also encourages families to participate in financial wellness programs including financial literacy and credit repair with an emphasis on long-term financial stability for the purposes of homeownership. Supportive services are provided through the Stanislaus County Assistance Project, the Stanislaus County Department of Mental Health, or Stanislaus County Integrated Services Agency. The Housing Authority previously implemented a services and communication "quality control" system that provides the Housing Authority with immediate customer

feedback and identifies areas that may need improvement. The Housing Authority has also implemented a resident education program with regularly scheduled meetings and written communications on agency policy, rules, and leases.

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

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

The PHA is not troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Modesto participates in the Continuum of Care to develop and implement regional goals and strategies (outlined in this section) to address and end homelessness. The goal of the Homeless Strategy is to increase housing stability and decrease incidents of homelessness in Stanislaus County by targeting funds to populations most in need, meeting both the immediate and long-term needs of the homeless, and avoiding the duplication of services by coordinating with service providers and the Continuum of Care.

The current focus of the Continuum of Care funding has been to provide permanent supportive housing (PSH) for the chronically homeless, homeless veterans and for homeless youth out of foster care. The Emergency Solutions Grant (ESG) Program provides both emergency shelter and rental assistance to help stably house homeless households with and without children and long-term homeless adults. ESG sub-grantees will assess individual clients’ needs and will evaluate their potential for success in the appropriate program (Emergency, Transitional, Permanent Supportive Housing or Rental Assistance). If they are not able to offer the needed service, then clients will be referred to the appropriate resource.

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

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

The City has participated in Continuum-wide planning to move individuals and families from homelessness to permanent housing and independent living through a network of housing linked to supportive services. The primary strategy document is the annual Continuum of Care Application. Additionally, the local Continuum of Care is currently working with Continuum members in the first steps toward a Continuum-wide coordinated intake system.

Addressing the emergency shelter and transitional housing needs of homeless persons

As the county seat of Stanislaus County, the City is where most all services (including shelter and transitional housing) are located in Stanislaus County. Therefore, many people experiencing homeless who utilize available services live in Stanislaus County live in Modesto. The City funds shelter activities to the maximum extent possible with CDBG Public Services and ESG (Hold-Harmless Need or HHN) funds. Other strategies designed to address homelessness, such as financial assistance and supportive housing, are carried out through other City funding sources, such as using federal stimulus funds in partnership with the Housing Authority to build affordable housing designed to serve youth experiencing homelessness and other extremely low-income/homeless populations.

All ESG sub-recipients that carry out emergency shelter activities have a street outreach component to its operations. Additionally, these ESG sub-recipients also participate in the local Continuum of Care's point-in-time count, which affords them an opportunity to reach out to unsheltered persons. Also, through the local Continuum of Care, the City participates in the annual Street Relief event, which provides a variety of services (bike repair, veterinary, haircut, information and referral, etc.) to scores of persons experiencing homelessness, including unsheltered persons

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

These homeless subpopulations are a high priority for the City, its Continuum, and its Ten-Year Plan. As a result, a \$6 million, 32-unit permanent supportive housing project funded with federal stimulus funds is close to completion. Several different service providers will provide the supportive services through funds provided by state and federal (CDBG, SHP, Public Housing, etc.) programs.

Additionally, the City is coordination with the local Continuum and U.S. Department of Veterans Affairs, allocated security deposit assistance to its sub-recipient, Community Housing and Shelter Services (CHSS) to provide this assistance to HUD-VASH program participants, as this particular assistance is not available through this otherwise comprehensive HUD-VA program.

Families and children experiencing homelessness is also prioritized as reflected by CDBG and ESG allocations to sub-recipients that serve these subpopulations (Center for Human Services, Children's Crisis Center, Haven Women's Center, and Family Promise).

City, its ESG sub-recipients, and other partners are especially strategic in helping these subpopulations of persons experiencing homelessness. For example, City's Homelessness Prevention and Rapid Re-Housing (HPRP) activities through Community Housing and Shelter Services includes the allocation of ESG funds for HUD-VASH program participants (veterans and/or their families experiencing homelessness) so that they may receive security deposit assistance, which is not available through this otherwise-comprehensive permanent supportive housing program. Another subpopulation that is targeted with ESG HPRP financial assistance is families with dependent children. In addition to helping these persons make the transition to stable housing using its ESG funds, the City has invested millions of dollars using federal stimulus funds to develop, in partnership with its sub-recipient, the Housing Authority, a 32-unit complex designed to serve youth experiencing homelessness and former foster youth (ages 18-28) with permanent supportive housing. Center for Human Services' Pathways serves as a transitional supportive housing pathway to this 32-unit permanent supportive housing project.

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

While a discharge coordination plan has yet to be developed and implemented locally, the City does help lead in the coordination of Continuum-wide services. Furthermore, homelessness prevention assistance, while scarce, is provided through an ESG sub-recipient (Community Housing and Shelter Services). Again, foster care youth and those exiting the foster care system will be served through the City partnership with the Housing Authority on the above-mentioned federal stimulus funded activity.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The goals from the City's 2009 Housing Element are relevant to the Consolidated Plan requirements to remove barriers to affordable housing.

The City adopted an Analysis of Impediments to Fair Housing Choice (AI) in 2010 that outlines the public policies that could potentially limit access to affordable housing. These public policies include: development plans and policies; zoning ordinances; building, occupancy, and health and safety codes, affordable housing development, public housing authoring collaboration, and community

representation and participation. An example of a policy that incentivizes the development of affordable housing is a recently updated program that provides exemptions and/or deferrals of Capital Facilities Fees to for-profit or non-profit affordable housing developers, with special consideration given to CHDOs.

The City in collaboration with other participating cities throughout the Northern San Joaquin Region (Smart Valley Places) are working on a Fair Housing and Equity Assessment (FHEA) that will inform the City's updated AI in the next program year. The City is also preparing for a change in AI guidelines as indicated in the Assessment of Fair Housing (AFH) proposed rule.

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

The City has worked to eliminate internal barriers to the development of affordable housing through the following continuing efforts:

- Providing funding for land acquisition, secondary financing, and infrastructure costs;
- Assisting qualified households to purchase homes utilizing the Homebuyers Assistance Program;
- Exemption or deferral of Capital Facilities Fees for projects providing low-income housing;
- Using the adopted streamlining process for environmental review;
- Continuing to work with non-profit housing agencies in the provision of supportive services and programs; and
- Using streamlined application review and permit processing.

AP-85 Other Actions – 91.220(k)

Introduction:

The City has described other actions within the sections of this Action Plan and the five-year Strategic Plan as referenced below.

Actions planned to address obstacles to meeting underserved needs

See response at AP-35 "Describe the reasons for allocation priorities and any obstacles to addressing underserved needs."

Actions planned to foster and maintain affordable housing

See response at AP-55 "Affordable Housing."

Actions planned to reduce lead-based paint hazards

City of Modesto

See response at SP-65 “Lead based paint.”

Actions planned to reduce the number of poverty-level families

See response at SP-70 “Anti-Poverty Strategy.”

Actions planned to develop institutional structure

See response at SP-40 “Institutional Delivery Structure.”

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

City relies primarily on its (A) close consultation with the local Continuum of Care, which is made up of representative stakeholders and (B) monthly meetings with its public and private housing development partners, which include local private CHDOs (e.g., Habitat for Humanity, Stanislaus County and Stanislaus Affordable Housing Corporation) and the Housing Authority (to enhance coordination in the areas of community housing and social services).

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l) (1,2,4)

Introduction:

Please see the responses below that are specific to the CDBG, HOME and ESG programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l) (1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0

3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	50,000

Other CDBG Requirements	
1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l) (2)

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

- The City does not use forms of investment within the local HOME program other than those identified in Section 92.205.

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

- The City does not intend to use HOME funds for homebuyer activities.

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

- The City does not intend to use HOME funds for homebuyer activities.

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

- The City does not intend to use HOME funds for refinancing activities.

Emergency Solutions Grant (ESG)

Reference 91.220(l) (4)

Include written standards for providing ESG assistance (may include as attachment)

- City, in consultation with Continuum of Care stakeholders, developed policies and procedures for providing ESG assistance that incorporates the new and broadened components of ESG.
- Standards for providing ESG homelessness prevention and rapid re-housing assistance include respectively targeting households with dependent children and persons experiencing homelessness connected to or eligible to receive (within 6 months) assistance from mainstream benefits and services.
- These standards also include limiting assistance for a period of up to six (6) months and extending the period of assistance up to the maximum 18 months on a case-by-case basis.
- HUD-VASH (U.S. Department of Housing and Urban Development-U.S. Department of Veterans Affairs Supportive Housing) program participants are also prioritized to receive security deposit assistance upon HUD-VASH intake.
- Income qualification guidelines are no less restrictive than ESG guidelines (50% or below AMI for homelessness prevention assistance and not-applicable for rapid re-housing).

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

- Our Continuum of Care has not established a centralized or coordinated system, as HUD has not finalized its requirements.
- Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
- The City consults with the Continuum of Care to develop funding priorities and competitively awards ESG funding through an RFP process. This RFP process conforms to the City's rigorous procurement process, including public noticing and utilizing its state-of-the-art online bidding system. The funding priorities as it relate to ESG are funding emergency shelter to the maximum extent possible (up to Hold Harmless Need [HHN] limit) and prioritizing rapid re-housing higher than homelessness prevention.

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

The City is unable to meet the homeless participation requirement in 24 CFR 576.405(a) due to the fact that its policy-making entity is made up of elected officials. The City, however, works very closely with the Continuum of Care, which is made up of a representative group of diverse stakeholders, including persons experiencing homelessness and those who at one time in their lives had experienced homelessness. The City intends to work with the Continuum of Care and elected and appointed City officials to develop a formal homeless participation plan that will engage persons experiencing homelessness in a meaningful way that influences homelessness-related policies, including development of funding priorities and funding allocation.

Describe performance standards for evaluating ESG.

The City consulted with the Continuum of Care and developed the following performance standard: Elimination or mitigation of barriers to stable housing. These barriers may be financial, health-related, relational, etc. Continuum stakeholders determined that post-assistance follow-up evaluation is extremely difficult to achieve.

Discussion:

The City consults closely and regularly (at least twice monthly) with the Continuum of Care and its HMIS, ESG/HPRP, and SHP subcommittees, which develop policies and procedures for these programs and is taking the lead in building the service infrastructure that will be necessary to sustain a centralized or coordinated assessment system.. This consultation takes the form of reports and presentations that are placed on monthly Continuum meeting agendas.

The operation and administration of the Homeless Information Management System (HMIS) designated by the Continuum of Care is led by the Housing Authority. The City may pay the costs of contributing data to the HMIS via funding to sub-grantees or to the HMIS Lead.

The City is member of the Continuum of Care's HMIS Subcommittee which meets monthly to develop policies, procedures, and best practices and offers trainings developed by the HMIS Lead.

Appendix A: HUD Entitlement Programs Budget, Survey Results & Public Comments

HUD Entitlement Programs Budget Fiscal Year 2015-16

City of Modesto

Community Development Block Grant (CDBG) Funds FY 2015-2106 Budget		
	Entitlement	Revolving Loan Fund
Estimated Carryover	\$ 800,000.00	\$ 915,500.00
NEW 2015-2016 Entitlement	\$ 1,848,489.00	
Program Income	\$ 50,000.00	
Available Funds	\$ 2,698,489.00	\$ 915,500.00
Administration	\$ (379,697.80)	(\$40,000.00)
Public Service	(\$288,001.20)	
American Red Cross – Emergency Response Services	(\$12,792.07)	
Art Restores Kids (ARK) Stanislaus Family Justice Center	(\$10,660.06)	
Center for Human Services	(\$6,396.04)	
Children’s Crisis Center of Stanislaus County – Respite Child Shelter Program	(\$6,396.04)	
Community Housing and Shelter Services	(\$2,132.01)	
Court Appointed Special Advocates (CASA) of Stanislaus County - Court Appointed Special Advocate Training and Support	(\$12,792.07)	
Disability Resource Agency for Independent Living (DRAIL) – Assistive Technology Program	(\$4,264.02)	
Family Promise of Greater Modesto - Case Management	(\$2,132.01)	
Haven Women’s Center of Stanislaus	(\$2,132.01)	
Howard Training Center - Senior Meals Program	(\$10,660.06)	
Modesto City Schools - Healthy Start Family Resource Center at Orville Wright Elementary School	(\$27,716.16)	
Parent Resource Center - Mom’s Moments Parenting Program	(\$17,056.10)	
Project Sentinel (Fair Housing Activities)	(\$25,584.14)	
Second Harvest Food Bank of San Joaquin and Stanislaus Counties - Food Assistance and Food 4 Thought	(\$25,584.14)	
The Salvation Army, Modesto Citadel – Berberian Emergency Shelter	(\$6,396.04)	
United Cerebral Palsy of Stanislaus County - Community Project for Safe Seniors	(\$8,528.05)	
United Samaritans Foundation- Daily Bread Mobile Lunch Program	(\$10,660.06)	
Center for Human Service - Youth Experiencing Homelessness Project	(\$21,320.12)	
City Of Modesto - Recreation Programs - Public Service	(\$74,800.00)	
Housing Rehabilitation Administration	\$ (357,144.00)	\$ (40,000.00)
Section 108 Loan Repayment	\$ (376,085.00)	
Code Enforcement - Neighborhoods	\$ (52,224.00)	
Neighborhood Cleanup/Demolition	\$ (24,000.00)	
Homebuyers Assistance Program (HAP)	\$ (80,000.00)	
Minor Home Repair Grant Program (MHRGP)	\$ (60,000.00)	
Energy Efficiency Improvement Program (EEI)	\$ (120,000.00)	
Ramp Program	\$ (50,000.00)	
Sewer Connection Financial Assistance Program	\$ (150,000.00)	
Temporary Relocation	\$ (2,500.00)	
Lead-Based Paint Services	\$ (1,500.00)	
Homelessness	\$ (250,000.00)	
Crows Landing Corridor Neighborhoods	\$ (250,000.00)	
Safer-Schools Partnership	\$ (50,000.00)	
Community Capacity Building (Neighborhood Inc.)	\$ (50,000.00)	
Home Repair Program (HRP) / Rehabilitation Accessibility Program (RAP) - single-unit	\$ -	\$ (240,000.00)
Home Repair Program (HRP) / Rehabilitation Accessibility Program (RAP) Loans - multi-unit	\$ -	\$ (10,000.00)
Estimated Obligations	(\$2,541,152.00)	\$ (290,000.00)
TOTAL CDBG Funds Remaining	\$ 157,337.00	\$ 625,500.00

CDBG Public Service Calculation	
NEW ENTITLEMENT	\$ 1,848,489.00
PREVIOUS YEAR Program Income	\$79,000.00
Amount Subject to CAP for Public Service (PS CAP)	\$ 1,927,489.00
MAXIMUM to be spent on PUBLIC SERVICE (PS CAP x 15%)	\$ 289,123.35

CDBG Administration Calculation	
NEW Entitlement	\$ 1,848,489.00
NEW Program Income	\$50,000.00
Amount Subject to CAP for Administration (ADMIN CAP)	\$ 1,898,489.00
MAXIMUM to be spent on ADMINISTRATION (ADMIN CAP x 20%)	\$ 379,697.80

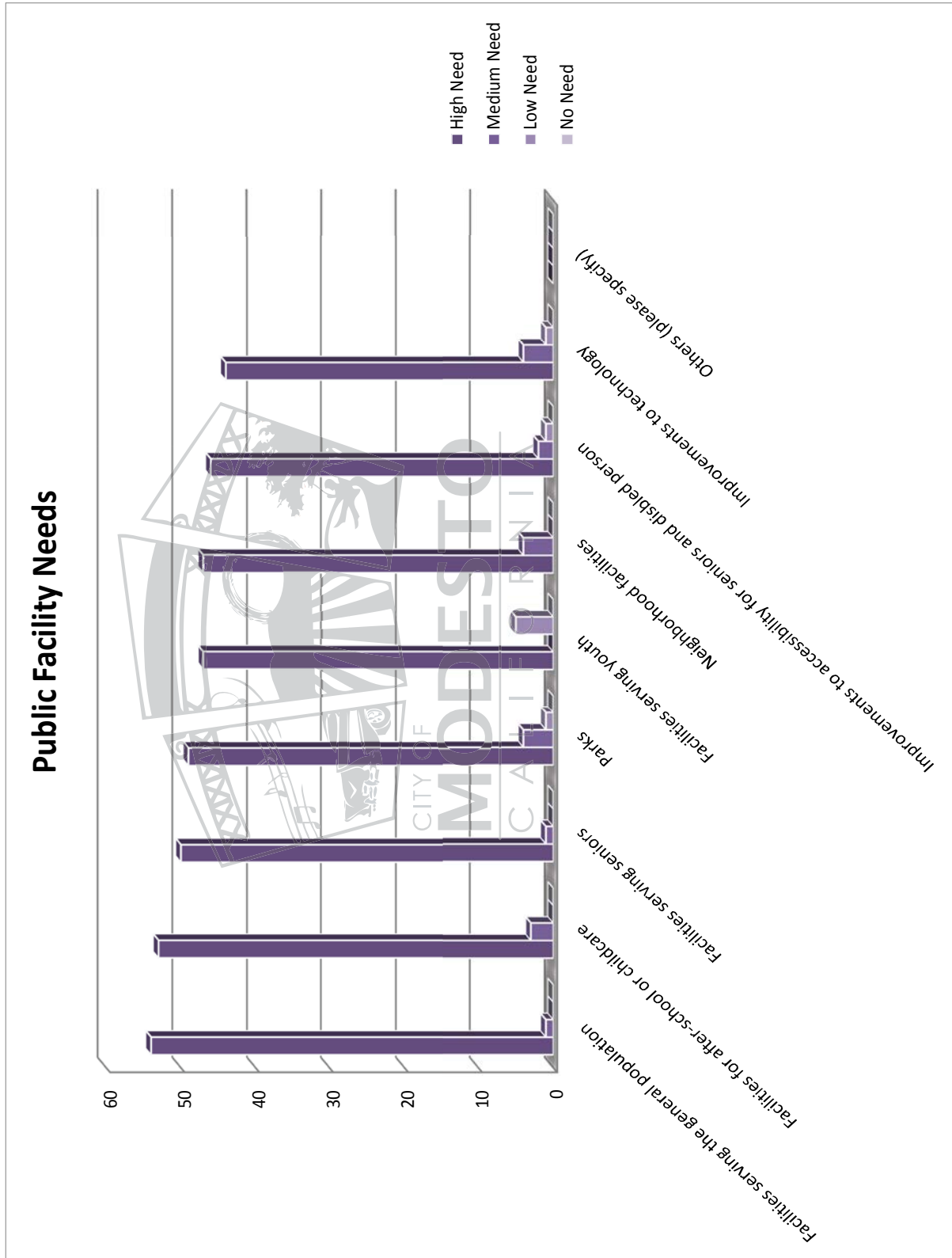
Home Investment Partnership Program (HOME) Funds FY 2015-2106 Budget	
Estimated Carryover	\$ 900,000.00
NEW 2015-2016 Entitlement	\$ 667,941.00
Program Income	\$ 50,000.00
Available Funds	\$ 1,617,941.00
HOME Administration	(\$71,794.00)
CHDO Set Aside	\$ (100,191.00)
CHDO Operating	\$ (33,397.00)
TOTAL HOME Funds Remaining	\$ 1,412,559.00

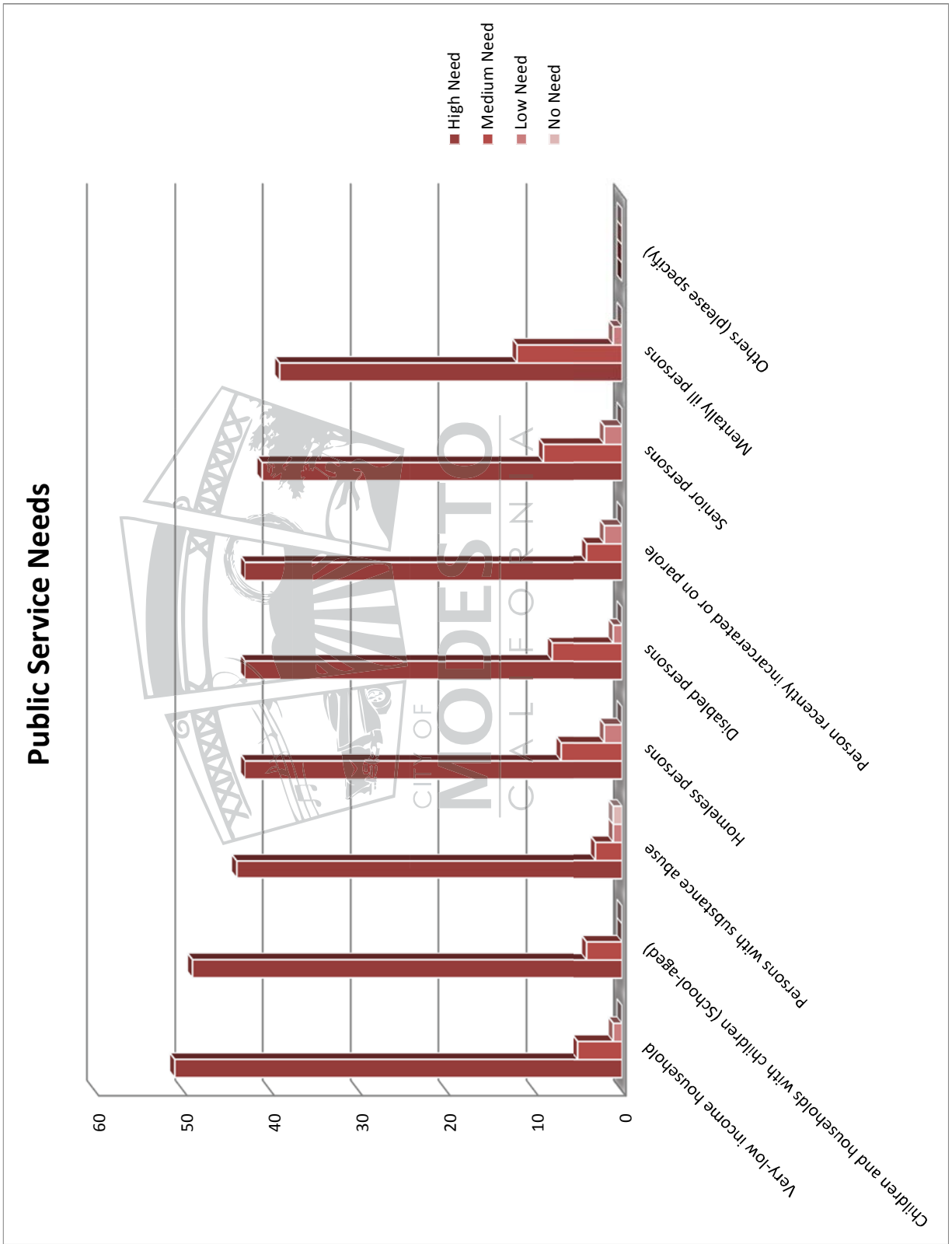
HOME Administration Calculation	
NEW Entitlement	\$ 667,941.00
NEW Program Income	50,000.00
Amount subject to CAP for Administration (ADMIN CAP)	\$ 717,941.00
MAXIMUM to be spent on HOME Administration (ADMIN CAP x 10%)	\$ 71,794.10

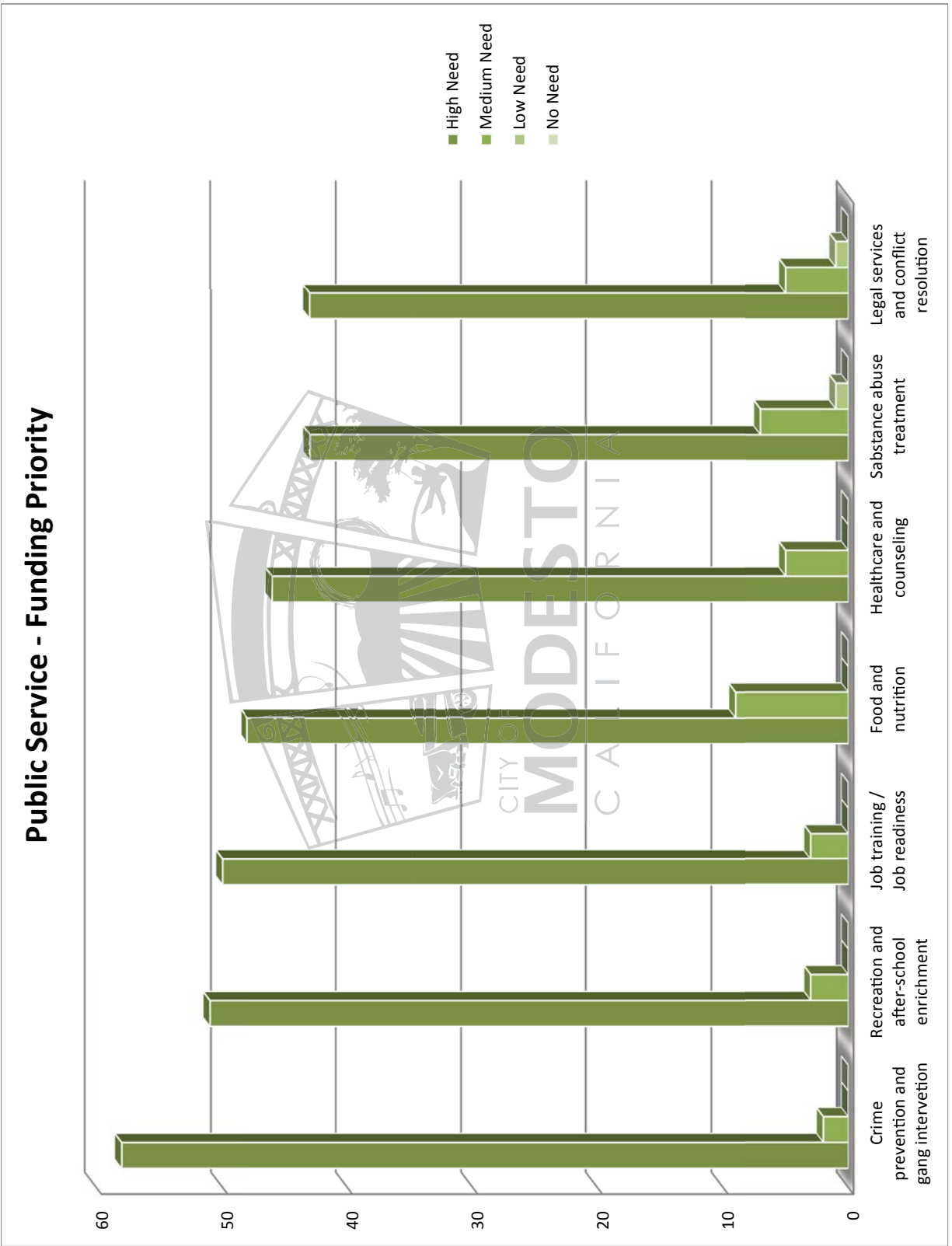
Emergency Solutions Grant (ESG) Funds FY 2015-2106 Budget	
NEW 2015-2016 Entitlement	\$ 167,909.00
Available Funds	\$ 167,909.00
ESG Administration	\$ (12,593.18)
Community Housing & Shelter Services	\$ (57,368.91)
Center for Human Services (CHS) - Pathways	\$ (23,787.11)
Haven Women's Center of Stanislaus	\$ (10,354.39)
Children's Crisis Center of Stanislaus County – Respite Child Shelter Program	\$ (23,787.11)
Family Promise of Greater Modesto (FPOGM) - Case Management	\$ (13,712.57)
The Salvation Army, Modesto Citadel – Berberian Emergency Shelter	\$ (27,145.28)
TOTAL ESG Funds Remaining	\$ (839.54)

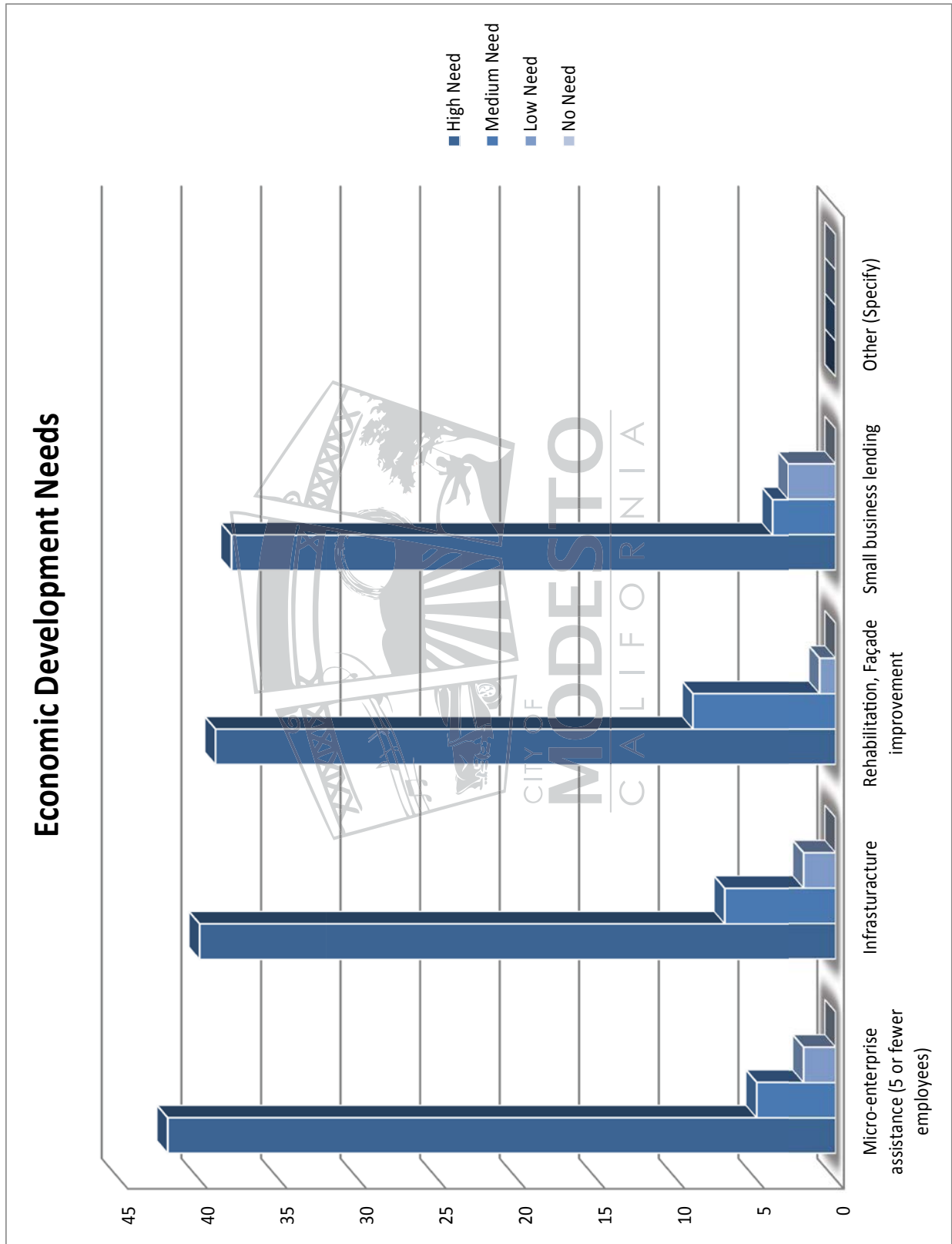
ESG Administration Calculation	
NEW Entitlement	\$ 167,909.00
NEW Program Income (N/A)	\$ -
Amount subject to CAP for Administration (ADMIN CAP)	\$ 167,909.00
MAXIMUM to be spent on ESG ADMIN (ADMIN CAP x 7.5%)	\$ 12,593.18

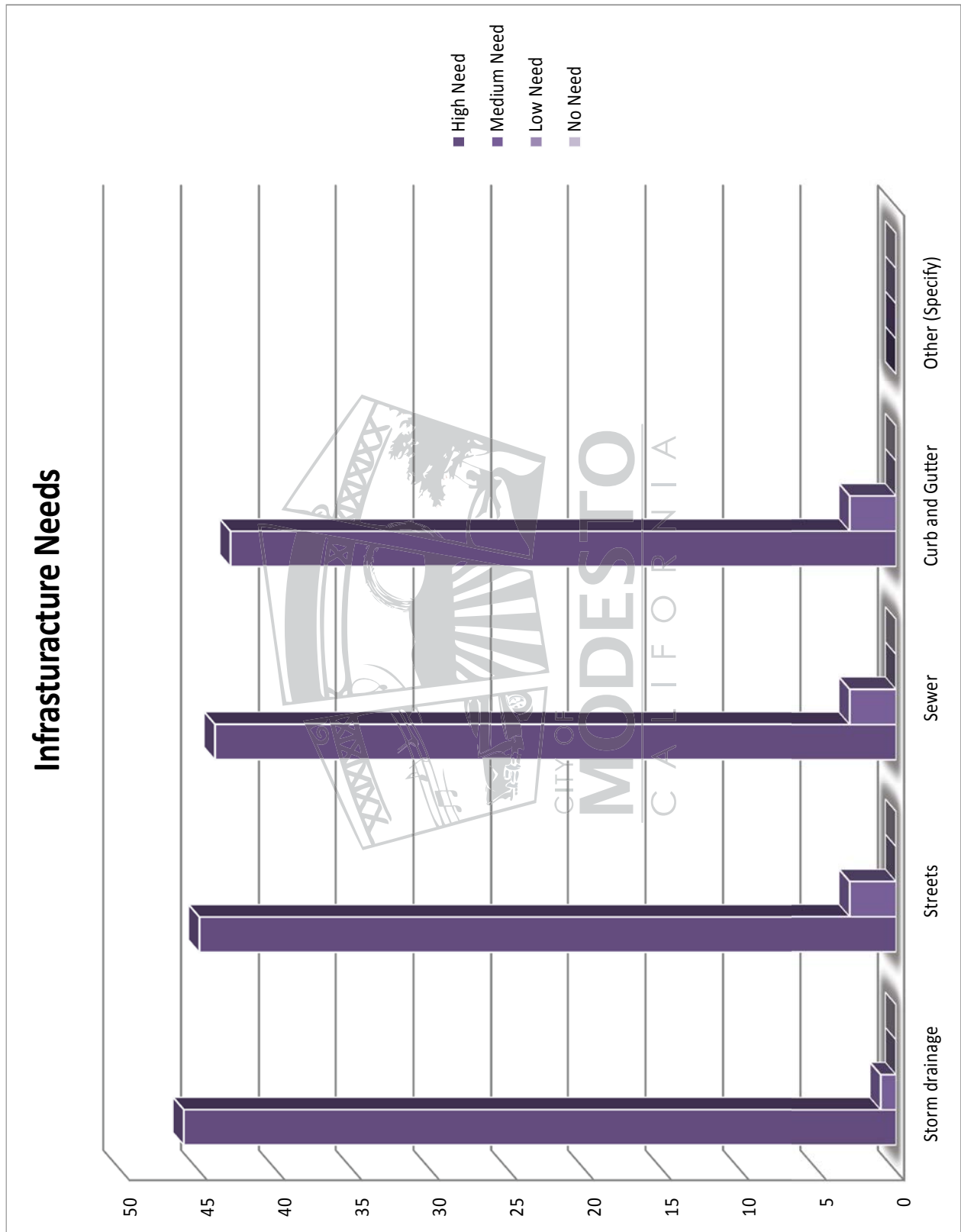
Survey Results

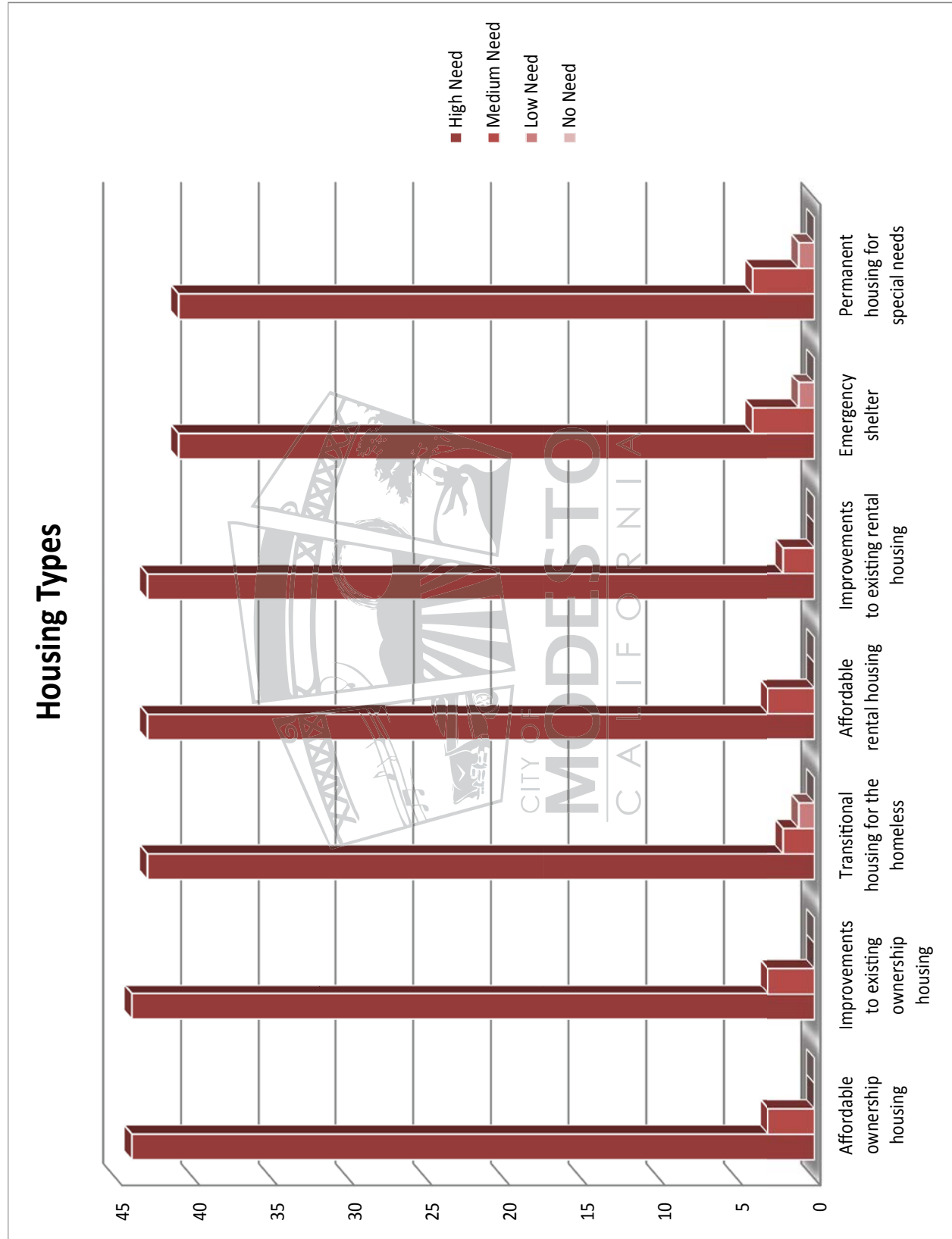


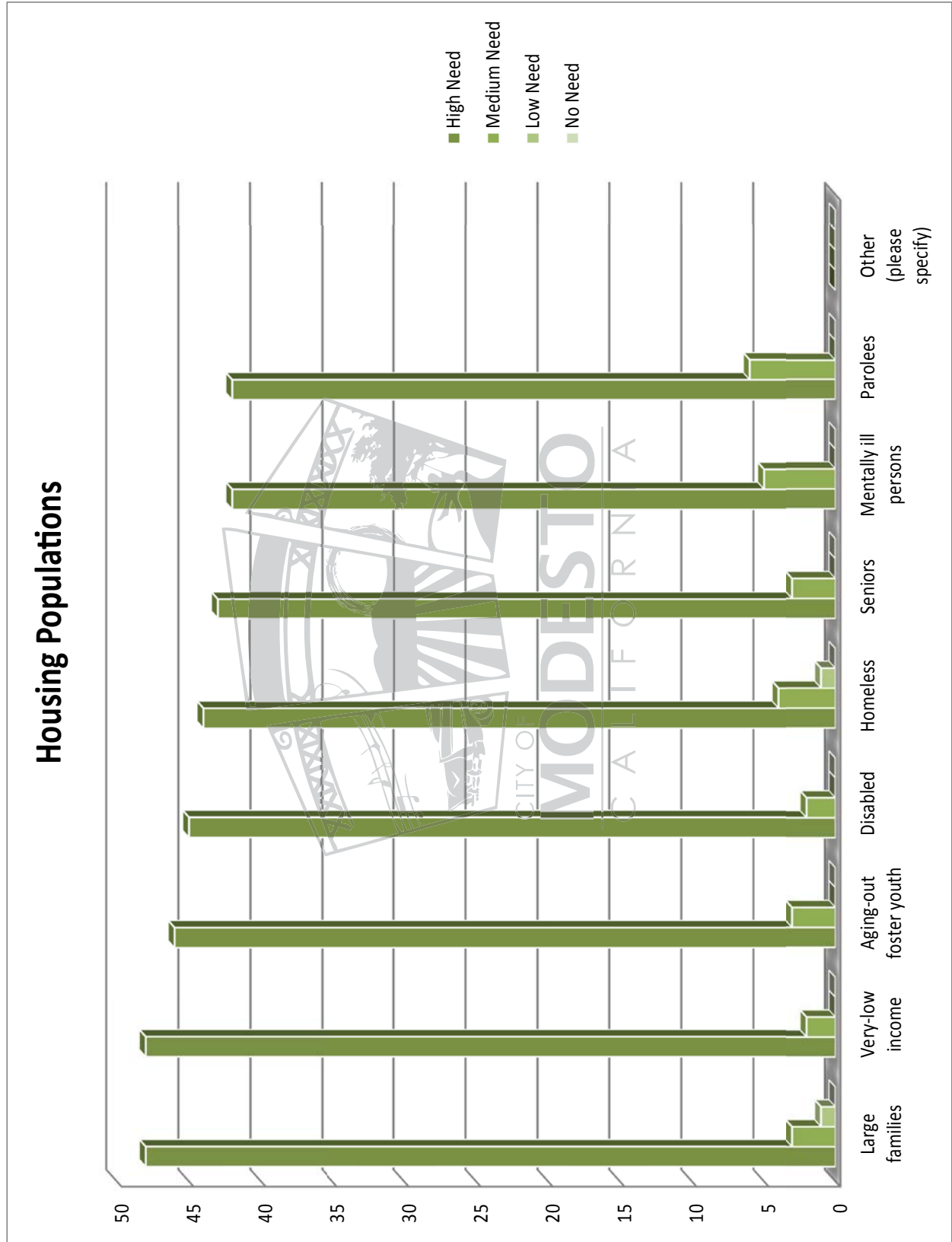


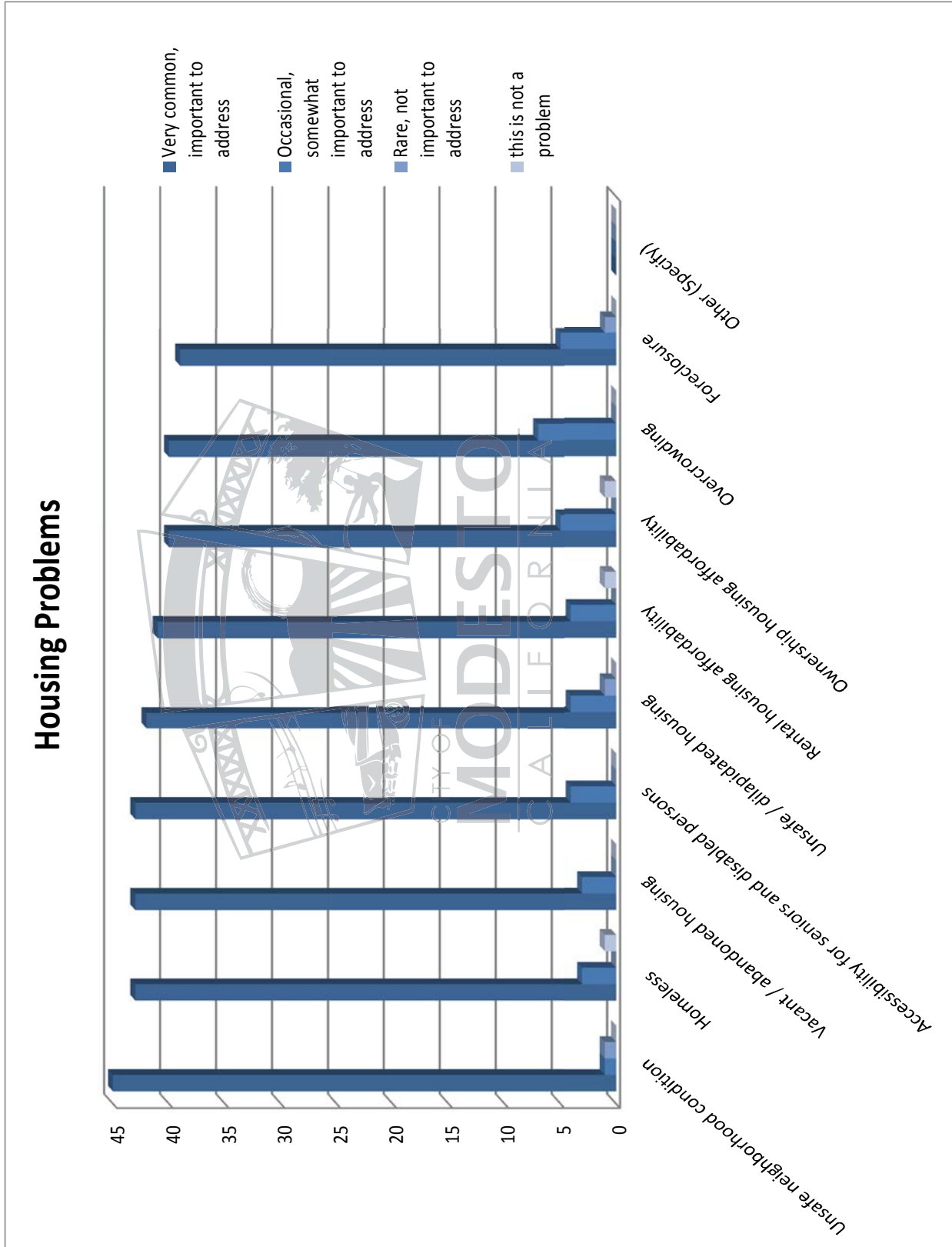












Public Comments

City of Modesto Interoffice Memorandum

To: Carol Averell
From: Heather Jones
Date: 08/06/2015
Subject: Consolidated Plan 2015-2020

I. The handwritten comments below were received during the public outreach meetings.

Shackleford Outreach Meeting

- A. Jose Sanchez: He would like to know if it is possible to install a speed bump in front of the elementary school to slow down vehicles.
- B. Petra Eva Robles: Needs information on farm jobs and what agencies could she contact to talk about the abuse they suffer on these types of jobs.

A.

B.

CITY OF MODESTO
2015-2020 CONSOLIDATED PLAN



COMMUNITY WORKSHOP

Si es posible poner una velocidad en frente de la escuela Shackleford o disminuir la de la escuela Jose Sanchez HIL (209) 491-4829

I would like to be contacted personally to discuss my comments further.

Name: *Shackleford*

CITY OF MODESTO
2015-2020 CONSOLIDATED PLAN



COMMUNITY WORKSHOP

*Necesito informacion acerca de trabajos del campo. que agencia contactar para hablar sobre abuso que sufrimos en estos trabajos.
Petra Eva Robles
(209) 581-7481.*

I would like to be contacted personally to discuss my comments further.

Name: *Shackleford*



II. The written comments were received during the public comment period.

Scott Humphries

From: Tony Madrigal
Sent: Thursday, June 04, 2015 12:08 PM
To: Tina Rocha
Cc: felipegalvarez@yahoo.com; migueldonososheen@yahoo.com; Garrad Marsh; Jim Holgersson; Brent Sinclair; Joe Lopez; Kathy Espinoza; Michelle Thomson; Scott Humphries; Carol A. Averell; Laurie Smith
Subject: Re: (Please Read) collected Spanish Modesto Fair Housing Surveys (aka Modesto Consolidated Plan)
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: Vacation

I read and appreciate your response. Thank you.

Tony Madrigal
(209) 579-4776 iPhone

On Jun 4, 2015, at 9:26 AM, Tina Rocha <trocha@modestogov.com> wrote:

Good morning Councilmember Madrigal,
We are still analyzing the survey results and data. Once finalized, the information will be made available to the public. With respect to fund, pursuant to the Department of Housing and Urban Development (HUD) regulations, there are restrictions with respect to certain funds, or percentages of certain funds. For example, 15% of Community Development Block Grant (CDBG) funds must be allocated for Public Service Activities. Some of the agencies that received Public Service funds for Fiscal Year 2014-15 include Children's Crisis Center of Stanislaus County, Disability Resource Agency for Independent Living (DRAIL), Haven Women's Center of Stanislaus, Modesto City Schools - Healthy Start Family Resource Center at Orville Wright Elementary School and Center for Human Service - Youth Experiencing Homelessness Project. Based upon the survey results, the data collected, needs assessments, other community feedback, input from the Citizens Housing and Community Development Committee (CH&CDC) and input from the City Council, needs and priorities will be established. With respect to the County, it is part of a Consortium with the cities of Turlock, Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford. The Consolidated Plan adopted for the Consortium must consider not only the unincorporated areas of the County but also the cities included in the Consortium. The Consortium has completed its FY 2015-2020 Consolidated Plan and a copy is available at: <http://www.stancounty.com/planning/cdbg/archive/consolidated/2015-2020-consolidated-plan.pdf>. The results of the County's surveys would be included in the Consortium's Consolidated Plan. If you are seeking copies of the actual surveys, please let me know and we can reach out to the County and obtain copies. While City and County staff do collaborate on some programs, there is no direct coordination in the preparation of the Consolidated Plans as the funds the Consortium receives must be distributed among the County and the cities that are part of the Consortium. With that said, we do coordinate some programs through the Stanislaus County Homeless Collaborative. Drafts of the City's FY 2015-2020 Consolidated Plan, Analysis of Impediments and FY 2015-16 Annual Action Plan are scheduled to be presented to the CH&CDC on Wednesday, June 17 and to the City Council on Tuesday, July 14.

One of my staff members, Carol Averell – Housing & Urban Development Supervisor, has previously spoken with Mr. Alvarez regarding many of these issues and is happy to answer any other questions he might have.

Regards,

Tina Rocha

Community Development Manager

City of Modesto | Community & Economic Development Department

trocha@modestogov.com | www.modestogov.com/ced

Office: 209.577.5321

Fax: 209.491.5798

Let us know how we're doing... please take our Customer Satisfaction Survey.

From: Scott Humphries

Sent: Wednesday, June 03, 2015 8:44 AM

To: Carol A. Averell; Tina Rocha

Subject: (Please Read) collected Spanish Modesto Fair Housing Surveys (aka Modesto Consolidated Plan)

Importance: High

Good Morning,

I am not sure why this email was sent to me however, I will leave this in your hands as to how you would like me to proceed.

Cheers,

Scott Humphries

City of Modesto

1010 Tenth Street, Suite 4300

Modesto, CA 95353

Office: (209) 571-5506

Fax: (209) 544-3982

shumphries@modestogov.com

From: Tony Madrigal [<mailto:tonymadrigal@gmail.com>]

Sent: Tuesday, June 02, 2015 8:03 PM

To: Scott Humphries

Cc: felipegalvarez@yahoo.com; Miguel Donoso; Garrad Marsh; Jim Holgersson; Brent Sinclair; Joe Lopez; Kathy Espinoza; Michelle Thomson

Subject: collected Spanish Modesto Fair Housing Surveys (aka Modesto Consolidated Plan)

Hi Scott, et al,

I had a meeting tonight with Mr. Felipe Alvarez (member of Manos Unidas in South Modesto, (209) 505-4730 cell, 1537 W. Roseburg Ave, Modesto, CA 95350) regarding his request to ensure that needs identified in the 60 or so collected Spanish Modesto Fair Housing Surveys (aka Modesto Consolidated Plan) are reflected in the City's 5 year Consolidated Plan.

Can you please let us know what the survey results are?

What is the process to use the needs identified in the surveys to develop an action plan that addresses those needs with available federal/state/local funding?

How are the priorities for these funds determined?

What is the City's plan to coordinate efforts with the County to overlap, or collaborate, or co-fund, or partner to address the needs identified in our survey?

Do we have access to the County's surveys, assuming they also conduct a Fair Housing Survey?

If yes, please provide those results.

Does the County have a 5 year plan and if so how will that plan coordinate it's efforts with our City's soon to be developed plan?

Look forward to hearing from you,

2



Tony Madrigal
Modesto City Councilmember, District 2
(209) 579-4776 cell
tonymadrigal@gmail.com

RECEIVED
JUL 18 2015
COMMUNITY & ECON. DEV. DEPT.

June 29, 2015

City of Modesto,
City Manager
Jim Hologresson
1010 Tenth St. Sixth Floor
Modesto, CA, 95354

Re: Housing Element 2015-20 - Consolidated Plan.

Action 1.1: continue to provide assistance to preserve existing affordable housing and to create new affordable housing.

are concern is: In Modesto have few affordable housing for working families and no realistic assistences for affordable housing specially in low-income areas.

Action 1.3: continue to ensure the availability cities for development of affordable housing.

are concern is: In the zoning areas of Modesto the Land use is not adequate to use for low-income and medium-income, specially the Land cost, this are in different side from low-income and medium-income and also for minorities. We recommend to have Inclusionary Zone Ordinances.

action 3.1: when selecting lending institutions

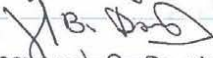


2

for contractors and participation in local programs.
one concern is: that city of Modesto do not have
a ordinance like the city of Los Angeles in the
Community Reinvestment Act. on May 9, 2012.
one recommendation is to adopt the ordinance
adding Section 20.95.1 to Chapter 5.1

and one last concern: is the Environmental
Justice SB 375 is not implemented in the
Policies or Programs for the Housing Element and
the Lead Element.

very truly yours amigo


Manuel B. DONOSO

CC: to Glen A. Campos Fax (916) 327-2643
Assistant Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
Sacramento CA, 94252

CC: Marisol F. Aguilar
Attorney for CRLA, Modesto office



RECEIVED
JUN 29 2015
CITY MANAGER'S OFFICE
12:43
Brent
This make any
sense to you?
Tim

TO: Tina Rocha
please add to
comment's file for
consolidated plan
Thanks-Brent

III. The following verbal comments were received during the Public Comment Period during the Public Hearing.

- A. Susanna Meta Beasley of the Parent Resource Center, public service award recipient, expressed her support for approval of the item and how it serves the needs of the community.
- B. Tamara Kasinsky from the Family Promise, a public service award recipient, expressed her support for approval of the item and how it serves the needs of the community.

Declaration of Publication

DECLARATION OF PUBLICATION (C.C.P. S2015.5)

COUNTY OF STANISLAUS STATE OF CALIFORNIA

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of THE MODESTO BEE, printed in the City of MODESTO, County of STANISLAUS, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of STANISLAUS, State of California, Under the date of February 25, 1951, Action No. 46453; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Jul 04, 2015

NOTICE OF PUBLIC HEARING
A public hearing will be held by the Council of the City of Modesto on August 5th, at 5:30 p.m. in the Chambers, Basement Level, Tenth Street Plaza, 1010 10th Street, Modesto, California, to consider: approving the 2015-2020 Consolidated Plan, Analysis of Impediments and the Annual Action Plan for Fiscal Year 2015-2016.
All interested persons are invited to attend the public hearing at the above time and place and will be given an opportunity to be heard.
If you challenge the proposed allocation in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (209) 577-5396. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
If you have any questions, please call Carol Averett, Housing & Urban Development Supervisor, at (209) 577-5314, the Community Development Department at (209) 577-5211 or (TDD) (209) 526-9211, any weekday from 8:00 a.m. to 5:00 p.m.
STEPHANIE LOPEZ, City Clerk
Pub Dates 7/4/2015



FILE COPY

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

MODESTO, California on

July 4th, 2015

(By Electronic Facsimile Signature)

Cynthia A. Williams

**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of THE MODESTO BEE, printed in the City of MODESTO, County of STANISLAUS, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of STANISLAUS, State of California, Under the date of February 25, 1951, Action No. 46453; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

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If you have any questions, please call Carol Averell Housing & Urban Development Supervisor, at (209) 577-5310, the Community Development Department at (209) 577-5211 or (TDD) (209) 526-9211, any weekday from 8:00 a.m. to 5:00 p.m.
STEPHANIE LOPEZ, City Clerk
Pub Dates 7/4/2015



FILE COPY

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

MODESTO, California on

July 4th, 2015

(By Electronic Facsimile Signature)

Cynthia A. Williams

City of Modesto Council Resolution

**MODESTO CITY COUNCIL
RESOLUTION NO. 2015-281**

RESOLUTION APPROVING THE (1) FIVE-YEAR CONSOLIDATED PLAN (2010-2015) AND FISCAL YEAR 2015-16 ANNUAL ACTION PLAN FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP GRANT, AND EMERGENCY SOLUTIONS GRANT FUNDS AND (2) ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE; AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO SIGN THE REQUIRED CERTIFICATIONS AND DOCUMENTS FOR SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires entitlement grantees adopt a comprehensive, long-term plan for the use of its HUD funds, and

WHEREAS, the Five-Year Consolidated Plan (CP), also referred to as the Strategic 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, HUD also requires entitlement grantees to adopt an Annual Action Plan (AAP), and

WHEREAS, this document describes the how funds will be used in a particular fiscal year to address the needs and priorities established through the CP, and

WHEREAS, on February 14, 2000, a requirement was imposed that state and local entitlement jurisdictions receiving funding through the CP process should update, where appropriate, its Analysis of Impediments (AI) to reflect the current fair housing situation in the community, and

WHEREAS, the AI reviews a jurisdiction's laws, regulations, and administrative policies, procedures, and practices as well as evaluates how those laws affect the location, availability, and accessibility of housing, and

WHEREAS, notice has been duly given to the community of the proposed CP, AAP and AI, and to provide a 30-day comment period, which began July 3, 2015, and ended on August 5, 2015, and

WHEREAS, the Citizens Housing and Community Development Committee (CH&CDC) considered the proposed CP, AAP and AI at its July 15, 2015 meeting, and recommended forwarding to the Council for approval, and

WHEREAS, a duly noticed public hearing was held by the City Council on August 5, 2015:30 p.m., in the Tenth Street Place Chambers, located at 1010 Tenth Street, and

WHEREAS, any comments received during the 30-day public review period or during the City Council meeting will be incorporated into the final CP, AAP and AI.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Modesto that it hereby authorizes approval of the (1) five-year consolidated plan (2010-2015) and fiscal year 2015-16 annual action plan for the use of Community Development Block Grant, HOME investment partnership grant, and Emergency Solutions Grant funds and (2) Analysis of Impediments to Fair Housing Choice, and

BE IT FURTHER RESOLVED by the Council of the City of Modesto that it hereby authorizes the City Manager, or his designee, to sign the required certifications and documents for submittal to the U.S. Department of Housing and Urban Development

The foregoing resolution was introduced at a regular meeting of the Council of the City of Modesto held on the 5th day of August, 2015, by Councilmember Madrigal, who moved its adoption, which motion being duly seconded by Councilmember Kenoyer, was upon roll call carried and the resolution adopted by the following vote:

AYES: Councilmembers: Cogdill, Gunderson, Kenoyer, Lopez, Madrigal, Zoslocki, Mayor Marsh

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ATTEST: 
STEPHANIE LOPEZ, City Clerk

(SEAL)

APPROVED AS TO FORM:

By: 
ADAM U. LINDGREN, City Attorney

Consolidated Plan Certification

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Date

8/6/15

CDBG Certification & SF- 424 Form

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its




jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

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

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

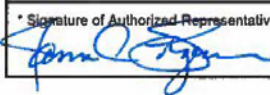
Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

	
Signature/Authorized Official	Date
	
Title	

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Modesto"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="94-600374"/>	* c. Organizational DUNS: <input type="text" value="0601250510000"/>	
d. Address:		
* Street1: <input type="text" value="1010 Tenth Street"/>	Street2: <input type="text" value="P O Box 642"/>	
* City: <input type="text" value="Modesto"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="CA: California"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="95353-0861"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Tina"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Rocha"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Community Development Manager"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(209) 577-5321"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="trocha@modestogov.com"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-218"/> CFDA Title: <input type="text" value="Entitlement Grants"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="CDBG Grant Funds: Housing, Community Development, Homeless, Non-Homeless Special Needs, Public Facilities Improvements, Accessibility Improvements, Economic Development, Public Service, and Fair Housing"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	18
* b. Program/Project	18
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	07/01/2015
* b. End Date:	06/30/2016
18. Estimated Funding (\$):	
* a. Federal	1,848,489.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	50,000.00
* g. TOTAL	1,898,489.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix:	Mr.
* First Name:	James
Middle Name:	
* Last Name:	Holgersson
Suffix:	
* Title:	City Manager
* Telephone Number:	209-577-5404
Fax Number:	
* Email:	jholgersson@modestogov.com
* Signature of Authorized Representative:	
* Date Signed:	08/06/2015

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.


Signature/Authorized Official 8/6/15
Date


Title

HOME Certification & SF- 424 Form

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.


Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature/Authorized Official 8/6/15
Date


Title

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
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d. Address:		
* Street1: <input type="text" value="1010 Tenth Street"/>	Street2: <input type="text" value="P O Box 642"/>	
* City: <input type="text" value="Modesto"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="CA: California"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="95353-0861"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Tina"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Rocha"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Community Development Manager"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(209) 577-5321"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="trocha@modestogov.com"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-239"/> CFDA Title: <input type="text" value="Entitlement Grant"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="HOME Grant Funding: Affordable Housing Development, Community Housing Development Organization (CHDO) support."/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	18
* b. Program/Project	18
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	07/01/2015
* b. End Date:	06/30/2016
18. Estimated Funding (\$):	
* a. Federal	667,941.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	50,000.00
* g. TOTAL	717,941.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix:	Mr.
* First Name:	James
Middle Name:	
* Last Name:	Holgersson
Suffix:	
* Title:	City Manager
* Telephone Number:	209-577-5404
Fax Number:	
* Email:	jholgersson@modestogov.com
* Signature of Authorized Representative:	
* Date Signed:	08/06/2015


ESG Certification & SF- 424 Form

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Modesto"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="94-600374"/>	* c. Organizational DUNS: <input type="text" value="0601250510000"/>	
d. Address:		
* Street1: <input type="text" value="1010 Tenth Street"/>	Street2: <input type="text" value="P O Box 642"/>	
* City: <input type="text" value="Modesto"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="CA: California"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="95353-0861"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Tina"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Rocha"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Community Development Manager"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(209) 577-5321"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="trocha@modestogov.com"/>		

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Modesto"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="94-600374"/>	* c. Organizational DUNS: <input type="text" value="0601250510000"/>	
d. Address:		
* Street1: <input type="text" value="1010 Tenth Street"/>	Street2: <input type="text" value="P O Box 642"/>	
* City: <input type="text" value="Modesto"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="CA: California"/>	Province: <input type="text"/>	
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Suffix: <input type="text"/>	Title: <input type="text" value="Community Development Manager"/>	
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* Telephone Number: <input type="text" value="(209) 577-5321"/>	Fax Number: <input type="text"/>	
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Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-231"/> CFDA Title: <input type="text" value="Entitlement Grant"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="WSG Grant Funding: Emergency Shelter, Homeless Prevention, Rapid Re-Housing, Essential Services."/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	18
* b. Program/Project	18
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	07/01/2015
* b. End Date:	06/30/2016
18. Estimated Funding (\$):	
* a. Federal	167,909.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	0.00
* g. TOTAL	167,909.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
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Authorized Representative:	
Prefix:	Mr.
* First Name:	James
Middle Name:	
* Last Name:	Holgersson
Suffix:	
* Title:	City Manager
* Telephone Number:	209-577-5404
Fax Number:	
* Email:	jholgersson@modestogov.com
* Signature of Authorized Representative:	
* Date Signed:	08/06/2015

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official

8/6/15
Date

City Manager
Title

Appendix to Certifications

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.