

CITY OF MODESTO

CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT

2010-2011

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CITY OF MODESTO

Neighborhoods |

EQUAL HOUSING
OPPORTUNITY

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Executive Summary

The Consolidated Annual Performance and Evaluation Report (CAPER) for the 2010-2011 program year represents the City of Modesto's annual report on the implementation of three U.S. Housing and Urban Development (HUD) programs.

- ◆ The Community Development Block Grant (CDBG);
- ◆ The Emergency Shelter Grant (ESG); and
- ◆ The HOME Investment Partnership (HOME)

Within the City of Modesto, the implementation of these programs is carried out by the Parks, Recreation, & Neighborhood Department. The 2010-2011 CAPER provides a summary of the resources used during the program year (July 1, 2010 through June 30, 2011). It also is a self-evaluation of the progress and challenges the City faced in addressing key priorities. And, finally, it celebrates key accomplishments.

Over the past few years the City's as also received Recovery Act funding under the Housing and Economic Recovery Act of 2008 (HERA) and the American Recovery and Reinvestment Act of 2009 (ARRA). Reporting for these grants is a separate process and is not included in the CAPER.

In program year 2010-2011, the City received nearly \$4 million in entitlement grants from HUD as follows:

◆ CDBG	\$ 2,531,823
◆ HOME	\$ 1,311,710
◆ ESG	\$ 103,064

Entitlement funding is provided to communities to help meet the needs of low/moderate residents for decent housing and economic opportunities. In PY 2010-2011 the City of Modesto utilized entitlement funds to meet one of these national objectives:

- 4 Low/Moderate Income Benefit
- 4 Prevention of Slum or Blight
- 1 Urgent Health and Welfare

This report describes the program areas in which CDBG, ESG and HOME dollars were invested during the 2010-2011 program year and the

community development and housing priorities that were addressed through the investments.

Investments were made in the following program areas:

- ◆ CDBG Capital Projects
- ◆ CDBG Facility Improvements
- ◆ CDBG ADA Improvements
- ◆ CDBG Public Services
- ◆ CDBG Housing Program Grants
- ◆ CDBG Economic Development
- ◆ HOME Affordable Housing Development
- ◆ ESG Essential Services
- ◆ ESG Homeless Prevention
- ◆ ESG Shelter Operating Expenses

- ◆ Allocation of CDBG and HOME funds and assignment of priorities for funding are based upon the national goals established by HUD regulations and through local goals for housing and community development. Local goals, consistent with HUD regulations, focus on building up and improving the City's residents and neighborhoods.

Many of the goals contained in the City of Modesto's Strategic Plan that the City deemed relevant for the 2010-2011 Annual Action Plan include:

- ◆ Establish and continue partnerships in the community that provide alternative programs and activities for at-risk youth
- ◆ Provide and promote quality and relevant recreation activities for all ages and ability levels
- ◆ Utilize State and Federal funding to improve, rehabilitate and diversify Modesto neighborhoods
- ◆ Make homeownership accessible to more citizens

Over the course of the program year, CDBG ESG and HOME funds were strategically spent to renovate and develop community facilities; improve handicap access; strengthen neighborhood vitality through improved public play structures; deliver timely, relevant and effective social services; support small businesses and affordable, accessible housing;

provide services for first-time home buyers; and deliver services that help prevent homelessness.

HIGHLIGHTS

The City of Modesto provided decent and suitable housing through two housing rehabilitation program, the **Home Repair Program/Disabled Access Program and the Minor Home Repair Grant Program**. These programs offer financial and technical assistance for owner occupied homes and mobile home owners.

These programs include both a loan and grant component. Major repairs for things such as roofs, HVAC, windows, bathroom remodels, electrical, and handicap modifications are customarily completed through the loan program, while small repairs, such as leaking faucets and electrical repairs, water heater replacement, light fixture replacement, etc. are completed through the grant program.

- ◆ The loan program offers 3% deferred payment loan for households at 50% or less of the Median Area Income, or a 3%, 15-year amortized loans for households between 50-80% of the Median Area income. Total loans on the property should not exceed 90% of the value of the home.
- ◆ The grant program is only available to households at less than 50% of Median Area Income. The maximum lifetime benefit under the grant program is currently \$2,000.

Unfortunately, the Modesto area has seen home values plummet during recent years. This has impacted the City's ability to provide loan assistance to some homeowners due to the lack of value or equity in the home. For these homeowners, the grant funding was very beneficial and made it possible for new HVAC, windows, energy efficient lighting, fans, etc, to be installed where otherwise they might not have been.

Seven of the homes were built prior to 1978, and were subject to lead based paint regulations. All seven homes received a lead based paint clearance at the completion of the project.

Wheelchair ramps were installed in two homes. Although the program is not limited to seniors, seven of the assisted households were seniors, and five were female head-of-household. In addition to financial assistance, all benefitted

from the City's technical assistance to ensure a successful completion of the repairs.

Thirty-two very low-income households were assisted through the Minor Home Repair Grant Program. The total spent under the program was \$44,598.96, with an additional \$1,275 in CDBG-Recovery grant funds used for energy efficiency improvements. Fourteen of the projects were at mobile home parks located in Modesto. Most of these mobile home owners have no other alternative to help pay for repairs. Many of the mobile homes were built during the 1970's and 1980's, and not eligible for any traditional loan program due to the lack of value in the mobile homes.

Homeless Needs

The City of Modesto funded local shelter, housing, and supportive service providers such as the Center for Human Services, Children's Crisis Center of Stanislaus County, the Salvation Army's Berberian Homeless Shelter and Transitional Living Center, and the Family Promise of Greater Modesto to provide emergency shelter, transitional housing, permanent supportive housing, and case management to individuals and families experiencing homelessness. CDBG- and ESG-funded programs serve individual adults (The Salvation Army), transition-age youth (Center for Human Services), children and youth (Children's Crisis Center), and families (Family Promise).

Additionally, the City of Modesto funded Community Housing and Shelter Services in the provision of homelessness prevention services to persons at imminent risk of experiencing homelessness.

Non-Homeless Special Needs

The City of Modesto provided CDBG funding to the Stanislaus Community Assistance Project (SCAP) for supplemental nutrition and nutrition education to persons with HIV/AIDS who participating in SCAP's supportive housing programs.

The Disability Resource Agency for Independent Living (DRAIL) Assistive Technology Program also received CDBG funding to purchase durable medical equipment, assistive technology and adaptive aids for persons with disabilities.

The Neighborhood Center at Marshall Park is a joint service facility that includes offices for the City's Police and Parks, Recreation and Neighborhoods Departments as well as a Fire Station. CDBG Public Service funds provided recreation services to low- and moderate-income residents on the area benefit and limited clientele (presumed benefit) basis to promote positive social interaction, physical activity, and learning while the Healthy Aging Association received financial assistance to offer a group fitness program and education to promoting physical and emotional wellness and fall prevention.

To increase physical and mental well-being, mobility, social connections, and healthier lifestyles the Parks Recreation and Neighborhood Department offered



therapeutic recreational activities to elderly persons above the age of 62 and severely disabled adults. This program provided seniors and disabled persons with an opportunity to participate in an exercise

regimen to develop, sustain, and improve upon physical and emotional health and wellness. Mental well-being for senior and disabled participants increases through opportunities to forge social relationships with peers while being part of a daily activity. These programs benefit a clientele that is generally presumed to be principally low- and moderate-income persons, i.e., elderly persons and severely disabled adults.

In addition to the large-scale food assistance program offered by Second Harvest of San Joaquin and Stanislaus Counties, the City of Modesto funded Howard Training Center's in-home food delivery and congregate meals program for seniors.

Community Development Needs

In 2010-2011, the City of Modesto awarded several public service grants that broadly serve low- and moderate-income residents citywide. These included funding for:

- ◆ Food pantries of local nonprofits;
- ◆ Incentivized learning through after-school programs provided by Second Harvest Food Bank of San Joaquin and Stanislaus Counties;
- ◆ Mobile meal program offered by United Samaritans Foundation;

- ◆ Adult literacy program offered by Stanislaus Literacy Center;
- ◆ Assistance to victims of fire and other crises through the American Red Cross;
- ◆ Supportive services to residents of the Airport Neighborhood through the Healthy Start Family Resource Center at Orville Wright Elementary School in the Neighborhood Revitalization Strategy Area (NRSA).

The City of Modesto budgeted more than \$1 million in CDBG funding in FY 2010-2011 for the revitalization of the Airport Neighborhood. This funding goes primarily towards:

- ◆ Establishing a Community Center
- ◆ Attracting a Neighborhood Supermarket
- ◆ Enforcing Code Violations
- ◆ Removing Blight
- ◆ Assisting in Neighborhood Clean-ups
- ◆ Supporting Economic Development Activities



Takin' It to the Streets Clean-up.

Neighborhood Clean-ups: The Parks, Recreation and Neighborhoods Department partnered with local faith-based organization to clean up our city and parks. This great opportunity provided businesses, service groups, families and individuals to get involved in our community. A variety of assignments were available, including beautification projects, park cleanups, weeding, planting and graffiti removal.

Economic Development: A City of Modesto business analyst worked closely with a regional supermarket company and local development company to attract a supermarket to the Airport Neighborhood. Various feasibility studies have been conducted and terms of a potential development agreement are being negotiated with the local development company. This potential development would create jobs for low- and moderate-income persons and provide accessible, affordable, and healthy food options for Airport Neighborhood residents.

Community Center: In May 2011, City of Modesto purchased a 2,200 square-foot duplex ideally situated adjacent to the elementary school in the Airport Neighborhood (805/807 Empire Avenue) that will be converted to serve as the Airport Neighborhood Community Center. A community development program specialist has been working closely with neighborhood stakeholders, which includes residents, local school leadership, and a local nonprofit to develop a site plan and joint-use agreements to provide access and programming to serve residents of the neighborhood. Construction is scheduled for the Spring 2012 with pre-construction activities this winter.

NRSA Activities: In program year 2010-2011, Airport Neighborhood stakeholders consulted with a local attorney about the process of establishing a nonprofit corporation (501[c][3]) and the costs and responsibilities associated with nonprofit governance. The idea behind this was that eventually the new nonprofit might qualify for Community Based Development Organization (CBDO) certification by the City of Modesto. At the same time, stakeholders were consulting with City of Modesto staff to learn about the specific requirements for CBDO certification. For now, the City of Modesto and Airport Neighborhood stakeholders have collectively determined that establishing a nonprofit corporation is neither feasible nor reasonable. As a result, the City of Modesto has formally requested from HUD that it allow the City to certify the Healthy Start Family Resource Center at Orville Wright Elementary School as a CBDO to carry out neighborhood revitalization and community economic development activities by demonstrating to HUD that it is similar in purpose, function, and scope to entities that have the CBDO characteristics described in 24 CFR 570.204(c)(1)(i).

CDBG Capital Improvements: The Empire Street Improvement project will significantly enhance the livability of the Airport Neighborhood through the installation of curbs, gutters, sidewalks, lighting and other improvements along Empire Street in proximity to the elementary school. In 2010-2011, the City of Modesto acquired all the necessary property easements and now are finalizing the capital improvement plans and design specifications in consultation with regulatory authorities and utility companies for the improvement project. Utility relocation is scheduled for summer/fall of 2011. Construction

contracts are planned to go out to bid in winter 2011 for construction to begin in spring 2012 .



FY 2010-2011 brought Modesto an additional \$2.9 million in Neighborhood Stabilization Program 3 grant funds. These funds will be used to:

- ◆ Address the unique needs of the Airport Neighborhood through NSP activities that go beyond acquisition and rehabilitation;
- ◆ Leverage substantial resources through unprecedented collaboration with Stanislaus County and its NSP3 and Redevelopment Agency activities;
- ◆ Expand the production capacities of the three major development partners: City of Modesto, Stanislaus County, and the Housing Authority of the County of Stanislaus; and
- ◆ Create extraordinary opportunity for public-private partnership for the benefit of the residents of the Airport Neighborhood, including vicinity hiring to the maximum extent feasible.

Recognizing the importance of an engaged community in an effective land-banking project, NSP3 will create a dedicated position that will carry out several critical functions consistent with the delivery of NSP3 activities, including: liaising with residents and other stakeholders; facilitating vicinity hiring to the maximum extent feasible; and pursuing leveraging opportunities, both public and private. This position will help maintain the momentum of commitment in the neighborhood.

PR 26 - CDBG Financial Summary Report Worksheet

REPORT FILTER:

{Source Type} (ID) <> "Dr/MY/V/UrV/Hr/Sr or "ES"

Grantee MODESTO , CA
 Program Year 2010

PART I: SUMMARY OF CDBG RESOURCES Submitted with CAPER

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	3,430,490.64
02 ENTITLEMENT GRANT	2,531,823.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	37,164.20
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	5,999,477.84

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,722,898.62
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,722,898.62
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	485,724.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	378,336.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,586,958.62
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	3,412,519.22

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,722,898.62
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,722,898.62
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	363,030.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	363,030.00
32 ENTITLEMENT GRANT	2,531,823.00
33 PRIOR YEAR PROGRAM INCOME	42,767.55
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	2,574,590.55
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.10%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	485,724.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	485,724.00
42 ENTITLEMENT GRANT	2,531,823.00
43 CURRENT YEAR PROGRAM INCOME	37,164.20
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	2,568,987.20
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.91%

Part 1. INTRODUCTION

The Consolidated Annual Performance and Evaluation Report or CAPER is submitted as a record of how the City of Modesto utilized federal funding received from the U.S. Department of Housing and Urban Development (HUD). This report covers program year 2010 (July 1, 2010 through June 30, 2011).

The Housing Division of the Parks, Recreation, and Neighborhoods Department is responsible for the management of grant programs that primarily benefit low- and moderate-income people throughout the City. This document summarizes how the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Shelter Grant funds were invested and what was accomplished. Further, it outlines the progress made in 2010 in carrying out the strategic plan and action plan components of the City's five-year Consolidated Plan.

While this division is the lead agency responsible for the consolidated planning, implementation, and reporting to HUD for the City of Modesto, this division is also responsible for coordinating and monitoring the use of these federal funds by other entities and oversees the City's housing programs, public services, neighborhood revitalization, and other activities funded under the Plan. The following City departments, organizations and agencies were also involved in the implementation of the Plan:

The **Community and Economic Development Department** is responsible for development review and permitting; building and safety inspections, code enforcement, plan checking, and permitting; and business development. The Department is responsible for programs and projects that seek to create housing and jobs for low- and moderate-income residents. The Department also implements the Workforce Development Program.

The **Public Works Department** is responsible for publicly-owned facilities and infrastructure, such as streets, sidewalks, and other public rights-of-way; water, sewer, and storm drain facilities; and landscaping in public areas other than community parks and recreation facilities. This Department directs projects and programs that seek to improve community facilities and infrastructure in low- and moderate-income neighborhoods and to improve access in public areas for persons with disabilities.

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

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

- ◆ Health Services Agency
- ◆ Behavioral Health and Recovery Services
- ◆ Community Services Agency

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

- ◆ Department of Rehabilitation, Modesto Office
- ◆ Valley Mountain Regional Center

◆ California Department of Housing and Community Development

In addition to those entities already mentioned, other public agencies participate in housing and community development programs. Three of these agencies are:

The Housing Authority of the County of Stanislaus (HACS) is responsible for the County's public housing and rental assistance (i.e. Housing Choice Vouchers, previously Section 8), operates rental housing rehabilitation programs, and is the project sponsor for selected affordable housing programs.

Private, non-profit organizations provide the majority of housing, shelter, and direct services funded under the Plan.

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

The Stanislaus Housing and Support Services Collaborative (SHSSC) is the planning and coordinating body for homeless issues in Stanislaus County. Representation includes non-profit organizations, homeless persons, formerly homeless persons, local governments, disability service organizations, the public housing authority, police and fire departments, faith-based and other community based organizations, service agencies, community members, government agencies and housing developers. SHSSC also serves as the Continuum of Care for Stanislaus County.

The Citizens Housing & Community Development Committee (CH&CDC) provides overall review of the City's HUD funds. This Council-appointed committee provides policy and funding recommendations to the City Council regarding the City's use of HUD funds

HUD Program Descriptions

◆ **Community Development Block Grant (CDBG) Program**

Title I of the Housing and Community Development Act of 1974 (Public Law 93-383) created the Community Development Block Grant (CDBG) Program. Reauthorized in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act, local communities can use the resources of the CDBG Program to develop flexible, locally designed community development strategies to address the program's primary objective, to *development of viable urban communities, by providing decent housing and suitable living environments and expanding economic development opportunities principally for persons of low and moderate income.*

Through the CDBG Program, communities develop strategies and funding priorities, but are limited to activities that address one or more of the national objectives of the program. The national objectives include: benefiting low- and moderate-income persons, aiding in the prevention or elimination of blight, and addressing other urgent community development needs.

◆ **Emergency Shelter Grant (ESG) Program**

The Emergency Shelter Grant (ESG) Program provides outreach, shelter, homelessness prevention and supportive services to persons experiencing homelessness, or for persons in danger of becoming homeless, throughout the city. This program is principally designed to be the first step in a continuum of assistance to enable homeless individuals and families to move toward independent living as well as to prevent homelessness.

◆ HOME Investment Partnerships (HOME) Program

The HOME Investment Partnerships, introduced in the Cranston-Gonzalez National Affordable Housing Act of 1990, provides funding that can be used for rehabilitation, new construction, acquisition of affordable housing, and/or tenant-based rental assistance.

Citizen Participation

It is the intent of the City of Modesto to encourage and facilitate citizen participation by:

- Soliciting needs in the neighborhood;
- Obtaining community input regarding how funds should be invested;
- Building a sense of community among residents;
- Encouraging community empowerment and greater community voice; and
- Providing neighborhoods with information about City services

A copy of the Citizens Participation Plan is available for review on the City's website (www.modestogov.com). As noted in the plan, comments can be submitted anytime by sending an email to housing@modestogov.com.

To ensure compliance with program and comprehensive planning requirements announcing the availability of entitlement grant funding and soliciting public input, 30-day public notices were published in the *Modesto Bee*, the City's local newspaper. These public notices were also published in the local Spanish-language newspaper *Vida en el Valle*. Each notice concluded with a public hearing held before the City Council.

Specific to this draft CAPER, a public notice announcing the availability of the draft CAPER and inviting public comment was published in the *Modesto Bee* on August 2, 2011 and in the local Spanish-language newspaper *Vida en el Valle* on August 10, 2011. (Exhibit A)

The Citizens Housing and Community Development Committee (CH&CDC) held a public meeting on August 24, 2011 to review the draft CAPER and a public hearing was held before the City Council on September 6, 2011, to review the City's progress in meeting its performance goals. The public hearing also provided additional opportunity for the public to comment on the FY 2010-2011 CAPER.

Any comments received on the draft CAPER will be included in the final CAPER.

Staff from the Parks, Recreation and Neighborhoods Department provided administrative oversight to the various HUD-funded projects. Other City Department personnel involved in carrying out CDBG, ESG and HOME funded projects include:

- The Building Safety Division personnel carry out building code inspections and code enforcement in the housing rehabilitation projects and Neighborhood Revitalization Strategy Area (NRSA) in the Airport Neighborhood;
- Community & Economic Development Department personnel coordinate the use of Redevelopment Agency (RDA) set-aside funds with HUD funds for affordable housing development; and
- The Public Works Department personnel carry out street paving and Americans with Disabilities Act (ADA) curb ramps projects.

Agreements are in place with each City department involved in carrying out these projects, describing scopes of work, federal and local reporting requirements and labor.

Documents and reports that were available to the general public during the 2010-2011 program year include:

- ◆ Consolidated Plan for 2010-2015
- ◆ 2010-2011 Request for Proposals for CDBG Public Services and ESG Funding
- ◆ List of CDBG Public Services and ESG funding recommendations for 2010-2011 (funded projects)
- ◆ 2010-2011 Annual Action Plan

Funds Available for 2010-2011

The City of Modesto received the following entitlement grants from the U.S. Department of Housing and Urban Development (HUD) for program year 2010-2011:

◆ CDBG	\$ 2,531,823
◆ HOME	\$ 1,311,710
◆ ESG	\$ 103,064

2010-2011 Total: \$3,946,597

The table attached (Exhibit B) details the funds available and expenditures during program year 2010-2011 (July 1, 2010 – June 30, 2011). The table first shows funds available at the end of the prior year for each program. To arrive at the funds available to draw as of July 1, 2010 the 2010-2011 entitlement amounts and the program income earned in 2010-2011 are added and the expenditures during 2010-2011 are subtracted.

Leveraging Resources

To adequately address community development needs in the neighborhood, the City leveraged HUD funding with other institutional sources of funding (public and private and local, state, and federal) to carry out activities. City staff monitors all projects and entities funded through the various programs to ensure that they are in compliance with all funding guidelines, including match requirements.

Part 2. COMMUNITY DEVELOPMENT NEEDS

Allocation Process

In 2010-2011, the Housing Division was responsible for allocating Community Development Block Grant and Emergency Shelter Grant funds for eligible activities in Modesto.

Allocation for funding and assignment of priorities are based on the national goals established by HUD regulations, PRN Division goals and public input.

- ◆ Consultations with key stakeholders, including representatives of Housing Authority of the County of Stanislaus; non-profit organizations that serve low- and moderate-income residents; and neighborhood organizations were involved in the process.
- ◆ Consultation with the general public through workshops, public hearings and a resident survey.

Community Development Program Accomplishments

To achieve the City's goals for economic opportunity leading to self-sufficiency, a suitable living environment, and decent housing, a network of supportive services is needed to ensure that lower-income residents can live as independently as possible within any physical and developmental abilities, and can be secure in their homes without the threat of violence. The City also places a priority on using public funds to encourage private sector investment, especially towards the recruitment and retention of job-generating enterprises.

In partnership with the Citizen's Housing & Community Development Committee (CH&CDC) and approval from the Modesto City Council, the City adopted the community development program areas and priorities as outlined in the 5-year Consolidated Plan and 2010-2011 Annual Action Plan. These priorities and strategies along with Program Year One results are noted below:

Priority CD-1. Support Neighborhood Revitalization Efforts

Strategy CD-1A: Provide CDBG funds for neighborhood clean-up and crime prevention activities.

RESULTS:

- ◆ **Code enforcement** – City's Code Enforcement Unit carried out eligible code enforcement activities in the City's 14 low-income census tracts to help arrest the decline of these neighborhoods.

Priority CD-2. Promote economic development activities

Strategy CD-2B: 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.

RESULTS:

- ◆ **Economic Development** A small business loan in the amount of \$150,000 was made to American Metal Fabricators during this program year. This business is doing so well that they have since paid the loan off in full. At the time the loan was approved, the owner had less than 15 people still working. There are now more than 30 employees.
- ◆ **Economic Development** A small business loan in the amount of \$95,220 was made to History Commissary during this program year. This resulted in the creation of three jobs.

Strategy CD-2C: Use CDBG funds to support adult literacy programs, including English as a Second Language courses.

RESULTS:

- ◆ **Stanislaus Literacy Center – Reading Works Adult Literacy Program** provided reading, writing and job-related education to 171 low- and moderate-income adults.

Priority CD-3 Provide Public Services for Residents.

A Request for Proposals (RFP) was issued (Exhibit C) and publicly noticed RFP technical assistance workshops were conducted to facilitate the application process for eligible CDBG Public Services and ESG projects. Any questions regarding this Request for Proposals (RFP) were directed to the Parks, Recreation, and Neighborhoods Department, U.S. Department of Housing and Urban Development (HUD) Division at (209) 577-5245 or housing@modestogov.com.

A sub-committee from the CH&CDC reviewed/scored each proposal based on criteria established in the RFP process. The full CH&CDC reviewed the recommendations of the sub-committee, as well as those proposals not recommended for funding. The final funding allocations were included in the 2010-2011 Action Plan that was submitted to HUD for approval in May 2010 upon approval by the Modesto City Council.

Strategy CD-3A: Use CDBG funds to provide supportive services that allow for independent living by populations with special needs.

RESULTS:

- ◆ **Stanislaus Community Assistance Project – Nutritional Supplement and Education Program** delivered highly nutritious foods to 44 homebound persons with HIV/AIDS, as well as educational materials on the special nutritional needs of persons with HIV/AIDS.
- ◆ **Second Harvest Food Bank of San Joaquin and Stanislaus Counties – Food Assistance** provided packaged groceries, canned fruits and vegetables, cereals and breads, dairy products, meats, and fresh fruits and vegetables to local nonprofit charities for distribution to 98,562 low- and moderate-income persons.
- ◆ **Second Harvest Food Bank of San Joaquin and Stanislaus Counties – Food 4 Thought** in partnership with local elementary school afterschool programs, provided incentives in the form of generous groceries for their academic performance and participation in afterschool activities. Activity benefited 6,512 low- and moderate-income persons.
- ◆ **Disability Resource Agency for Independent Living- Assistive Technology Program** provided assistive devices to 23 persons with disabilities to promote their independence and improved quality of life.
- ◆ **United Samaritans Foundation – Mobile Lunch Program** provided 16,953 meals to at least 300 low- and moderate-income persons.

Strategy CD-3B: Provide CDBG and ESG funds to combine supportive services with housing programs for homeless persons and families.

RESULTS:

- ◆ **Community Housing and Shelter Services – Laura’s House** provided case management and shelter to eligible persons. In late December, 2010, CHSS experienced an unanticipated financial crisis. City of Modesto brought resources to bear in response to this financial crisis and to ensure that City of Modesto CDBG and

ESG funds continued to serve eligible beneficiaries for the remainder of the program year.

Strategy CD-3C: Use CDBG funding to support programs for at-risk youth.

RESULTS:

- ◆ **Center for Human Services – Pathways** provided transitional supportive housing in an independent living setting for 35 youth, ages 18-21, who are leaving foster care and who are experiencing or would otherwise experience homelessness.
- ◆ **Children’s Crisis Center – Marsha’s NEAT Program** provided therapeutic activities, nutrition, and nutrition education to 101 abused, neglected, and homeless children until foster care can be arranged.
- ◆ **Children’s Crisis Center – Cricket’s NEAT Program** provided therapeutic activities, nutrition, and nutrition education to 73 abused, neglected, and homeless children.
- ◆ **Children’s Crisis Center – Sawyer’s NEAT Program** provided therapeutic activities, nutrition, and nutrition education to 83 abused, neglected, and homeless children.
- ◆ **Center for Human Services – Hutton House** provided temporary shelter and supportive services to runaway and homeless youth, ages 13-17. 152 youth received comprehensive services including shelter, food, case management, substance abuse assessments and, when necessary, intervention services.
- ◆ **Court Appointed Special Advocates – Training and Support Project** provided personalized advocacy and support and effectively navigated court and child welfare systems on behalf of abused and neglected children/youth in the foster care system. 70 children and youth were served during this program year.

Strategy CD-3D: Provide CDBG funding for child care services.

RESULTS:

- ◆ No CDBG, HOME or ESG activities funded in this program year.

Priority CD-4. Fund Public Facilities and Improvements in Low-Income Neighborhoods.

Strategy CD-4A: Use CDBG dollars to fund improvements to address accessibility issues for persons with disabilities.

RESULTS:

- ◆ **Dryden Project - \$125,000** Funding to improve pathway to restroom facility. The ADA accessibility restroom portion of the project was completed during this program year for \$72,476.58
- ◆ **Curb Cuts/Ramp Project - \$300,000** Funding was allocated to paving streets and installing curb cuts and ADA ramps in low-income areas where such amenities are non-existent or neglected. \$42,956 was expended during this program year.

- ◆ **King Kennedy Memorial Pathway - \$40,000** Development of the design and construction plans are underway for the safe accessible route to local school. Negotiating with MID and neighbors for R.O.W and easement to be able to install the site developments. Fundraising plans are progressing.
- ◆ **Senior Center Restroom – Pre Design \$30,000** \$1,311 in funds have been expended to begin the evaluation process of the restrooms at the Senior Center. An RFP is being prepared for pre-design work and ADA facility inventory. The restrooms currently do not adequately meet the needs of the citizens utilizing the Senior Center building.
- ◆ **Accessibility Improvements – Park Sites - \$ 300,000** \$74,872 has been expended to remove existing play equipment and replacing with new accessible play equipment at three parks located in low-income neighborhoods.
- ◆ **Section 108 Loan Repayment - \$378,337** In June, 2004 the City of Modesto received loan guarantee assistance under Section 108 for the construction of a joint service facility which houses a fire station, a police sub-station and a recreation office/facility-- Neighborhood Center at Marshall Park and for the expansion, renovation and rehabilitation of the Maddux Youth Center. A total of \$378,336.40 was funded during this program year for the planned repayment of this loan.
- ◆ **Water Tower Removal - \$135,000** A water tower located at 17th & G is no longer in use as it does not meet seismic standards. This property will ultimately be developed for future housing development known as "Tower Park".

Neighborhood Revitalization Strategy Area (NRSA) Accomplishments

The City of Modesto budgeted more than \$1 million in CDBG funding in PY 2010-2011 for the revitalization of the Airport Neighborhood.

Priority CD-1 Support Neighborhood Revitalization Efforts.

Strategy CD-1A: Provide CDBG funds for neighborhood clean-up and crime prevention activities.

RESULTS:

- ◆ **Airport Neighborhood CBDO –** In program year 2010-2011, Airport Neighborhood stakeholders consulted with a local attorney about the process of establishing a nonprofit corporation (501[c][3]) and the costs and responsibilities associated with nonprofit governance. The idea behind this was that eventually the new nonprofit might qualify for Community Based Development Organization (CBDO) certification by the City of Modesto. At the same time, stakeholders were consulting with City of Modesto staff to learn about the specific requirements for CBDO certification. For now, City of Modesto and Airport Neighborhood stakeholders have collectively determined that establishing a nonprofit corporation is neither feasible nor reasonable. As a result, the City of Modesto has formally requested from HUD that it allow the City to certify the **Healthy Start Family Resource Center** at Orville Wright Elementary School as a CBDO to carry out neighborhood revitalization and community economic development activities by demonstrating to HUD that it is

similar in purpose, function, and scope to entities that have the CBDO characteristics described in 24 CFR 570.204(c)(1)(i). HUD has yet to respond to this request.

- ◆ **Neighborhood Clean-up \$25,000** The Parks, Recreation and Neighborhoods Department partnered with local faith-based and service organizations to carry out the citywide neighborhood clean-up campaign, *Takin' It to the Streets*. CDBG funding was directed to eligible census tracts and focused in the Airport Neighborhood where hundreds of local volunteers made a statement against illegal dumping and blight. This campaign offered several different activities, including various beautification projects, park clean-ups, weeding, planting and graffiti removal.



Takin' It to the Streets September 2010

- ◆ **Code Enforcement – Airport Neighborhood** conducted cases in deteriorating or deteriorated areas to address the decline of the Airport Neighborhood.

Priority CD-2 Promote Economic Development Activities

Strategy CD-2A: Use CDBG funds to support an Administrative Support Officer that will provide City input and oversight into programs operated by the Workforce Development Collaborative.

RESULTS:

A City of Modesto business analyst (\$6,573.12 expended) worked closely with a regional supermarket company and local development company to attract a supermarket to the Airport Neighborhood. Various feasibility studies have been conducted and terms of a potential development agreement are being negotiated with the local development company. This potential development would create jobs for low- and moderate-income persons and provide accessible, affordable, and healthy food options for Airport Neighborhood residents.

Strategy CD-2B: 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.

RESULTS:

No CDBG, HOME or ESG activities were funded this program year.

Priority CD-3 Provide Public Services for Residents.

Strategy CD-3A: Use CDBG funds to provide supportive services that allow for independent living by populations with special needs.

RESULTS:

- ◆ **Healthy Start Family Resource Center at Orville Wright Elementary School (Modesto City Schools).** Provided a variety of supportive services to 757 persons throughout the Airport Neighborhood to promote their health, wellness, and safety.

Priority CD-4 Fund Public Facilities and Improvements in Low-Income Neighborhoods.

Strategy CD-4B: Use CDBG funds to pave streets in low-income areas where such amenities are non-existent or in a state of neglect.

RESULTS:

- ◆ **The Empire Street Improvement Project** This project will significantly enhance the livability of the Airport Neighborhood through the installation of curbs, gutters, sidewalks, lighting and other improvements along Empire Street in proximity to the elementary school. In 2010-11, the City of Modesto acquired all the necessary property easements and now finalizing the capital improvement plans and design specifications in consultation with regulatory authorities and utility companies for the improvement project. Utility relocation is scheduled for summer/fall of 2011. Construction contracts are planned to go out to bid in winter 2011 for construction to begin in spring 2012. \$127,031.65 in funds expended during this program year.

- ◆ **Community Center:** In May 2011, City of Modesto purchased a 2,200 square-foot duplex ideally situated adjacent to the elementary school in the Airport Neighborhood (805/807 Empire Avenue) for \$84,800. This property will be converted to serve as the Airport Neighborhood Community Center. A community development program specialist has been working closely with neighborhood stakeholders, including residents, local school leadership, and a local nonprofit to develop a site plan and joint-use agreements to provide access and programming to serve residents of the neighborhood. Construction is scheduled for the Spring of 2012 with pre-construction activities this winter.



- ◆ Expended \$10,000 to fund the City's Property Agent to pursue the purchase of land or right-of-way for CDBG-funded projects.

Monitoring

As contract agreements are prepared for the various local organizations receiving entitlement funds, strict controls are incorporated in the agreement as to the use of the funds. Whenever possible, payments were made for units of service delivered to beneficiaries or reimbursement for eligible costs incurred by the organization. Desired outcomes and performance measures or outputs (e.g., number of individuals served, type of activity, accomplishments, etc.) were established as part of the agreements. This enables Staff to monitor the effectiveness of HUD-funded projects and ensure compliance with program requirements. The agreement for services also included general performance

standards, including the provision of monthly activity reports to the City and written requests for disbursement of funds.

Staff conducts desk audits (in-house review of sub-grantee materials, such as progress reports, drawdown requests, written agreement, etc.) of all CDBG Public Services and ESG activity sub-grantees prior to approving invoices for payment. In addition, periodic field visits are conducted of those sub-grantees with limited organizational capacities, new sub-grantees, sub-grantees that have experienced high turnover in key staff positions, sub-grantees with previous compliance or performance problems, and sub-grantees carrying out high-risk activities due to its innovative nature (e.g., economic development projects). Field visits also serve as opportunities for staff to build collaborative relationships with sub-grantee personnel and assist sub-grantees in creating effective record-keeping systems for accurate reporting.

These monitoring practices ensured compliance with all regulations governing internal and sub-grantee administrative, financial, and programmatic operations. These practices also ensured sub-grantees achieved performance objectives on schedule and within budget. The City's monitoring plan is appropriate for its performance tracking capabilities. Staff used The HUD Community Planning and Development Monitoring Handbook (Handbook 6509.2) when monitoring both internal and sub-grantee HUD-funded projects.

The basic monitoring process followed: notification letter (to encourage preparation); entrance conference with key project staff; documentation, data acquisition, and analysis; exit conference with key project staff; and a follow-up monitoring letter that presents what the monitoring revealed.

A finding is presented as an issue of noncompliance with program rules and regulations. For each finding, corrective actions that must be taken are specified. A concern is presented as instances where the deficiency is not a finding, or where noncompliance may occur in the future because of weaknesses in project operations. Recommendations for improvement are specified for each concern. Monitoring letters are issued within thirty days after the exit conference.

In addition to implementing agreements for services for local organizations, Staff prepares written "Memoranda of Understanding" (MOUs), with department personnel within the City who expend service time using HOME, CDBG or ESG funds. These City personnel submit written requests with supporting documentation for disbursement of funds. Staff and other City personnel time was monitored prior to each draw as well as quarterly to ensure the usage fell within the regulations.

Staff and Finance Department personnel established a monthly review process to monitor Federal program expenditures. Staff verified and cross-referenced the information on the monthly budget activity reports with supporting documentation maintained by the Division. In addition, Staff assigned a unique number to each activity that provided easy identification on both the City's financial reporting system and the Federal Integrated Disbursement and Information System (IDIS).

Implementation of this financial monitoring system offered a form of checks and balances to monitor expenditures and determine the availability of funds.

The Housing Financial Specialist and the Housing Rehabilitation Specialist monitored the use of the funds for projects funded under the Housing Rehabilitation Loan Program. Funds were disbursed according to a detailed Real Property Improvement Agreement executed by the property owner and the contractor. When a phase of the work was completed, the

Housing Rehabilitation Specialist confirmed the completeness of the phase of rehabilitation in accordance with the appropriate housing codes and the work write-up specifications. The Housing Rehabilitation Specialist reviewed the work with the property owner and the owner signed a payment request voucher that authorized the disbursement of funds according to the contract. The Housing Financial Specialist reviewed and verified each payment voucher and the invoice was then approved by the Deputy Director of the Parks, Recreation and Neighborhoods Department. The City's Finance Department monitored the disbursement of funds and balance of the project account.

HOME assisted rental units are monitored for rent, income, housing quality, and other affordability criteria in accordance with section 92.252. The City of Modesto performs on-site inspections of HOME-assisted units as required. For HOME-assisted units containing one to four units, the monitoring is performed not less than once every three years; complexes containing five to 25 units are monitored once every two years, and projects containing 26 units or more are monitored every year. This past program year the City opted to monitor all the affordable housing units funded through HOME and RDA.

Staff conducted on-site inspections of units to determine compliance with property standard requirements. Staff verified information obtained by the owners in regards to lease, income verification, rent, utility allowances and compliance with provision of written agreements.

There are different levels of monitoring that Staff follows beginning at project predevelopment through the period of affordability. Staff reviews each draw request. Staff meets with the developer to provide technical assistance if needed and makes periodic site visits to follow-up on project progress. In addition, Staff constantly monitors to see if the project is meeting the standards established in initial agreement, costs are on target and check on quality of construction.

The City of Modesto monitors the HUD programs regularly to ensure successes. As problems or issues arise, the programs are modified to ensure maximum results. Oversight of HUD programs on a regular basis has been the key to maximizing the benefit for the citizens of Modesto

Part 3. HOUSING NEEDS

Housing market conditions have caused the City to assign a high priority to providing first-time homebuyer assistance, construction of additional affordable rental housing, the preservation of affordable subsidized rental housing at risk of conversion to market-rate housing, and the conservation of the City's older housing stock combined with rehabilitation assistance to help seniors and persons with disabilities remain in their homes. Specific priorities include extremely low- and low-income special needs households (e.g., seniors, persons with disabilities, and large families), and low- and moderate-income families seeking to become homeowners.

The City of Modesto 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 homebuyer assistance programs;
- ◆ 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;
- ◆ Using streamlined application review and permit processing; and
- ◆ Reduction of parking standards.

Housing Program Priority Accomplishments

Priority H-1 Increase the Supply of Affordable Rental Housing.

Strategy H-1A: 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 of the County of Stanislaus, and using tools such as land banking, the Revolving Loan Fund, and housing set-aside funds. (44 affordable rental units over 5 years, or approximately 8-9 units annually)

RESULTS:

- ◆ During Program Year 2010-2011 the City of Modesto approved an allocation of **HOME Community Housing Development Organization** operating funds in the amount of \$90,000 to Stanislaus County Affordable Housing Corporation (STANCO) and \$41,533 to Habitat for Humanity, Stanislaus.

Priority H-2 Provide Homeownership Opportunities.

Strategy H-2A: Use CDBG and Neighborhood Stabilization: Program funds to acquire and rehabilitate vacant/foreclosed properties for conversion to affordable homeowner housing and the Homebuyers Assistance Program in order to promote homeownership opportunities among lower and moderate income households.

RESULTS:

- ◆ With the use of NSP funds the City of Modesto was able to acquire and rehabilitate a total of four vacant/foreclosed properties for conversion to affordable homeownership during this program year. Two with NSP1 funds and two with NSP2 funds
- ◆ No **Homebuyers Assistance Program** payment assistance loans were created during this program year. The guidelines are in the process of being modified to reflect the housing market.

Priority H-3 Preserve Existing Affordable Housing Stock.

Strategy H-3A: Work with The Housing Authority of County of Stanislaus (HACS) to preserve existing affordable housing units at risk of conversion to market-rate units. (300 affordable housing units in the eight complexes with project based Section 8 subsidies, through contract extensions.)

RESULTS:

- ◆ (HACS) is responsible for the County's public housing and rental assistance (i.e. Housing Choice Vouchers, previously Section 8), operates rental housing

rehabilitation programs, and is the project sponsor for selected affordable housing programs.

Strategy H-3B: Promote rehabilitation and improvements to existing very low- and low-income owner-occupied housing using the Disabled Access Assistance/ Emergency Home Repair and Minor Home Repair Grant Programs.

RESULTS:

- ◆ The City of Modesto provided decent and suitable housing through two housing rehabilitation programs- the **Home Repair Program/ Disabled Access Program** and the **Minor Home Repair Grant Program**. These programs offer financial and technical assistance for owner-occupied homes and mobile home owners. As of June 30, 2011, ten projects were completed through the Home Repair Program/Disabled Access Program, and one project is pending completion during the first quarter for the 2010-11 program year.

Of the ten projects, 8 were in single family homes and 2 were in mobile homes. Total loan disbursements during this program year were \$207,835.46. Six of the projects leveraged an additional \$88,928 in CDBG-Recovery funds granted to the City under the American Reinvestment and Recovery Act of 2009 (ARRA) which funded energy improvements so that the loan funding could be used for home repair items not related to energy efficiency, such as roofs, plumbing, bathroom upgrades, wheelchair ramps, etc.

Seven of the homes were built prior to 1978, and were subject to lead-based paint regulations. All seven homes received a lead-based paint clearance at the completion of the project. \$4,220 were expended for **Lead-Based Paint** activity during this program year.

Wheelchair ramps were installed in two homes. Although the program is not limited to seniors, seven of the assisted households were seniors, and five were female head-of-household.

In addition to financial assistance, all benefitted from the City's technical assistance to ensure a successful completion of the repairs. Thirty-two very low-income households were assisted through the Minor Home Repair Grant Program. The total spent under the program was \$44,598.96, with an additional \$1,275 in CDBG-R grant funds used for energy efficiency improvements. Fourteen of the projects were at mobile home parks located in Modesto. Most of these mobile home owners have no other alternative to help pay for repairs. Many of the mobile homes were built during the 1970's and 1980's, and not eligible for any traditional loan programs due to the lack of value in the mobile homes.

- ◆ **Housing Rehabilitation Administration** - Expended \$300,981 in CDBG funding for staffing, services and supplies necessary to provide technical support and oversight of the housing rehabilitation programs, including environmental reviews.
- ◆ There were no **Property Enhancement Program** activities or **Temporary Relocations** during this program year.
- ◆ **Housing Demolition** During this program year \$1,640 in funds were expended to demolish a property due to blight and safety issues.

Priority H-4 Continue to Support Fair Housing.

Strategy H-4A: Disseminate information and conduct outreach regarding Fair Housing services and counseling. Provide information regarding fair housing rights and violation remedies, especially landlord responsibilities to provide tenants notice of foreclosure proceedings. (Assist 437 residents annually, or 2,184 over 5 years by providing fair housing consultations and information, investigation services, outreach and education presentation and tenant landlord dispute resolution services.)

RESULTS:

- ◆ **Fair Housing Services _ Project Sentinel** 77 Fair Housing Services were provided to citizens of Modesto which included outreach and education, investigation of complaints, conciliation of cases and litigation.
- ◆ **Tenant Landlord Counseling – Project Sentinel** Provided tenant-landlord services which included mediating conflicts between tenants and landlords and training workshops to increase understanding of laws relevant to tenant-landlord and other fair housing issues for 1,124 individuals.

Housing Monitoring Achievements

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 met 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.

- ◆ Complexes containing one to four HOME-assisted units are monitored not less than once every three years; complexes containing five to 25 units are monitored every two years, and projects containing 26 units or more are monitored every year. HOME-assisted rental units are inspected for rent, income, housing quality, and other affordability criteria in accordance with HOME requirements. Physical inspections are conducted to ensure that properties provide decent, safe and sanitary housing for all residents. In addition, all property management agents at each complex are expected to maintain physical conditions above the minimum maintenance standards as required by Section 8 Housing Quality Standards and local housing codes.
- ◆ Recapture/Resale for Home Ownership Activities: The City of Modesto has elected the recapture option during the affordability period. As such, the full amount of the HOME American Dream Down Payment Initiative (ADDI) assistance loan made to the homebuyer is recaptured and returned to the HOME program account by the end of the affordability period. Loans are deferred. Full repayment (principal plus accrued interest)

is due at the time the owner sells, transfers title, refinances, or discontinues using the home as a principal residence. The City monitors compliance with deferred loan terms.

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

Part 4. NON-HOMELESS SPECIAL NEEDS

Within the City, in various degrees, there is an ongoing gap in the availability of services across most categories of special need, including seniors, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively. In addition, there is a need to link access to supportive services to affordable and appropriate housing.

More coordination and collaboration is needed between housing providers and service providers. Most of the following 5-year Consolidate Plan and 2010-2011 Annual Action Plan priorities, strategies, and objectives overlap with previously identified Housing and Community Development priorities, strategies, and objectives.

Non-Homeless Special Needs Accomplishments

Priority SN-1. Provide Housing and Supportive Services for Elderly Residents.

Strategy SN-1A: 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. (Also see Strategies H-1A, H-2A, and H-3B)

RESULTS:

- ◆ In FY 2010-2011, Habitat for Humanity, Stanislaus began the construction of Phase Two of the **Hope Village Project**. Habitat's goal is to complete the 10 single family units by the December 2011. There are three families that have been selected and have completed the sweat equity hour requirement of the program to purchase these properties. There are also more families in the pipeline that are in the process. Habitat for Humanity (Habitat) has been successful in selling the first 10 units to qualified households whose incomes are at 50% - 65% of the median area income. Habitat received approximately \$962,983 in **Community Housing Development Organization (CHDO)** set aside funds in previous fiscal years to assist with pre-development activities and construction of the Hope Village single-family housing subdivision. Upon completion, Hope Village subdivision will provide the City with 20 homeownership units for very low and low-income households in Modesto.
- ◆ EAH, Inc has been working diligently in securing a Tax Credit for this project. To this date tax credit funds have yet been allocated to this project. Additional Redevelopment funds have been allocated in the amount of \$2.0 million to help EAH secure a higher tie breaker to obtain tax credits. The **Archway Commons** project will be a 100% affordable rental housing on an 8.3 acre site that will provide 76 units to a mix of household types for a wide array of users, including single individuals,

couples, and households with children and seniors. The project consists of a group of two-story, slab- on-grade, wood framed, and garden-style apartment buildings. Unit types include two bedroom/one bath units, three bedroom/two bath units and one bedroom/one bath units. All apartments will be furnished with full kitchens and all ground level units will be compliant with American with Disabilities Act (ADA) regulations. The proposed apartment units range in size from 710 square feet (one bedroom unit) to 1,150 square feet (three bedroom unit). There will be some undeveloped land within the scope of this revised project that will be used as open green space for the existing tenants. This open space could be considered for future development of additional senior or multi-family housing units.

In FY 2009-2010, the City of Modesto allocated \$1.0 million in HOME funds through a Loan Agreement which could be used for pre-construction and construction costs. In addition the Modesto Redevelopment Agency committed \$6.7 million towards this project.

EAH, Inc. will submit a Tax Credit Application for the July 2010 round. In order to strengthen the project score in this next round, EAH, Inc. is recommending the project scope be revised to 118-units of affordable housing utilizing the City's existing financial commitments of HOME (\$1,000,000) and Agency funds (\$6,749,000). During Program Year 2010-2011 the City of Modesto approved an amendment to the HOME loan Agreement between the City of Modesto and EAH, Inc. for the proposed development of affordable housing units, also known as **Archway Commons**. In addition, the City of Modesto approved a revised project scope for the project known as "**Archway Commons**".

- ◆ The City of Modesto previously allocated \$250,000 in HOME funds for pre-development activities for the **Downey Avenue** project. On February 9, 2010, Staff released a Request for Proposal (RFP) soliciting affordable housing developers for this project. The scope of the RFP included a maximum dwelling unit count of 11 and noted that \$500,000 in HOME entitlement funds would be used in the construction of the project. During Program Year 2010-2011 the City of Modesto approved an Agreement to Negotiate Exclusively with the Housing Authority of the County of Stanislaus as the developer for the project located at **412/416 Downey Avenue**. This project has also been approved to receive future HOME funds for the development of Senior Housing.
- ◆ During Program Year 2010-2011 the City of Modesto approved a HOME Loan Agreement between the City of Modesto, Satellite Housing (Satellite) and American Baptist Homes of the West (ABHOW) and in the amount of \$2.7 million, for the development of **Tower Park Apartments**, a 48-unit affordable senior community on the corner of 17th and G Streets. Satellite and ABHOW will leverage the City's commitment to secure an additional 10.6 million in federal funding and private equity. In addition Satellite and ABHOW estimate that the construction of Tower Park Apartment will create approximately 270 construction and design jobs as well as opportunities for local vendor contracts once the development is completed.
- ◆ During Program Year 2010-2011 the City of Modesto approved the Rescission Agreement for a HOME loan between the City of Modesto and Stanislaus County Affordable Housing Inc., for the acquisition and rehabilitation of the property located at **615 5TH Street, Modesto**.

On January 24, 2008, the City of Modesto and STANCO entered into an agreement for funding through the HOME Program allocating \$84,000 to assist STANCO in

purchasing property located at **615 5th Street** in Modesto and then rehabilitating the single-family home located on the property. STANCO under the HOME agreement agreed to own, operate and use the property as affordable transitional supportive rental housing for very-low income persons who are homeless.

Due to the drastic decline in values of real estate property in Modesto, the purchase of this property was never finalized by STANCO. As a result, the City of Modesto and STANCO desire to rescind the HOME Loan Agreement and the Regulatory Agreement, and cancel the Promissory Note and Deed of Trust.

Strategy SN-1B: Use CDBG to fund supportive services for senior residents such as food delivery and nutritional education programs. (Also see Strategy CD-3A). *(Provide supportive services to 175 seniors annually or 875 seniors over 5 years.*

RESULTS:

- ◆ **The Senior Meals Program through Howard Training Center** This funding insured that proper nutritional needs were met for 945 seniors. In addition, low income seniors received regular home visits by trained staff to insure proper living conditions, socialization and communication.
- ◆ **Recreation Programs-** Senior Adults – courses designed to teach adults how to stretch and tone muscles using water resistance. These classes allow individuals to work out the body and while preventing aches and pains that can be experience when exercising on dry land. 1,187 duplicated participants.

Priority SN-2. 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.

Strategy SN-2A: 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. (Also see Strategies H-1A, H-2A, and H-3B)

RESULTS:

- ◆ No activities funded during this program year.

Strategy SN-2B: Use CDBG to fund supportive services for persons with disabilities, mental illness, and substance addictions. (Also see Strategy CD-3A)

RESULTS

- ◆ **National Alliance for the Mentally Ill, Stanislaus – Beth and Joanna Friends in Recovery Program** provided coordination and training for a peer mentorship program to improve wellness, social connectedness and self-sufficiency to 29 persons with mental health.
- ◆ **Physical Health Activities for Older Adults – Healthy Aging** provided health education and group fitness activities to older adults to improve health outcomes. 47 adults participated during this program year.
- ◆ **Recreation Programs** provided recreation services to low- and moderate-income residents on area benefit and limited clientele bases to promote positive social

interaction, physical activity and learning. Over 500 individuals participated in various eligible recreation activities during this program year.

Part 5. HOMELESS NEEDS

Homeless Accomplishments

The priorities for ending homelessness are based on the recognition that homelessness results from more than just a lack of affordable housing, and housing is just part of the long-term solution. The City of Modesto participated in the development of the Stanislaus Housing and Support Services Collaborative 10-Year Plan to End Long-Term Homelessness, which the City then adopted in June of 2007.

The City is a member of the Stanislaus Housing and Support Services Collaborative (SHSSC), the Continuum of Care for Stanislaus County, and coordinates with other member organizations of the SHSSC towards achieving the objectives in the 2009 Continuum of Care Plan (CoC) aimed at eliminating chronic homelessness.

The City of Modesto's funding priorities and program year activities are consistent with the City-adopted "Ten-Year Plan to End Long-Term Homelessness," (which was adopted after the submission of the Consolidated Plan) and strategies contained in the Consolidated Plan.

Some of the indicators of homelessness and homelessness prevention, and the challenges facing the City are described below.

- ◆ In January 2009, there were 1,800 homeless persons in Turlock/Modesto/Stanislaus County, including 999 un-sheltered persons, 496 in emergency shelters, and 305 in transitional housing. This represents a 35 percent increase in the number of individuals and children who were homeless and unsheltered since the last biennial count conducted in 2007.
- ◆ The 2009 count highlights an increase in the number of homeless households with children. Families are becoming homeless due to loss of employment, combined with loss of their rental units or homes due to foreclosure.
- ◆ There is a current gap of 763 emergency shelter beds, 860 transitional housing beds, and 409 permanent supportive housing beds for individuals and a gap of 177 emergency shelter beds, 302 transitional housing beds, and 198 permanent supportive housing beds for families.
- ◆ Current economic conditions in Stanislaus County have created a significant challenge to developing programs to assist families in becoming economically independent.
- ◆ Low levels of participation by non-HUD funded providers in the Homeless Management Information System (HMIS) creates some difficulty in identifying gaps in services and housing for the homeless population.

Priorities and strategies for addressing Homeless and Homeless Prevention:

Priority HM-1. Address chronic homelessness.

Strategy HM-1A: Increase the number of emergency shelter beds leveraging CDBG and ESG funds with NSP, Homeless Prevention and Rapid re-housing Program (HPRP) and other federal, State, and private funding sources.

RESULT:

- ◆ **The Salvation Army Berberian Winter Shelter** provided nightly shelter to homeless individuals during the cold winter months. CDBG funding provided shelter to more than 750 single adults experiencing homelessness who had no other shelter options.

Strategy HM-1B: Allocate ESG and CDBG funds to provide counseling and other supportive services for homeless individuals and families as well as those most at risk.

RESULT:

- ◆ **1230 12th Street Retrofit** The City's Consolidated Plan included an ambitious plan to establish a homelessness resource center in a federal building that had been transferred to the City. Unfortunately, due to the high costs associated with rehabilitating this building, this homelessness resource center was not realized. The City will reconvey this property to the U.S. General Services Administration (GSA). \$3,154.83 in CDBG funds were expended in this program year for maintenance of the property.
- ◆ **Refresh Program - Stanislaus Multi-Cultural Community Health Coalition/West Modesto/King Kennedy Neighborhood Collaborative** 53 persons experiencing or at risk of experiencing homelessness were provided clothing, food and hygiene packages as well as informational materials.
- ◆ **Family Promise of Greater Modesto** provided intensive case management and referral services to 81 households participating in a temporary shelter program to transition into permanent or transitional housing.

Priority HM-2. Increase Transitional Housing.

Strategy HM-2A: 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.

RESULT:

- ◆ No activities funded with CDBG, HOME or ESG funds during this program year.

Priority HM-3. Provide Permanent Supportive Housing

Strategy HM-3A: 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.

RESULT:

- ◆ In FY 2008-2009, the City of Modesto was allocated the use of American Recovery and Reinvestment Act (ARRA) to fund Homelessness Prevention and Rapid Re-housing (HPRP) activities that serve those households experiencing homelessness and those at imminent risk of experiencing homelessness. This assistance includes financial assistance and housing relocation and stabilization services (i.e., case management, outreach and engagement, housing search and placement, legal services, and credit repair). Reporting ARRA grants is a separate process and is not included in the CAPER. These funds to-date have served over 245 households.

Priority HM-4. Prevent Homelessness for those at Most Risk

Strategy HM-4A: Use CDBG, ESG, American Recovery and Reinvestment Act and City General Fund monies 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.

RESULT:

- ◆ See Strategy HM-3A Results

Priority HM-5. Provide Intensive and Coordinated Case Management.

Strategy HM-5A: 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.

RESULT:

- ◆ **HMIS** – During this program year the Housing Authority held a workshop for all end users entering data into HMIS to address data entry procedures and questions. Each HMIS participant provided a list of grants being entered into HMIS. This workshop was conducted by Client Track who trained end-users with entering clients in order to generate accurate reports. Issues, questions and challenges were documented. Any customization to the HMIS will be discussed with the CoC Executive Committee to see if it is an approvable change.
- ◆ **American Red Cross, Stanislaus County Chapter** provided enhanced case management and shelter to households experiencing catastrophic crises. 113 persons served.

Part 6. EMERGENCY SHELTER GRANT (ESG) NEEDS

The City of Modesto allocated ninety-five percent of the Emergency Shelter Grant (ESG) funding to public service agencies to provide services to the underserved population. The focus of services was on shelters for children and homeless as well as homeless prevention and assistance. These agencies were able to leverage the ESG funding and provide essential services to those that need it most.

Of the total grant amount:

18% or \$18,886 was allocated for Essential Services;
13% or \$13,883 was allocated for Homeless Prevention;
5% or \$5,153 was used for Administration; and
50% or \$53,856.50 was allocated for Shelter Operating Expenses (less than 2% for costs of staff).

Emergency Shelter Grant Accomplishments:

Center for Human Services – Pathways is a comprehensive transitional housing program for youth experiencing homelessness ages 18-21. Funding this program year provided support to 35 individuals with food, mental health services and alcohol and other drug services

Center for Human Services – Hutton House Hutton House is a supportive transitional living program for youth experiencing homelessness ages 13-17.

Children’s Crisis Center of Stanislaus County – Marsha’s House

Infant Shelter at Marsha’s House provides specialized care for infants and toddlers, ages 0-3, experiencing homelessness. Funding during this program year provided services for 59 at-risk children.

Children’s Crisis Center of Stanislaus County – Cricket’s House

Funding used to construct second floor emergency exit stairway at Cricket’s House. The additional space located on the second floor of the building will serve 2 more children for day services and 6 more children for shelter. Cricket’s House provides shelter and support services to children, ages 0-17. The renovation project was completed on June 1, 2011.

Community Housing and Shelter Services – Homelessness Prevention Funding used to carryout homelessness prevention activities such as financial assistance to households who have received eviction notices or notices of termination of utility services due to a reduction in income, to avoid eviction or termination of services or the funding did not supplement preexisting homelessness prevention activities from other sources.

The Salvation Army – Modesto Citadel (SA) The Salvation Army Citadel provided nightly shelter to homeless individuals. The shelter housed single adults experiencing homelessness who have no other shelter options.

Family Promise of Greater Modesto (FPOGM) Funding used to support shelter maintenance, operation, rent, repairs, security, fuel equipment, insurance, utilities, food and furnishings. Family Promise works with households to overcome homelessness and regain independence through an extensive network of eleven congregations and more than 400 volunteers and intensive case management.

City of Modesto worked closely with the Stanislaus Housing and Support Services Collaborative (Stanislaus County Continuum of Care) to coordinate locally administered HUD resources to more effectively address homelessness and provide supportive housing for special needs populations. These resources include:

- ◆ Community Development Block Grant (CDBG) Program
- ◆ Emergency Shelter Grants (ESG) Program
- ◆ Housing Choice Voucher (HCV) Program – Family Self-Sufficiency (FSS) Program
- ◆ Supportive Housing Program (SHP), Shelter + Care (S+C), and other competitive Continuum grants

In Fiscal Year 2010-2011, City of Modesto worked with local service provider Aspiranet to secure supportive-services-only SHP funds through the Continuum of Care to provide supportive services to youth experiencing homelessness and emancipated foster youth, ages 18 to 28, participating in the City of Modesto's \$6,000,000 Neighborhood Stabilization Program 2 (NSP2) partnership with the Housing Authority of the County of Stanislaus that will develop 40 units of supportive housing to serve this population.

Additionally, City of Modesto awarded Fiscal Year 2011-2012 CDBG Public Services funds to Aspiranet to provide advocacy services to this population to more effectively navigate the complex systems of services.

City of Modesto has formed a consortium of the largest providers of housing and supportive services in Stanislaus County to provide the supportive services for this project, including: Stanislaus County Behavioral Health and Recovery Services, Stanislaus County Community Services Agency, Center for Human Services, Court Appointed Special Advocates of Stanislaus County, and other service providers that work with transition-age youth.

Matching Resources

Specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

Activity	Award	Match
Salvation Army	20,000	More than \$1M in In-Kind
CCC Marsha's	18,886	Local Institutional: 344,057.67
CHS Pathways	15,886	Local Institutional: 109,181.67 Cash Donations: 8,614.88 Donated Goods: 1,224.98 250 Hours: 1,250
CHS Hutton House	15,886	Local Institutional: 522,034.68 Cash Donations: 10,600.38
CHSS	13,887	United Way: 30,000
CCC Cricket's	14,200	Donated Cash: 6,674 Facility Lease: 10,648.69
Family Promise	3,015	Cash Donations: 3,075

**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:

Aug 02, 2011

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

August 2nd, 2011

(By Electronic Facsimile Signature)

Marie Hickman

Public Notice

CITY OF MODESTO
SEEKING PUBLIC COMMENT ON ITS
CONSOLIDATED ANNUAL PERFOR-
MANCE AND EVALUATION REPORT
FOR PROGRAM YEAR 2010 (FISCAL
YEAR 2010-2011)

The City of Modesto has prepared its FY 2010-2011 Consolidated Annual Performance and Evaluation Report (CAPER) identifying its accomplishments for the year with the use of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership Program grant funds.

There will be a thirty-day public comment period that begins on August 2, 2011 and concludes on September 6, 2011. Comments received in writing or orally will be responded to accordingly. A public hearing will be held on September 6, 2011, at the Modesto City Council meeting, beginning at 5:30 p.m., Modesto City Council Chambers, 1010 Tenth Street, Modesto.

Copies of the FY 2010-2011 CAPER are available at the Parks, Recreation and Neighborhoods Department, 1010 Tenth Street, Suite 4300, Modesto. For additional information, call (209) 577-5245, fax (209) 544-3982, or TDD (hearing impaired only) 1-800-735-2929.

Pub Dates August 2, 2011



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

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am a printer and principal clerk of the publisher of **THE MODESTO HEE**, which has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, under the date of **February 25, 1951, Action No. 46453**. The notice of which the annexed is a printed copy has been published in each issue thereof on the following dates, to wit:

**Vida En El Valle Publication
AUGUST 10, 2011**

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

AUGUST 10, 2011

Mari Dickman

(Signature)

Notificacion Publica
CIUDAD DE MODESTO
REPORTE DEL DESEMPEÑO Y EVALUACION ANUAL CONSOLIDADO (CAPER) AÑO FISCAL 2010-2011

La ciudad de Modesto ha preparado el Reporte del Desempeño y Evaluación Anual Consolidado (CAPER) del año fiscal 2010-2011 identificando los usos de los fondos de los programas de Desarrollo de la Comunidad (CDBG), Programa de Solución de Emergencia para personas y familias sin hogares (ESG) y Programa de Viviendas (HOME).

Habra un periodo de comentario publico de 30 dias que comienza el 2 de agosto del 2011 y concluye el 6 de Setiembre del 2011. Comentarios recibidos por escrito o verbalmente seran respondidos apropiadamente. La ciudad realizara una audiencia publica el 6 de Setiembre del 2011, durante la reunion del Concejo Municipal de la Ciudad de Modesto, empezando a las 5:30 p.m., en la cSmara del Concejo de la Ciudad de Modesto, 1010 Calle 10, Modesto.

Copias del Reporte del Desempeño y Evaluación Anual Consolidado (CAPER) del año fiscal 2010-2011 estarn disponibles en el Departamento de Parques, Recreación y Vecindades, 1010 Calle 10, Suite 4300, Modesto. Para obtener informacibn adicional, llame al (209) 577-5245, fax (209) 544-3982, o TDD (problemas de audicibn solamente) al 1-800-735-2929.



EQUAL HOUSING OPPORTUNITY

FY 10-11 HOME Annual Action Plan

<u>HOME Budget</u>	<u>Entitlement</u>	<u>PY Funding</u>
Admin	\$136,895	\$0
Direct Loans	\$911,027	\$2,256,392
CHDO Set Aside	\$197,842	\$935,425
CHDO Operating	\$65,947	\$65,947
ADDI	\$0	\$120,431
	\$1,311,710	\$3,378,195

PY 2010-2011 CDBG Public Service Funding - Annual Objective

IDIS Activity	Objective	Activity	Funded	Expended
938	SL-3	American Red Cross (ARC) - Emergency Response Shelter Services	15,000.00	13,723.00
947	DH-1	Project Sentinel (PS) - Tenant-Landlord Services	14,000.00	14,000.00
948	SL-1	Center for Human Services (CHS) - Hutton House	15,000.00	15,000.00
949	SL-1	Center for Human Services (CHS) - Pathways	20,000.00	20,000.00
950	SL-1	Childrens Crisis Center (CCC) - Homeless at Risk Children at Cricket's House	11,000.00	11,000.00
951	SL-1	Childrens Crisis Center (CCC) - Homeless at Risk Children at Marsha's House	11,000.00	11,000.00
952	SL-1	Childrens Crisis Center (CCC) - Homeless at Risk Children at Sawyer House	11,000.00	11,000.00
953	SL-1	Salvation Army (SA) - Berberian Emergency Shelter	20,000.00	20,000.00
954	DH-1	Family Promise of Greater Modesto (FPOGM) - Case Management	11,000.00	10,819.10
955		Stanislaus Community Assistance Project (SCAP) - Nutritional Supplement and Education Program	15,000.00	15,000.00
956	SL-1	United Samaritans Foundation (USF) - Daily Bread Mobile Lunch Program - Modesto Truck	16,000.00	16,000.00
957	SL-3	Stanislaus Multi-Cultural Community Health Coalition/West Modesto/King-Kennedy Neighborhood Collaborative (SMCCHC/WMKNC) - Refresh Program	10,000.00	10,000.00
958	SL-1	Second Harvest Food Bank (SHFB) - Food Assistance	20,000.00	20,000.00
959	SL-1	Second Harvest Food Bank (SHFB) - Food 4 Thought	20,000.00	20,000.00
960	SL-1	Court Appointed Special Advocates (CASA) - Training and Support Project	10,000.00	10,000.00
961	SL-1	Modesto City Schools (MCS) - Healthy Start Family Resource Center at Orville Wright Elementary	20,000.00	18,862.16
962	EO-1	Stanislaus Literacy Center (SLC) - ReadingWorks Adult Literacy	10,000.00	9,998.71
968	SL-1	Community Housing and Shelter Services (CHSS) - Laura's House	15,000.00	15,000.00
969	SL-1	Disability Resource Agency for Independent Livings (DRAIL) - Assistive Technology Program	10,000.00	10,000.00
970	SL-1	National Alliance for the Mentally Ill (NAMI) - Beth and Joanna Friends in Recovery	8,000.00	8,000.00
971	SL-3	Healthy Aging Association (HAA) - Physical Health Activities for Older Adults	6,000.00	6,000.00
972	SL-1	Howard Training Center (HTC) - Senior Meals Program	15,000.00	15,000.00
963 964 973	SL-3	City of Modesto - Recreation Programs for Low Income Persons-Marshall	76,000.00	62,627.32
CDBG Public Service			379,000.00	363,030.29

FY 2010-2011 ESG Funding - Annual Objective

Objective	ESG Budget	FY 10/11 Entitlement	AAP Amendment Carryover Entitlement	TOTAL	Expended
NA	Admin (5% of Entitlement)	\$5,153	\$0	5,153	\$2,724
SL-1	The Salvation Army, Modesto Citadel – Berberian Emergency Shelter	\$20,000	\$0	20,000	\$20,000
SL-1	Children's Crisis Center of Stanislaus County – Infant Shelter at Marsha's House	\$18,000	\$886	18,886	\$18,671
SL-1	Center for Human Services – Pathways	\$15,000	\$886	15,886	\$15,886
SL-1	Center for Human Services – Hutton House	\$15,000	\$886	15,886	\$15,886
SL-3	Community Housing and Shelter Services – Homeless Prevention	\$13,000	\$887	13,887	\$13,683
SL-1	Children's Crisis Center of Stanislaus County – Second Floor Emergency Exit at Cricket's House	\$14,000	\$200	14,200	\$14,200
SL-1	Family Promise of Greater Modesto – Shelter Services for Homeless Families	\$2,911	\$104	3,015	\$2,085
	TOTAL	103,064	3,849	106,913	103,135

**PY 2010 2011 CDBG
Funding - Annual Objectives**

Objective	IDIS Activity	Community Development Block Grant (CDBG) Budget	PY 2010-2011 Entitlement	GRAND TOTAL (Includes PY)	Expended			Total Anticipated Carryover
					EN	PI	RLF	
DH-2	937	Homebuyers Assistance Program	168,000	168,000	0	0	0	168,000
DH-3	897	Emergency Home Repair Program (EHRP) / Disabled Accessibility Program (DAP) - single-unit PY project	0	37,086	0	0	37,086	0
DH-3	939	Emergency Home Repair Program (EHRP) / Disabled Accessibility Program (DAP) - single-unit	0	190,000	0	0	170,750	19,250
DH-3		Emergency Home Repair Program (EHRP) / Disabled Accessibility Program (DAP) - multi-unit	0	10,000	0	0	0	10,000
DH-3	943	Minor Home Repair Grant Program (MHRGP)	0	65,000	0	0	44,599	20,401
DH-1	941	Rehabilitation Property Enhancement Programs - single-unit	1,000	1,000	0	0	0	1,000
DH-1	942	Rehabilitation Property Enhancement Program - multi-unit	1,000	1,000	0	0	0	1,000
DH-1	945	Lead-Based Paint Services	5,000	5,000	4,220	0	0	780
DH-3	946	Housing Rehabilitation Administration	414,264	414,264	300,981	0	0	113,283
DH-3	967	Housing Demolition	7,000	7,000	1,640	0	0	5,360
DH-1		Temporary Relocation	5,000	5,000	0	0	0	5,000
SL-3	790	Neighborhood Revitalization Strategy	243,305	661,536	0	15,993	186,122	459,421
SL-3	904	Street Project (Empire Street)	224,000	1,417,865	132,958	31,055	0	1,253,852
SL-3	601	1230 12th Street Retrofit	0	379,044	4,203	819	0	374,022
SL-1	905	Park Sites	0	279,306	73,597	0	0	205,709
SL-1	792	Public Facilities & Improvement Accessibility Features - Dryden Pathway	0	54,076	0	4,829	0	49,247
SL-1	908	Public Facilities & Improvement (Pre Development) - Accessibility Features - Senior Center Restroom	0	29,694	0	0	0	29,694
SL-3	907	Public Facilities & Improvement -Accessibility Features - KKMC Pathway	0	39,898	0	0	0	39,898
SL-3	906	Blight/Health & Safety -Water Tower Removal	0	134,291	568	0	0	133,723
EO-3	772	Economic Development	0	150,000	0	0	150,000	0
EO-3	987	Economic Development	0	150,000	0	0	95,220	54,780
SL-3	965	Code Enforcement	170,552	170,552	62,666	0	0	107,886
SL-3	966	Neighborhood Cleanup	25,000	25,000	1,366	0	0	23,634
LS-3	986	Curb Ramps	0	300,000	41,197	0	0	258,803
NA	974	CDBG Administration	347,466	347,466	347,466	0	0	0
NA	975	Indirect Administration	118,899	118,899	117,059	0	0	1,840
DH-1	976	Fair Housing Activities-	40,000	40,000	21,199	0	0	18,801
NA	977	Section 108 Loan Repayments (Principal/Interest)	378,337	378,337	378,336	0	0	1
		Public Services	383,000	383,000	363,030	0	0	19,970
		CDBG Grand Total	\$2,531,823	\$5,962,314	\$1,850,486	\$52,696	\$683,776	\$3,375,355

**PY 2010 2011 CDBG
Funding - Annual Objectives**

PY Program Year EN Entitlement PI Program Income RLF Revolving Loan Fund

	Availability/ Assessibility	Affordability	Sustainability	Sustainability
Decent Housing	DH-1	DH-2	DH-3	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3	SL-3
Economic Opportunity	EO-1	EO-2	EO-3	EO-3