

Annual Action Plan Program Year 2019-2020



City Of Modesto
Community and Economic Development Department
1010 10th Street, Suite 3100
Modesto, CA 95354
www.modestogov.com
housing@modestogov.com

Table of Contents

| | |
|--|----|
| Executive Summary..... | 3 |
| AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) | 3 |
| PR-05 Lead & Responsible Agencies – 91.200(b)..... | 6 |
| AP-10 Consultation – 91.100, 91.200(b), 91.215(l)..... | 7 |
| AP-12 Participation – 91.105, 91.200(c) | 19 |
| AP-15 Expected Resources – 91.220(c)(1,2) | 26 |
| Annual Goals and Objectives | 31 |
| AP-20 Annual Goals and Objectives..... | 31 |
| Projects | 32 |
| AP-35 Projects – 91.220(d) | 32 |
| AP-38 Project Summary | 33 |
| AP-50 Geographic Distribution – 91.220(f)..... | 56 |
| Affordable Housing | 56 |
| AP-55 Affordable Housing – 91.220(g) | 56 |
| AP-60 Public Housing – 91.220(h)..... | 57 |
| AP-65 Homeless and Other Special Needs Activities – 91.220(i)..... | 59 |
| AP-75 Barriers to affordable housing – 91.220(j) | 62 |
| AP-85 Other Actions – 91.220(k) | 63 |
| Program Specific Requirements..... | 66 |
| AP-90 Program Specific Requirements – 91.220(l)(1,2,4) | 66 |
| Community Development Block Grant Program (CDBG)..... | 66 |
| HOME Investment Partnership Program (HOME) | 67 |
| Emergency Solutions Grant (ESG)..... | 68 |

Executive Summary

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

1. Introduction

The City of Modesto's Program Year (PY) 2019-2020 Annual Action Plan represents the fifth (5th) year plan of the City of Modesto's 2015-2020 Consolidated Plan. The PY 2019-2020 AAP identifies activities to be undertaken during the program year to address community priority needs. Further, the PY 2019-2020 AAP identifies the expected resources to be available and the activities to be funded along with related activity accomplishments.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Modesto has identified the following areas on which to focus funds, based on the 2015-2020 Consolidated Plan Priorities,

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

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Modesto identified a number of activities in the PY 2018-2019 Annual Action Plan in an attempt to address the community needs as identified in the Consolidated Plan. Through these activities, the City of Modesto continued to take an active role in promoting and producing affordable housing, addressing the social and economic needs of low- and moderate-income individuals, and serving the special needs populations within the City of Modesto.

Specific activities that were accomplished include:

Affordable Housing Activities:

1. 522 E. Granger: Partnered with Stanislaus County Affordable Housing Corporation (STANCO) for the completion of four 650 square foot one bedroom, one bath energy efficient apartments (HOME Funds - \$563,000); CDBG funds were also awarded to this project for the renovation of a community center to provide services to tenants of the housing project.

2. 615 5th Street: Awarded CDBG funds to STANCO for the acquisition of a 2 bed/1 bath unit to provide transitional affordable housing to special needs populations (CDBG Funds \$189,600).
3. 201 E. Coolidge Ave: Partnered with the Housing Authority of the County of Stanislaus (HACS) to rehabilitate a 40-unit multi-family housing complex. The project scope included rehabilitation work to address health and safety repairs, landing replacements, mold remediation, water leaks, dry rot, replace outer walls of existing stairwells and stairwell headers to assist with the first Housing First Pilot project for HACS (CDBG Funds - \$450,000).
4. Vine Street Acquisition: Partnered with the HACS to acquire property to develop a two phase affordable housing project. Phase I will consist of 23, 1 bedroom units to provide housing for veterans. Phase II will consist of 12 senior housing units (CDBG Funds - \$280,000).
5. 416 E. Coolidge Ave: Awarded funds to the HACS for the construction of eight (8) 1 bedroom units to provide affordable housing to mental health clients served by Stanislaus County Behavioral Health and Recovery Services (BHRS) (HOME Funds - \$800,000).
6. Edwards Estates: Awarded HOME CHDO funds to Great Valley Housing Development Corporation for the construction of two affordable housing units to be sold to first time homebuyers (HOME – \$488,657).

Owner Occupied Housing Rehabilitation:

A total of 22 households have received housing rehabilitation assistance to address health and safety related repairs on their homes including but not limited to installation of energy efficient windows, energy efficient HVAC systems, re-roof improvements, ADA bathroom improvements, electrical repairs, and ADA ramps.

CDBG Public Services

Under the City of Modesto's 2018-2019 CDBG Public Service program, the City provided a total of \$309,484 to 10 non-profit organizations to deliver essential public services to extremely low to moderate income families and individuals.

ESG Homeless Services

The City awarded a total of \$152,195 four (4) non-profit organizations to deliver essential homeless services homeless or persons at risk of homelessness.

In PY 2018-2019 the City carried out several affordable housing activities to supplement the City's affordable housing stock. These projects have paved the way for work to be carried out in PY 2019-2020 continuing efforts to provide affordable housing opportunities to low income households. In PY 2019-2020, the City will continue to work with its local partners to carry out more affordable housing projects including shelter, transitional, and permanent housing.

4. Summary of Citizen Participation Process and consultation process

For the 2019-2020 Annual Action Plan, the City held community meetings within each City Council Districts and when possible, community meetings were held within low income Census Block Group areas. The meetings were held at different times and locations in an effort to accommodate the needs of low-income residents, particularly persons with Limited English Proficiency community needs.

Spanish-speaking translators were made available at all meetings. Limited English Proficiency assistance may be accommodated for other languages upon advance notice. All community input meetings were held at public buildings accessible to disabled individuals.

All community meetings were open to the public. A meeting notice listing all the meetings and the public hearing were distributed via email and published in the Modesto Bee. The draft AAP was made available online at: <https://www.modestogov.com/1850/Annual-Action-Plans> and hard copies were made available for review at the City of Modesto Community and Economic Development Department at 1010 10th street, Suite 3100, Modesto CA.

The draft AAP was made available for a minimum 30-day public review and comment period from March 25, 2019 to May 14, 2019.

See section AP-12 for a summary of Citizen Participation community meetings held.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

See AP-12 Participation for a summary of comments received.

A summary of all public comments will be provided to the City of Modesto City Council at the May 14, 2019 Public Hearing to consider adoption of this AAP.

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

Pending end of public comment period.

7. Summary

The City of Modesto's Program Year (PY) 2019-2020 Annual Action Plan represents the fifth (5th) year plan of the City of Modesto's 2015-2020 Consolidated Plan. The PY 2019-2020 AAP identifies activities to be undertaken during the program year to address community priority needs.

For the 2019-2020 Annual Action Plan, the City held community meetings within each City Council Districts and when possible, community meetings were held within low income Census Block Group areas. The meetings were held at different times and locations in an effort to accommodate the needs of low-income residents, particularly persons with Limited English Proficiency community needs.

PR-05 Lead & Responsible Agencies – 91.200(b)

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

| Agency Role | Name | Department/Agency |
|--------------------|-------------|---|
| Lead Agency | MODESTO, CA | |
| CDBG Administrator | MODESTO, CA | Community & Economic Development Department |
| HOME Administrator | MODESTO, CA | Community & Economic Development Department |
| ESG Administrator | MODESTO, CA | Community & Economic Development Department |

Table 1 – Responsible Agencies

Narrative (optional)

The City of Modesto’s Community and Economic Development Department, Community Development Division is the lead agency responsible for the preparation of the Consolidated Plan and related Annual Action Plans.

The Community Development Division collaborates with two Citizen Advisory committees in the development and approval of HUD planning documents as well as for the approval of HUD funded projects and activities: 1) the Citizens Housing and Community Development Committee (CH&CDC), and 2) the Housing Rehabilitation Loan Committee (HRLC).

The CH&CDC is an 11-member committee appointed by the Modesto City Council and is comprised of representatives from the Modesto City Council, Planning Commission, Housing Rehabilitation Loan Committee, Human Relations Commission and several citizens-at-large. Generally, the citizens-at-large represent low-income and racial minority groups. The CH&CDC provides overall review of the City's Housing and Urban Development (HUD) plans (Con Plan, AAP, CAPER) and funds. The committee makes funding recommendations to the Modesto City Council regarding the HUD Community Development Block Grant, Emergency Shelter Grant, and Home Investment Partnerships Grant programs.

The Housing Rehabilitation and Loan Committee considers all Homeowner Rehabilitation Program projects for eligibility and approval.

Consolidated Plan Public Contact Information

The following contact information may be used by the public to submit inquiries/comments related to the PY 2019-2020 Annual Action Plan/Consolidated Plan.

- Telephone: (209) 577-5211
- Hearing Impaired Dial the California Relay Service Number: Dial 711, and then ask for 209-577-5211
- Email: housing@modestogov.com
- In person: City of Modesto, Community & Economic Development Department 1010 Tenth Street, 3rd Floor, Modesto, California, 95354
- Mail: City of Modesto, Community & Economic Development Department Community Development Division, P.O. Box 642, Modesto, California 95353

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Modesto consulted with various organizations including service providers within Stanislaus County. Consultation with service providers not only takes place during the development of the Annual Action plan but occurs throughout the year through the City's engagement in the Community System of Care and Focus on Prevention initiative. The City realizes that consultation and collaboration with stakeholders and service providers is key in ensuring that meaningful dialogue takes place so that the best strategy to address underserved needs is set in place and HUD resources are used in the most effective way.

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

Since 2014, there has been an extraordinary amount of coordination among service providers throughout Stanislaus County. This coordination began with the launch of the Focus on Prevention Countywide initiative with the aim to improve the quality of life for all Stanislaus County residents and families through coordinated prevention efforts that work across multiple sectors and address root causes. The sectors include arts, entertainment and sports, business, education, faith, government, healthcare, media, non-profits, neighborhoods, and philanthropy. When this initiative began, the first area of focus was preventing and reducing homelessness.

The City of Modesto has been a key partner in the Focus on Prevention initiative. The City's active involvement in the Community System of Care (CSOC), which acts as the local Continuum of Care, is key in ensuring that there's coordination between public and assisted housing providers and private governmental health, mental health and service agencies.

In January 2019, the CSOC released a “Plan to Address Homelessness in Stanislaus County”. The plan consolidates and updates community planning and feedback processes from the past four years, and draws upon the work of community leaders and agencies at the front lines of serving homeless people and families. Included in the plan are strategies designed to strengthen and further unite the efforts of government and community partners in multiple sectors: housing and shelter providers, healthcare providers, the members of the CSOC, housing developers, law enforcement/justice system stakeholders, behavioral health/substance abuse treatment agencies, emergency response system members, faith-based community, educational leaders, people with lived experience of homelessness, and a wide range of service providers.

In an effort to create a formal public/private governance structure to establish a single point of community leadership and oversight to guide the response to homelessness in Stanislaus County, a new governance structure called the Stanislaus Homeless Alliance is being established. The intent of this new community-wide leadership structure is to develop one vision, one program strategy, and one funding strategy to communicate performance outcomes to the community and serve as the framework for mutual accountability. The Homeless Alliance will include elected officials, executive staff and non-government community leaders to reinforce the core principle that effective solutions must include all sectors of the community working together with a common purpose and strategy.

With regard to economic development, the City of Modesto has strong partnerships with Opportunity Stanislaus, the county-wide economic development partner that focuses on growing and strengthening Stanislaus County through programs designed to build a strong workforce and create a thriving business environment. The City continues to coordinate with Opportunity Stanislaus to enhance business opportunities for low income individuals. The City currently has a contract with Opportunity Stanislaus to support operations of its VOLT Institute program which offers fast-paced training for high-wage, in demand careers in industrial maintenance mechanics to low income individuals.

In addition, the City of Modesto partners with Access Plus Capital (previously Fresno Community Development Financial Institution) on a small business loan project. The program provides competitive loans to business start-ups and/or existing businesses for working capital, tenant improvements, and/or equipment.

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

As part of the CSOC’s Plan to Address Homelessness in Stanislaus County, the CSOC is currently working on efforts to better align local, state, and federal resources to respond to the needs of the community’s homeless population including families and individuals living with serious mental illness who are homeless, chronically homeless, or at risk of chronic homelessness.

The City continues to coordinate efforts and leverage funds with our local Community System of Care and jurisdictions to have a greater impact in the areas of housing and homeless services. The City of Modesto and its partners also continue to work toward an effective and efficient Coordinated Entry system designed to ensure that people experiencing homelessness and those at risk of homelessness are quick matched to the supportive services, shelter, and housing that most effectively and efficiently end their homelessness.

In addition, the City is working with the CSOC on the coordination with local institutions to minimize the discharge of people from publicly funded institutions, hospitals, and prisons into homelessness. Due to the California law change in January 2019, the local Behavioral Health and Recovery Services County agency is working with medical institutions and their discharge policies to assist homeless patients in preparing for their return to the community and helping identify a post-discharge destination, with priority given to identifying a sheltered destination with supportive services. There is still a large shortage in permanent supportive housing and supportive services and the community has applied for No Place Like Home Funding in order to help address those shortages.

In the coming year, the City will partner with the local youth service provider to assist with additional youth facilities such as a one-stop-shop “Youth Access Center”.

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

With regard to consultation with the Continuum of Care in determining how to allocate ESG funds, the CSOC is currently working on restructuring the CSOC oversight to form a homeless alliance which will oversee all funds designated for homeless services in the community, including ESG, to ensure the funding has the greatest impact among the population it serves.

To develop performance standards and evaluate outcomes of projects and activities assisted by ESG funds, the City of Modesto uses performance measures captured annually by HMIS to evaluate the outcomes of projects assisted with ESG funds. The performance measures will help evaluate the performance to determine the most effective services and assist with future allocation of ESG funds. These include: length of homelessness, returns to homelessness, number of sheltered homes persons, employment and income growth for persons, homeless for the first time, and exit and retention to permanent housing.

The CSOC has adopted policies and procedures to administer the operation of the Homeless Management Information System. The City of Modesto, as HMIS Lead, will utilize California Emergency Solutions and Housing (CESH) Program funds from the State of California and HMIS Capacity building funds to enhance the current HMIS system for more streamlined coordinated entry and to illustrate the outcomes of individual homeless services.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities.

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | Housing Authority of the County of Stanislaus |
| | Agency/Group/Organization Type | Housing PHA Services – Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Consulted via ongoing collaboration of housing projects that the City has as well as coordination during CSOC (CoC) meetings. Anticipated outcomes include the identification of gaps and services and continued partnership in delivery of affordable housing projects and services with the end goal of serving low income and homeless households in the most effective and efficient manner. |
| 2 | Agency/Group/Organization | Haven Women's Center |
| | Agency/Group/Organization Type | Services-Victims of Domestic Violence |
| | What section of the Plan was addressed by Consultation? | Housing Needs - Victims of Domestic Violence |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC. The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing. |
| 3 | Agency/Group/Organization | STANISLAUS COUNTY |
| | Agency/Group/Organization Type | Other government - County |

| | | |
|---|--|---|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | City and County staff collaborate on an ongoing basis to address homeless needs in the community. The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC. The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing. |
| 4 | Agency/Group/Organization | THE SALVATION ARMY - MODESTO CA |
| | Agency/Group/Organization Type | Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC. As one of the largest homeless services provider, located in and serving Modesto, this agency provides insight in the needs and issues the homeless population are facing. The anticipated outcome is that the City and County governments continue to work closely with this agency to increase its capacity with the goal of delivering effective and efficient services to the homeless population as well as improving program related requirements. |

| | | |
|---|--|--|
| 5 | Agency/Group/Organization | THE DISABILITY RESOURCE AGENCY FOR INDEPENDENT LIVING (DRAIL) |
| | Agency/Group/Organization Type | Services-Persons with Disabilities |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing.</p> |
| 6 | Agency/Group/Organization | Stanislaus County Community Services Agency |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-homeless Services-Health Other government - County |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing.</p> |
| 8 | Agency/Group/Organization | Turning Point Community Programs |
| | Agency/Group/Organization Type | Housing Services-Persons with Disabilities |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |

| | | |
|---|---|--|
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>As the operator of the Outreach and Engagement Center and Housing Assessment Team, the anticipated outcome is that the City and County governments continue to work closely with this agency to increase its capacity with the goal of delivering effective and efficient services to the homeless population as well as improving program related requirements. They will also assist in being the provider for the low-barrier shelter. We have reached out to the HCD Department from the State of California for technical assistance and training for the shelters and the Housing First model.</p> |
| 9 | <p>Agency/Group/Organization</p> | <p>Community Impact Central Valley</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans</p> |
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>As a housing provider serving persons with HIV/AIDS, the CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing.</p> |

| | | |
|----|--|---|
| 10 | Agency/Group/Organization | West Modesto King Kennedy Neighborhood Collaborative |
| | Agency/Group/Organization Type | Services-Children Services-homeless Services-Education |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The neighborhood collaborative was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing community collaboration. Anticipated outcomes include ongoing collaboration with neighborhood groups and working together to address and solve social and neighborhood problems via HUD programs and other community resources. |
| 12 | Agency/Group/Organization | Airport Neighborhood Collaborative |
| | Agency/Group/Organization Type | Services-Children Services-Education |
| | What section of the Plan was addressed by Consultation? | Homelessness Needs - Veterans |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The neighborhood collaborative was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing community collaboration. Anticipated outcomes include ongoing collaboration with neighborhood groups and working together to address and solve social and neighborhood problems via HUD programs and other community resources. |
| 13 | Agency/Group/Organization | CITY OF TURLOCK |
| | Agency/Group/Organization Type | Other government - Local Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy |

| | | |
|----|--|--|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>As a member of the CSOC and an entitlement community of CDBG and HOME funds, the City seeks to improve the coordination of regional housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing.</p> |
| 14 | Agency/Group/Organization | Parent Resource Center |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing.</p> |
| 15 | Agency/Group/Organization | UNITED WAY |
| | Agency/Group/Organization Type | Services-Health Services-Education Services-Employment |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy |

| | | |
|----|--|--|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing.</p> |
| 16 | Agency/Group/Organization | United Samaritans Foundation |
| | Agency/Group/Organization Type | Services-homeless |
| | What section of the Plan was addressed by Consultation? | <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing.</p> |
| 17 | Agency/Group/Organization | PROJECT SENTINEL |
| | Agency/Group/Organization Type | Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | <p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Fair Housing</p> |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>As the fair housing provider in Stanislaus County, the anticipated outcome is to continue coordination with this agency to provide essential fair housing services to the community.</p> |

| | | |
|----|--|---|
| 19 | Agency/Group/Organization | Stanislaus County Sheriff Department/Law Enforcement |
| | Agency/Group/Organization Type | Services - Victims Other government - Local Services - Law Enforcement |
| | What section of the Plan was addressed by Consultation? | Anti-poverty Strategy General Services |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC. The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing. |
| 20 | Agency/Group/Organization | CHILDREN'S CRISIS CENTER |
| | Agency/Group/Organization Type | Services-Children Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC. The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing. |
| 21 | Agency/Group/Organization | Opportunity Stanislaus |
| | Agency/Group/Organization Type | Services-Employment |
| | What section of the Plan was addressed by Consultation? | Economic Development Anti-poverty Strategy |

| | | |
|----|--|---|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>Anticipated outcomes are to continue to collaborate to continue to provide economic development opportunities for low income persons and/or provide assistance to small businesses.</p> |
| 24 | Agency/Group/Organization | FAMILY PROMISE OF GREATER MODESTO |
| | Agency/Group/Organization Type | Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing.</p> |
| 25 | Agency/Group/Organization | Center For Human Services |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Homelessness Needs - Unaccompanied youth Homelessness Needs - Youth |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The agency was consulted during the formulation of the annual action plan and over the course of the year as part of the ongoing collaboration and coordination effort of the CSOC.</p> <p>The CSOC seeks to improve the coordination of housing and human services to address social problems, reduce chronic homelessness, and increase the supply of affordable housing.</p> |

Table 2 – Agencies, groups, organizations who participated

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

Not applicable

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Continuum of Care Consolidated Application | City of Modesto | The goals of the CoC’s annual submissions to HUD are similar in that they address the coordination, needs and goals of housing service providers and participating jurisdictions. |
| Housing Element | City of Modesto | Goals of the City’s Housing Element of the General Plan were considered when preparing the Annual Action Plan. The goals of the Annual Action Plan address some of the housing needs identified in the Housing Element. |
| Plan to Address Homelessness in Stanislaus County | Stanislaus Community System of Care (aka CoC) | The City’s Strategic Plan addresses homelessness via various funded projects/activities including ESG, CDBG, or HOME funds. |
| Strategic Plan | City of Modesto | The City of Modesto is currently updating the Strategic Plan which includes efforts on how to address homelessness and affordable housing. |

Table 2 – Other local / regional / federal planning efforts

Narrative (optional)

No additional narrative.

AP-12 Participation – 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting

In order to ensure maximum participation in the AAP process among all populations and special needs groups and to ensure that their issues and concerns are adequately addressed, the City of Modesto has a Citizen Participation Plan (CPP) in place. The community outreach process included community meetings, CH&CDC public meetings, and a City Council Public Hearing.

All community meetings are open to the public, and in addition to newspaper publications, notices of the meetings were distributed via e-mail, and hard copy posting. Community meetings provide a forum for citizens to participate in matters related to the City’s HUD Programs as well as provide staff an opportunity to review policy issues and obtain public feedback.

In compliance with Citizen Participation requirements, the City encourages citizen participation among all community sectors including but not limited to low and moderate income persons, residents from

blighted areas predominantly low and moderate income neighborhoods, areas where CDBG funds are proposed for use, minorities, non-English speaking persons, persons with disabilities, public housing residents, and local and regional institutions including the CoC, businesses, developers, and non-profit organizations, among others. The following efforts took place for each of these groups:

- Low and moderate income persons: City staff conducted community meetings in each of the six City Council Districts. Meetings were strategically located within or near Census Block Groups categorized as low-income block groups by HUD. The intent was to reach out to and encourage low income residents living within low income block groups to participate in the AAP process.
- Residents from slum and blighted areas: City staff conducted community meetings in each of the six City Council Districts. Meetings were strategically located within or near Census Block Groups categorized as low-income block groups by HUD. The intent was to reach out to and encourage low income residents living within low income block groups to participate in the AAP process.
- Minorities: The City of Modesto encourages participation of all population groups. Many of the low income block groups where community meetings were held contain a high concentration of minorities.
- Non-English Speaking Persons: AAP publications are posted in English and Spanish. Spanish speaking staff is also available at all community meetings to assist Spanish speaking persons. Assistance to persons in other languages is available upon request.
- Persons with Disabilities: Community meetings are held in places accessible to persons with disabilities. Special accommodations requests are addressed on a case by case basis.
- Public Housing residents: The City of Modesto collaborates with the Housing Authority of the County of Stanislaus, the largest public housing provider in Stanislaus County, during the development of the AAP.
- Local & regional institutions including the CoC: The CoC is consulted during the development of the AAP. The CoC is made up of representatives of multiple community sectors such as business, nonprofit organizations, philanthropic organizations, and community and faith based organizations

The public comment period was held from March 25, 2019 through May 14, 2019. During the Citizen Participation process, a number of community meetings were held to inform community groups of the 2019-2020 Annual Action Plan (AAP) and the programs offered by the various funding sources covered under the AAP. Comments received at meetings were considered for goal setting. An AAP publication announcing the AAP citizen participation process was published in the Modesto Bee and Vida en el Valle, the local Spanish newspaper. Dates, times and locations of community meetings as well as public hearings were published through these mediums and are summarized in Table 4 below.

Any comments obtained from the community meetings will be incorporated into the Program Year 2019-2020 Annual Action Plan. HUD has directed entitlement grantees to submit the AAP only after

official allocation awards are made available by HUD. The public review period to review and comment on the draft documents opened on March 25, 2019 and is scheduled to close with a public hearing at the Council meeting on May 14, 2019, subject to official HUD allocation award amounts being available. Per HUD's direction, the public hearing may be changed to a different date if awards are not available by May 14, 2019.

The following is a list of meetings that were held during the public comment period.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of comments received | Summary of comments not accepted and reasons |
|------------|---|--|---|--|
| 1 | Public Meeting 3/21/19 Strategic Plan Meeting – Enochs High School – District 6 | Minorities Broad Community | Comments were received expressing the need for more affordable housing. | N/A |
| 2 | Public Meeting 3/26/19 Strategic Plan Meeting – Modesto Fire Station 6 – District 1 | Minorities Broad Community | Comments were received expressing the need for more affordable housing. | N/A |
| 3 | Public Meeting 3/27/19 Strategic Plan Meeting – Stanislaus Veterans Center – District 5 | Minorities Broad Community | Comments were received expressing the need for more affordable housing. | N/A |
| 4 | Public Meeting 4/4/19 Strategic Plan Meeting – La Loma Jr High – District 4 | Minorities Broad Community | Comments were received expressing the need for more affordable housing. | N/A |
| 5 | Public Meeting 4/8/19 Airport Neighborhood Collaborative – District 4 | Minorities Other: Low Income Block Group area Low Income individuals | A general discussion about the AAP and City's housing programs was held. No comments were received. | N/A |

| | | | | |
|---|---|---|--|-----|
| 6 | Public meeting 4/11/19 CH&CDC Meeting - Citywide | Minorities Other: Low income Block Group area Low Income individuals | The draft AAP and proposed projects was presented to the CH&CDC committee. Support was expressed for the AAP and featured projects including the proposed Microenterprise project for West Modesto, South Modesto, and Airport Neighborhood residents. | N/A |
| 7 | Public meeting 4/11/19 Strategic Plan Meeting – West Modesto King Kennedy Memorial Center – District 2 | Minorities Other: Low income Block Group area Low Income individuals | Comments were received expressing the need for more affordable housing. | N/A |
| 8 | Public meeting 4/17/19 Strategic Plan Meeting – Modesto Senior Citizens Center – District 3 | Minorities Broad Community | Comments were received expressing the need for more affordable housing. | N/A |
| 9 | Public meeting 4/17/19 West Modesto People of Action Council Monthly Meeting – District 2 | Minorities Other: Low Income Block Group area Low Income individuals | A general discussion about the AAP and City’s projects in West Modesto was held. Parks and Recreation Department staff conducted a presentation related to CA Prop 68 Parks grant opportunities and its plans to submit an application for additional Mellis Park improvements. | N/A |

| | | | | |
|----|--|-------------------------------|---|-----|
| 10 | Public Meeting 4/18/19 Community System of Care (CSOC/CoC) – Citywide | Minorities Broad Community | The draft AAP and proposed projects was presented to the CSOC. No comments were received. | N/A |
|----|--|-------------------------------|---|-----|

| | | | | |
|----|---------------------------|-----------------|--|-----|
| 11 | Public Hearing 5/14/19 | Broad Community | <p>The 2019-2020 Annual Action Plan was presented to City Council and a public hearing was held. During the public hearing, several public comments were received including requests for a “Splash Pad” at Mellis Park in West Modesto using CDBG funds. The Parks and Recreation Department is currently working on several State of California Prop 68 Parks grant applications, including Mellis Park, which will request funds for a splash pad and other community requested features at Mellis Park. Staff will collaborate with Parks and Recreation on the possible leveraging of CDBG funds with State grant funds, if awarded; If feasible, this will be brought forward part of an Action Plan Amendment during the Program Year. Other comments received included the Parent Resource Center’s appreciation of the City’s support via the provision of CDBG public service grants.</p> | N/A |
|----|---------------------------|-----------------|--|-----|

Table 3 – Citizen Participation Outreach

Expected Resources

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

Introduction

- Funds covered under the Consolidated Plan: CDBG, HOME and ESG:

During Program Year 2019-2020, the City of Modesto anticipates receiving \$1,872,692 of Community Development Block Grant (CDBG) program funds, \$871,210 of HOME Investment Partnerships (HOME) Program funds, and \$170,023 of Emergency Solutions Grant (ESG) funds. The table below is a summary of expected resources in PY 2019-2020.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|---|--------------------------|-------------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | Public-federal | Admin and Planning Acquisition Public Services | \$1,872,692 | \$500,000 \$900,000 (RLF) \$500,000 (NSP P.I Convert to CDBG) | \$500,000 | \$4,272,692 | \$0.00 | Expected Uses: Program Administration; Public Services; Housing Programs; Fair Housing Enforcement ;Public Facility Improvements Eligible ADA Improvements Homeless Services Activities |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | \$871,210 | \$400,000 | \$3,313,882 | \$4,585,092 | \$0.00 | Expected Uses: Homebuyer Assistance Owner Occupied Housing Rehabilitation Rental Housing Rehabilitation Rental Housing New Construction |

| | | | | | | | | |
|-----|------------------------|---|-----------|--------|-----------|-----------|--------|---|
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re- housing (rental assistance) Rental Assistance Services Transitional housing | \$170,023 | \$0.00 | \$23,474* | \$193,497 | \$0.00 | Expected Uses: Homeless Services Homeless Prevention Rapid Re- Housing |
|-----|------------------------|---|-----------|--------|-----------|-----------|--------|---|

Table 5 - Expected Resources – Priority Table

**HUD allows up to 24 months for the expenditure of ESG funds. Via this AAP, the City will reprogram any funds unable to be spent by any of the ESG sub-recipients during Program Year 2018-2019. Up to \$23,474 of 2018-2019 ESG funds may need to be reprogrammed. The exact amount will be unknown until June 30, 2019.*

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

The City understands the importance of leveraging federal HUD funds with other resources. In the upcoming program year, the City is looking at leveraging HUD funds with funds such as No Place Like HOME (NPLH), California Emergency Solutions and Housing (CESH) Program, State Low income Tax Credits and Homeless Emergency Aid Program (HEAP) to maximize the impact of HUD funded programs. During the last program year the City of Modesto was able to leverage funding from a multitude of places.

The following is a list of sample HUD assisted projects in 2018-2019 that leveraged with other sources:

| Project Name | HUD Source | Leverage Amount(s) | Total Project Cost |
|----------------------------|-------------------|---|---------------------------|
| 615 5 th Street | CDBG- \$189,600 | BHRS- \$59,775 | \$249,375 |
| 0 Vine Street | CDBG- \$280,000 | Self Help Enterprises, No Place Like Home, HOME funding: \$5,519,882 | \$5,799,882 |
| Fire Hydrants | CDBG \$627,000 | Local Water Fund \$299,591 | \$926,591 |
| 201 E Coolidge | CDBG \$450,000 | BHRS \$550,000 | \$1,000,000 |
| VOLT | CDBG: \$50,000 | Other: \$550,000 | \$600,000 |

With relation to Public Services and ESG funded activities, the City tracks leverage amounts from all sub-recipients via the ZoomGrants software reporting/invoicing system. Public Service sub-recipients are required to submit leverage amounts with supporting documentation as part of the City of Modesto’s quarterly monitoring reviews. The City of Modesto uses this data for its HUD reports in IDIS.

HOME – 25% Match Requirement

The 25% HOME match requirements are met through the contributions or layers of funds that the developers provide for each HOME -assisted project. The match includes private financing, waiver or deferral of development fees approved by the Modesto City Council, Tax Credit Allocations, and any other eligible source.

During the 2018-2019 Program Year, the City leveraged HOME funding for the following projects:

| Project Name | HUD Source | Match Amount(s) | Total Project Cost |
|------------------------|------------------------|------------------------|---------------------------|
| 416 E. Coolidge | HOME \$800,000 | \$475,000 | \$1,275,000 |
| Edwards Estates | HOME CHDO \$488,657 | \$50,000 | \$538,657 |
| TOTAL | \$1,288,657 | \$525,000 | \$1,813,657 |

ESG – 100% Match Requirement

For the ESG program, the City of Modesto requires that ESG sub-recipients provide a dollar-for-dollar match for ESG funds received. Typically, the City of Modesto is able to generate significantly more match than the amount required for ESG activities primarily through the cash and non-cash contributions provided by ESG sub-recipients as a result of the generosity of their donors, supporters, and other funders. As part of the ESG monitoring process, ESG sub-recipients submit reimbursement requests; invoices and accompanying receipts are reviewed for reimbursement eligibility. Sub-recipients are

required to submit dollar-for-dollar match verification with each reimbursement request and City of Modesto reimbursement is conducted after match verification documentation is satisfied.

During Program Year 2018-2019 ESG subrecipients were able to match ESG funds through local, state, and other sources as shown below:

| Project Name | HUD Source | Match Amount(s) | Total Project Cost |
|---|-------------------|------------------------|---------------------------|
| CHS Hutton House | ESG \$35,000 | \$596,525 | \$631,525 |
| CHSS Homeless Prevention | ESG \$30,000 | \$30,000 | \$60,000 |
| The Salvation Army Berberian Shelter | ESG \$63,721 | \$396,940 | \$460,661 |
| TOTAL | 128,721 | \$1,023,465 | \$1,152,186 |

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

Discussion

The City is reviewing its inventory of City owned properties to determine the best use for the upcoming AAP. The intent is to transfer eligible properties to non-profit organizations to utilize the units for low income households or rehabilitate the units and sell them to a low income household. Additionally, the City as the successor housing entity to the former Redevelopment Agency of the City of Modesto, owns a parcel that will be utilized to develop 74 affordable housing units for low and very low income households. The City is working with EAH, a non-profit affordable housing developer, to obtain project construction financing including State grants and tax credits to leverage HOME funding.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------|------------|----------|----------|-----------------|-----------------|---------|------------------------|
| | | | | | | | | |

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken in PY 2019-2020 are summarized below. The City’s focus will be the provision of affordable housing opportunities, through acquisition, rehabilitation and construction of housing, along with public services including homeless services, and economic development activities.

Projects

| # | Project Name |
|----|--|
| | CDBG PROJECTS |
| 1 | CDBG: FY 2019-2020 CDBG PLANNING & ADMINISTRATION |
| 2 | CDBG: AFFORDABLE HOUSING – ACQUISITION |
| 3 | CDBG: 2018 HOUSING REHAB ADMINISTRATION/ACTIVITY DELIVERY (14H) |
| 4 | CDBG: SECTION 108 LOAN REPAYMENT FY 2019-2020 |
| 5 | CDBG: MICROENTERPRISE COTTAGE FOOD OPERATOR PROGRAM |
| 6 | CDBG: ACCESS CENTER |
| 7 | CDBG: WATER LINE REPLACEMENT PROJECT |
| | REVOLVING LOAN FUND ACTIVITIES |
| 8 | CDBG: AFFORDABLE HOUSING – OWNER OCCUPIED HOUSING REHABILITATION |
| 9 | CDBG: AFFORDABLE HOUSING – ACQUISITION |
| | FY 2019-2020 PUBLIC SERVICES |
| 10 | PS-19 DOWNTOWN STREETS TEAM |
| 11 | PS-19 CENTER FOR HUMAN SERVICES – PATHWAYS PROGRAM |
| 12 | PS-19 CHILDREN’S CRISIS CENTER – RESPITE CHILDCARE SHELTER PROJECT |
| 13 | PS-19 COURT APPOINTED SPECIAL ADVOCATES (CASA) – CASA OF STANISLAUS COUNTY |
| 14 | PS-19 HAVEN WOMEN’S CENTER – DOMESTIC VIOLENCE SHELTER |
| 15 | PS-19 OPPORTUNITY STANISLAUS – VOLT INSTITUTE |
| 16 | PS-19 PARENT RESOURCE CENTER – CONNECTING FAMILIES |
| 17 | PS-19 PROJECT SENTINEL – FAIR HOUSING PROGRAM |
| 18 | PS-19 UNITED SAMARITANS FOUNDATION – DAILY BREAD LUNCH PROGRAM |
| 19 | PS-19 SALVATION ARMY – BERBERIAN SHELTER |
| | ESG PROJECTS |
| 1 | FY 2019-2020 ESG PLANNING & ADMINISTRATION |
| | ESG-19 CENTER FOR HUMAN SERVICES – HUTTON HOUSE |
| | ESG-19 COMMUNITY HOUSING & SHELTER SERVICES – HOMELESS PREVENTION |
| | ESG-19 THE SALVATION ARMY – BERBERIAN SHELTER |
| | HOME PROJECTS |
| 1 | 2019-2020 HOME PROGRAM PLANNING & ADMINISTRATION |
| 2 | HOME: CHDO OPERATING SUPPORT – STANCO |
| 3 | HOME: ARCHWAY COMMONS PHASE 2 |
| 4 | HOME: AFFORDABLE HOUSING – HOMEBUYER ASSISTANCE |
| 5 | HOME: 416 E. COOLIDGE AVE |
| 6 | HOME: 0 VINE STREET |
| | HOME: CHDO SET ASIDE |
| | FY 2018 CHDO SET ASIDE – GREAT VALLEY EDWARDS ESTATES |
| | FY 2018 CHDO SET ASIDE – STANCO VINE STREET TINY HOME |

| # | Project Name |
|---|--------------|
|---|--------------|

Table 4 - Project Information

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

There is a great need for affordable housing in the area. According to an August 2018 report by the California Housing Partnership Corporation, Stanislaus County needs approximately 20,000 more affordable rental homes to meet current demand. The report further indicates that, the elimination of redevelopment in 2012 and exhaustion of stat bond funding foreshadowed a 16% rise in homelessness from 2016 to 2017.

Allocation priorities for the use of HUD CDBG, ESG, and HOME focus on addressing homelessness and the shortage of affordable housing. Local efforts are currently focused on addressing the local homeless crisis while at the same time trying to identify ways to supplement the City’s affordable housing stock with limited financial resources available to the community.

Because of the shortage, the City has shifted funding to assist with acquisition and rehabilitation of the affordable housing stock. Additionally, funding is being allocated to assist with the expansion of public facilities to include additional shelter beds, and transitional housing. The housing and rental costs continue to increase, and for the first time in over five years the FMR has decreased for the area.

An additional obstacle we have been struggling with is Rapid-rehousing. We are working hard to engage additional landlords to partner with, and we are applying for technical assistance from the State of California to assist with engaging more landlords.

AP-38 Project Summary

Project Summary Information

| | | |
|----------|------------------------|---|
| 1 | Project Name | CDBG: FY 20192-020 CDBG PLANNING & ADMINISTRATION |
| | Target Area | N/A |
| | Goals Supported | N/A |
| | Needs Addressed | N/A |
| | Funding | CDBG: \$474,538 |

| | | |
|----------|--|--|
| | Description | This project will fund administrative expenses related to the planning and administration of CDBG projects and activities including but not limited to development of HUD plans, contract development, project monitoring, and enforcement of federal regulations. Matrix Code: 21A - General Program Administration Regulatory Citation: 570.206 National Objective: N/A |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | 1010 10th Street, Modesto CA 95354 |
| | Planned Activities | Program Administration. |
| 2 | Project Name | CDBG: AFFORDABLE HOUSING – ACQUISITION |
| | Target Area | N/A |
| | Goals Supported | Acquisition and Rehabilitation |
| | Needs Addressed | HM-2 Increase Transitional Housing |
| | Funding | CDBG: \$613,154 |
| | Description | Partner with local homeless service providers and/or affordable housing developers to acquire properties and convert to homeless facilities and/or supplement the City’s affordable housing stock. Matrix Code: 01 Acquisition of Real Property Regulatory Citation: 570.201(a) National Objective: 570.208(a)(3) LMH |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 homeless facility |
| | Location Description | Modesto |

| | | |
|----------|--|--|
| | Planned Activities | Homeless Facility |
| 3 | Project Name | CDBG: 2018 HOUSING REHAB ADMINISTRATION/ACTIVITY DELIVERY (14H) |
| | Target Area | |
| | Goals Supported | Housing Rehabilitation Program |
| | Needs Addressed | H-3 Preserve Existing Affordable Housing |
| | Funding | CDBG: \$250,000 |
| | Description | Activity delivery costs related to carrying out housing rehabilitation activities (rental and owner occupied). Examples include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing; survey, site and utility plans; application processing; and other fees. Matrix Code: 14H Rehabilitation Administration Regulatory Citation: 570.202(b)(9) National Objective: N/A |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | City staff will facilitate housing rehabilitation projects for 20 eligible households at or below 80% of the Area Median Income. |
| | Location Description | Citywide/Low Income Census Tracts. |
| | Planned Activities | Owner Occupied Housing Rehabilitation Activity Delivery. |
| 4 | Project Name | CDBG: SECTION 108 LOAN REPAYMENT FY 2019-2020 |
| | Target Area | N/A |
| | Goals Supported | N/A |
| | Needs Addressed | N/A |
| | Funding | CDBG: \$300,000 |
| | Description | Planned repayment of Section 108 Loan Principal. |
| | Target Date | 6/30/2020 |

| | | |
|---|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | N/A |
| | Planned Activities | Repayment of Section 108 Loan Matrix Code: 19F Planned Repayment of Section 108 Loan Principal Regulatory Citation: 570.700 National Objective: N/A |
| 5 | Project Name | CDBG: MICROENTERPRISE COTTAGE FOOD OPERATOR PROGRAM |
| | Target Area | |
| | Goals Supported | Services - Anti-poverty |
| | Needs Addressed | CD-2 Promote Economic Development Activity |
| | Funding | CDBG: \$110,000 |
| | Description | Partner with Opportunity Stanislaus to fund a pilot Microenterprise Cottage Food Operator program for West Modesto, South Modesto, and Airport neighborhood residents to allow small artisan food makers producing goods out of their own home kitchens. The program will offer food entrepreneurship accelerator classroom instruction covering: food safety, city/county regulations, marketing, liability, and small business planning. Assistance will be provided to those interested in obtaining CFO business license and microenterprise business startup. Matrix Code: 18C Economic Development: Micro-Enterprise Assistance Regulatory Citation: <u>570.201(o)(1)</u> National Objective: 570.208(a)(2) |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 30 unduplicated business entrepreneurs participating in CFO program; 5 businesses created. |
| | Location Description | South Modesto, West Modesto, Airport Neighborhood. |
| | Planned Activities | Economic Development |

| | | |
|---|--|---|
| 6 | Project Name | CDBG: ACCESS CENTER |
| | Target Area | |
| | Goals Supported | Supportive Services - Homeless |
| | Needs Addressed | HM-1 Address Chronic Homelessness |
| | Funding | CDBG: \$500,000 |
| | Description | <p>This is a multi-year project that has been carried over from previous years.</p> <p>Partnership with Stanislaus County and Salvation Army. Acquisition of property be used a one-stop-shop Access Center for homeless services coordinated assessment system. The permanent location of the facility is yet to be determined.</p> <p>Matrix Code: 01 Acquisition of Real Property</p> <p>Regulatory Citation: 570.201(a)</p> <p>National Objective: 570.208(c) LMA</p> |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 100 homeless individuals per year |
| | Location Description | Modesto |
| | Planned Activities | Access Center |
| 7 | Project Name | CDBG: WATER LINE REPLACEMENT PROJECT |
| | Target Area | |
| | Goals Supported | Public Improvements |
| | Needs Addressed | Arrest Physical Decline of LMAs |
| | Funding | CDBG: 500,000 |

| | | |
|---|--|---|
| | Description | <p>Replace existing water mains around South Martin Luther King Boulevard. The existing water mains in this area are old 2"- 4" undersized galvanized steel mains which are prone to leaking and low pressures. The project will replace water lines in the alleys for the following streets: Vine Street, Spruce Street, Walnut Street, Ruberto Street, Ash Street and Leon Avenue. The project will improve the existing water system with new City Standard water mains, valves and hydrants to improve system reliability, flows and pressures.</p> <p>Matrix Code: 03J Water/Sewer Improvements</p> <p>Regulatory Citation: 570.201(c)</p> <p>National Objective: 570.208(c) LMA</p> |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 115 housing units within a low income project area will benefit from project improvements. |
| | Location Description | West Modesto |
| | Planned Activities | |
| 8 | Project Name | RLF: AFFORDABLE HOUSING – OWNER OCCUPIED HOUSING REHABILITATION |
| | Target Area | N/A |
| | Goals Supported | Housing Rehabilitation Program |
| | Needs Addressed | H-3 Preserve Existing Affordable Housing |
| | Funding | CDBG: \$740,000 |
| | Description | <p>Provide direct financial assistance eligible households through the Homeowner Rehabilitation Program to address health and safety repairs.</p> <p>Matrix Code: 14A Rehab: Single Unit Residential</p> <p>Regulatory Citation: 570.202(a)(1)</p> <p>National Objective: 570.208(a)(3) LMH</p> |
| | Target Date | 6/30/2020 |

| | | |
|----|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | 20 households at or below 80% of the AMI |
| | Location Description | Citywide |
| | Planned Activities | Housing Rehabilitation |
| 9 | Project Name | RLF: AFFORDABLE HOUSING – ACQUISITION |
| | Target Area | N/A |
| | Goals Supported | Acquisition and Rehabilitation |
| | Needs Addressed | HM-2 Increase Transitional Housing |
| | Funding | CDBG: \$400,000 |
| | Description | Revolving Loan Fund: Partner with local homeless service providers and/or affordable housing developers to acquire properties and convert to homeless facilities and/or supplement the City's affordable housing stock. Matrix Code: 01 Acquisition of Real Property Regulatory Citation: 570.201(a) National Objective: 570.208(a)(1) LMH |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 homeless facility |
| | Location Description | N/A |
| | Planned Activities | Homeless Facility |
| 10 | Project Name | PS-19 DOWNTOWN STREETS TEAM |
| | Target Area | |
| | Goals Supported | Services - Anti-poverty |
| | Needs Addressed | CD-3 Provide Public Services for Residents |
| | Funding | CDBG: \$50,000 |

| | | |
|-----------|--|---|
| | Description | <p>Provide case management and employment services to homeless individuals. Homeless and low-income people volunteer and work collaboratively on beautification projects around the community. Team Members will pick up litter, needles, trash, and encampment debris and other such garbage items in the Program area while outreaching to the current residents. The Downtown Streets Team will work with existing housing and shelter providers, other service providers (medical, legal, etc.), employers, and local government agencies to remove barriers to self-sufficiency for every Team Member.</p> <p>Matrix Code: 05Z Other Public Services Regulatory Citation: 570.201(e) National Objective: 570.208(a)(2) LMC</p> |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 30 individuals at or below 80% AMI |
| | Location Description | Citywide |
| | Planned Activities | Public Services |
| 11 | Project Name | PS-19 CENTER FOR HUMAN SERVICES – PATHWAYS PROGRAM |
| | Target Area | |
| | Goals Supported | Services - Anti-poverty |
| | Needs Addressed | CD-3 Provide Public Services for Residents |
| | Funding | CDBG: \$23,100 |
| | Description | <p>Pathways is a 16 bed transitional housing program that addresses the need for shelter and support services for homeless youth 18 to 21 years of age. Shelter is provided up to 21 months. This project addresses the City of Modesto Five-Year Consolidated Plan, 2015-2020 priority of transitional housing, particularly for an at- risk population. (HM 2 and 4).</p> <p>Matrix Code: 05D Youth Services Regulatory Citation: 570.201(e) National Objective: 570.208(a)(2) LMC</p> |

| | | |
|----|--|--|
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 25 low income youth at or below 80% AMI. |
| | Location Description | 608 E. Granger Avenue, Unit 25, Modesto, CA 95350 |
| | Planned Activities | Homeless Services |
| 12 | Project Name | PS-19 CHILDREN'S CRISIS CENTER – RESPITE CHILDCARE SHELTER PROJECT |
| | Target Area | |
| | Goals Supported | Services - Anti-poverty |
| | Needs Addressed | CD-3 Provide Public Services for Residents |
| | Funding | CDBG: \$24,501 |
| | Description | <p>This project is designed to deliver child/youth services to a disadvantaged population of abused, neglected and high risk infants, toddlers, preschool and school-age children residing in Modesto. This program will offer respite childcare and shelter services to impoverished children endangered by detrimental family circumstances of domestic violence, incest, molestation, substance abuse, mental illness, homelessness, transgenerational trauma and/or generational abuse. Services will be responsive to the poverty and safety related needs of children disadvantaged by socioeconomic events or trauma. Child beneficiaries will be members of households subsisting in very low to moderately low income circumstances (below 80% of the area median income), while enduring various social and economic difficulties.</p> <p>Matrix Code: 05L Child Care Services Regulatory Citation: 570.201(e) National Objective: 570.208(a)(2) LMC</p> |
| | Target Date | 6/30/2020 |

| | | |
|----|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | 215 children from households 80% AMI or below. |
| | Location Description | Sawyer House |
| | Planned Activities | Respite Childcare Shelter |
| 13 | Project Name | PS-19 COURT APPOINTED SPECIAL ADVOCATES (CASA) – CASA OF STANISLAUS COUNTY |
| | Target Area | |
| | Goals Supported | Services - Anti-poverty |
| | Needs Addressed | CD-3 Provide Public Services for Residents |
| | Funding | CDBG: \$27,699 |
| | Description | <p>This project will provide coordinated case management to address the needs of dependent youth in the foster care system. The advocate works with everyone involved and makes independent, informed recommendations on the child's behalf directly to the Judge who makes all orders regarding the case. The dedication of CASA volunteers allows judges to ensure successful outcomes for children.</p> <p>Matrix Code: 05D Youth Services</p> <p>Regulatory Citation: 570.201(e)</p> <p>National Objective: 570.208(a)(2) LMC</p> |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 28 foster youth at or below 80% AMI |
| | Location Description | 801 11th Street, 3rd Floor, Modesto, CA 95354 |
| | Planned Activities | Advocacy through court system |
| 14 | Project Name | PS-19 HAVEN WOMEN'S CENTER – DV SHELTER |
| | Target Area | |
| | Goals Supported | Services - Anti-poverty |

| | | |
|-----------|--|---|
| | Needs Addressed | CD-3 Provide Public Services for Residents |
| | Funding | CDBG: \$22,164 |
| | Description | Haven Womens Center will offer a variety of supportive services to individuals and families impacted by domestic violence, sexual assault, and human trafficking. Haven operates the only confidential domestic violence shelter in Stanislaus County. Victims fleeing abuse, who are homeless or imminently homeless, are eligible for up to six weeks of shelter. Available services include 24 hour crisis intervention and safety planning, peer counseling, legal advocacy, and support groups for adults and children affected by trauma. Matrix Code: 05G Battered and Abused Spouses Regulatory Citation: 570.201(e) National Objective: 570.208(a)(2) LMC |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 105 unduplicated individuals at or below 80% AMI. |
| | Location Description | Haven Women’s Center Emergency Shelter is identified as a confidential domestic violence shelter as defined in the California’s Welfare and Institutions Code 18301. The location of the shelter is confidential in accordance with California Penal Code 273.7. |
| | Planned Activities | Services to DV victims. |
| 15 | Project Name | PS-19 OPPORTUNITY STANISLAUS – VOLT INSTITUTE |
| | Target Area | N/A |
| | Goals Supported | CD-3 Provide Public Services for Residents |
| | Needs Addressed | Services - Anti-poverty |
| | Funding | \$28,350 |

| | | |
|-----------|--|--|
| | Description | <p>VOLT Institute is an industry led manufacturing training center that teaches advanced manufacturing skills to area workers. In our first graduating class we placed 88 percent of our class into good jobs. Currently, there is a huge skill gap issue in the manufacturing sector. There are approximately 200 open, unfilled maintenance mechanics positions which start at \$50,000 a year with benefits. These type of jobs are living wage positions that will elevate people out of poverty and give them a great career.</p> <p>Matrix Code: 05H Employment Training Regulatory Citation: 570.201(e) National Objective: 570.208(a)(2) LMC</p> |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 20 unduplicated individuals below 80% AMI. |
| | Location Description | 1625 I Street Modesto, CA 95354 |
| | Planned Activities | Job Training |
| 16 | Project Name | PS-19 PARENT RESOURCE CENTER – CONNECTING FAMILIES |
| | Target Area | N/A |
| | Goals Supported | Services - Anti-poverty |
| | Needs Addressed | CD-3 Provide Public Services for Residents |
| | Funding | CDBG: \$21,000 |

| | | |
|-----------|--|--|
| | Description | <p>PRC will offer an expansion of individuals served with the Connecting Families program, a 12-week co-ed parenting education program offered in multiple sessions throughout the year in English and Spanish, through partnerships with Housing Authority, Stanislaus Family Justice Center, Modesto Gospel Mission, Community Housing and Shelter Services, Modesto City Schools Healthy Start sites, Salvation Army Red Shield Center, Family Promise and the Department of Family Self-Sufficiency, and other partners. The program will target low-income parents and their at-risk children through a 12-week parenting education program enhanced with life skills education. Partnership with other agencies includes providing the location for classes or providing instruction for the life skills components.</p> <p>Matrix Code: 05Z Other Public Services Regulatory Citation: 570.201(e) National Objective: 570.208(a)(2) LMC</p> |
| | Target Date | 06/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 100 individuals at or below 80% AMI |
| | Location Description | 811 5th St. Modesto, CA 95350 |
| | Planned Activities | Parenting education to young parents. |
| 17 | Project Name | PS-19 PROJECT SENTINEL – FAIR HOUSING PROGRAM |
| | Target Area | |
| | Goals Supported | Fair Housing Services and Education |
| | Needs Addressed | H-4 Continue to Support Fair Housing. |
| | Funding | CDBG: \$25,000 |

| | | |
|-----------|--|--|
| | Description | <p>The proposed project will enable people to resolve housing problems. By providing fair housing services, the project will also assist the City of Modesto to affirmatively further fair housing by combating housing discrimination and promoting diverse and inclusive communities.</p> <p>Fair housing coordinators investigate complaints through testing, interviews, surveys, and document review. When there is evidence of a violation the complainant is given a range of options: educate the person causing the violation, conciliate/mediate the complaint, refer the complainant to HUD, DFEH or to an attorney for enforcement.</p> <p>Matrix Code: 05J Fair Housing Activities (subject to 15% cap)</p> <p>Regulatory Citation: 570.201(e)</p> <p>National Objective: 570.208(a)(2) LMC</p> |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 5 fair housing discrimination investigation cases; 350 persons will receive fair housing education via workshops, presentations, and information & referral. |
| | Location Description | 1231 8th St., Ste 425, Modesto, CA 95354. |
| | Planned Activities | Fair housing discrimination investigation, Tenant/Landlord Mediation, Fair Housing Education |
| 18 | Project Name | PS-19 UNITED SAMARITANS FOUNDATION – DAILY BREAD LUNCH PROGRAM |
| | Target Area | |
| | Goals Supported | Services - Anti-poverty |
| | Needs Addressed | CD-3 Provide Public Services for Residents |
| | Funding | CDBG: \$23,100 |

| | | |
|----|--|--|
| | Description | Daily Bread Mobile Lunch Program delivers nutritious meals directly into the neighborhoods where extremely low, very low, low income, and, homeless individuals reside. The program ensures those individuals living in these neighborhoods have access to at least one nutritious meal a day, five days a week, 52 weeks a year. During the week we provide as many EXTRAS (milk, juice, bread, eggs, dairy, produce, etc) as we have available to supplement their diet with higher nutrition foods. Matrix Code: 05Z Other Public Services Regulatory Citation: 570.201(e) National Objective: 570.208(a)(2) LMC |
| | Target Date | 06/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 385 unduplicated individuals at or below 80% AMI. |
| | Location Description | Modesto Scattered Sites |
| | Planned Activities | Mobile Lunch Program. |
| 19 | Project Name | PS-19 SALVATION ARMY – BERBERIAN SHELTER |
| | Target Area | |
| | Goals Supported | Emergency Shelter Beds |
| | Needs Addressed | HM-1 Address Chronic Homelessness |
| | Funding | CDBG: \$100,000 |

| | | |
|----------|--|--|
| | Description | <p>The Salvation Army shelter addresses chronic homelessness for individuals including the elderly and persons with physical disabilities by providing overnight shelter. Shelter services include beds, showers and restrooms for individuals to care for basic hygiene and have a nutritious hot meal. The project will serve the homeless population including no income to low- and very low- income which impedes ability to secure housing.</p> <p>This safe environment enables one to focus on other areas of need to self-sufficiency. Such services include those directed at the social and health needs of homeless individuals. By moving homeless individuals into a shelter aids in the prevention or elimination of slums or blight.</p> <p>Matrix Code: 05Z Other Public Services Regulatory Citation: 570.201(e) National Objective: 570.208(a)(2) LMC</p> |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 694 extremely low income individuals at or below 30% AMI. |
| | Location Description | 320 Ninth Street Modesto, CA 95351 |
| | Planned Activities | Emergency Shelter |
| 1 | Project Name | ESG-19 FY 2019-2020 ESG PLANNING & ADMINISTRATION |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | ESG: \$12,340 |

| | | |
|----------|--|--|
| | Description | All HESG Activities will be set up using this project: Administration, Street Outreach (CHS - Youth Street Outreach), Shelter (Salvation Army Berberian Shelter), and Community Housing and Shelter Services (Homeless prevention / Rapid Rehousing). HESG Administration 576.21(a)5 HESG Street Outreach 576.101 HESG Homeless Prevention 576.103 HESG Shelter 576.102 HESG Rapid Re-Housing 576.104 |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | 1010 10TH ST. MODESTO CA 95354 |
| | Planned Activities | ESG ADMINISTRATION |
| 2 | Project Name | ESG-19 CENTER FOR HUMAN SERVICES – YOUTH STREET OUTREACH |
| | Target Area | |
| | Goals Supported | Emergency Shelter Beds Supportive Services - Homeless |
| | Needs Addressed | HM-4 Prevent Homelessness for those at Risk HM-5 Coordinated case management |
| | Funding | ESG: \$35,000 |
| | Description | CHS will continue a project which started in July 2018. CHS will provide street outreach and navigation/case management services targeting Modesto youth, ages 13-24 years of age who are homeless and unsheltered. This staff position will work directly with the Community System of Care's Homeless Outreach & Engagement team through the Access Center. |
| | Target Date | 6/30/2020 |

| | | |
|---|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | 62 homeless youth. |
| | Location Description | |
| | Planned Activities | Supportive housing for youth experiencing homelessness. |
| 3 | Project Name | ESG-19 COMMUNITY HOUSING & SHELTER SERVICES – HOMELESS PREVENTION RENTAL ASSISTANCE |
| | Target Area | |
| | Goals Supported | Services - Anti-poverty |
| | Needs Addressed | HM-4 Prevent Homelessness for those at Risk & Rapid Rehousing |
| | Funding | ESG: \$40,000 – Homeless Prevention \$15,259 – Rapid Rehousing |
| | Description | <p>Community Housing and Shelter Services (CHSS) will provide Homeless Prevention short-term rental assistance program. This program could help alleviate the stress of housing costs for a minimum of (12) twelve households (consisting of 24 individuals) from within the City of Modesto area, and have an income at or below 30% of the median income.</p> <p>The Homeless Prevention funding (average of \$3,048 per household) will be utilized to provide short-term rental assistance to (12) twelve households who are at imminent risk of becoming homeless by preventing eviction for households who have received a 3-day notice and have written verifiable documentation of an emergency that has caused them to enter into default on their rent.</p> <p>Rapid Rehousing assistance will be provided to provide short term rental assistance via first months rent and security deposits.</p> |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 12 Families at or below 30% AMI. |

| | | |
|---|--|--|
| | Location Description | 708 H Street, Modesto, CA 95354 |
| | Planned Activities | Homeless Prevention & Rapid Rehousing |
| 4 | Project Name | ESG-19 THE SALVATION ARMY - BERBERIAN SHELTER |
| | Target Area | |
| | Goals Supported | Emergency Shelter Beds |
| | Needs Addressed | HM-1 Address Chronic Homelessness HM-5 Coordinated case management |
| | Funding | ESG: \$67,013 |
| | Description | <p>The Salvation Army shelter addresses chronic homelessness for individuals including the elderly and persons with physical disabilities by providing overnight shelter. Shelter services include beds, showers and restrooms for individuals to care for basic hygiene and have a nutritious hot meal. The project will serve the homeless population including no income to low- and very low- income which impedes ability to secure housing.</p> <p>This safe environment enables one to focus on other areas of need to self-sufficiency. Such services include those directed at the social and health needs of homeless individuals. By moving homeless individuals into a shelter aids in the prevention or elimination of slums or blight.</p> |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 694 extremely low income individuals at or below 30% AMI. |
| | Location Description | 320 Ninth Street Modesto, CA 95351 |
| | Planned Activities | Emergency Shelter |
| 1 | Project Name | HOME: FY 2019-2020 HOME PROGRAM PLANNING & ADMINISTRATION |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | HOME: \$281,130 |

| | | |
|---|--|--|
| | Description | This project will fund administrative services related to the oversight and implementation of the HOME program. Regulatory Citation: 92.205(a) Administration |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | N/A |
| | Planned Activities | HOME Administration |
| 2 | Project Name | HOME: CHDO OPERATING SUPPORT – STANCO |
| | Target Area | |
| | Goals Supported | Housing Program Administration |
| | Needs Addressed | |
| | Funding | HOME: \$47,702 |
| | Description | CHDO operating support funds to CHDO certified organizations carrying out affordable housing projects in partnership with the City of Modesto. Regulatory Citation: 92.208 CHDO Operating |
| | Target Date | 06/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | |
| | Planned Activities | CHDO Operating |
| 3 | Project Name | HOME: ARCHWAY COMMONS PHASE 2 |
| | Target Area | |
| | Goals Supported | Rental Housing Construction |
| | Needs Addressed | H-1 Increase affordable rental housing |
| | Funding | \$1,260,151 |

| | |
|--|---|
| Description | Archway Commons Phase II: 74 affordable housing units for families at or below 80% of AMI. Regulatory Citation: 92.205(a) Rental |
| Target Date | 06/30/2022 |
| Estimate the number and type of families that will benefit from the proposed activities | 74 housing units. |
| Location Description | Carver Rd |
| Planned Activities | Affordable Housing Development |
| Project Name | HOME: HOMEBUYER ASSISTANCE |
| Target Area | |
| Goals Supported | Homebuyer Assistance |
| Needs Addressed | H-2 Provide Homeownership Opportunities |
| Funding | HOME: \$400,000 |
| Description | Provide direct financial assistance eligible first time homebuyers via the City's Homebuyer Assistance Program (HAP). Regulatory Citation: 92.205(a) Homebuyer |
| Target Date | 6/30/2020 |
| Estimate the number and type of families that will benefit from the proposed activities | 5 eligible first time homebuyer families at or below 80% AMI. |
| Location Description | Modesto |
| Planned Activities | Homebuyer Assistance |
| Project Name | HOME: 416 E. COOLIDGE AVE |
| Target Area | |
| Goals Supported | Rental Housing Construction |
| Needs Addressed | H-1 Increase affordable rental housing |
| Funding | \$840,000 |

| | |
|--|--|
| Description | Kestrel Ridge is a collaborative effort involving the Housing Authority of the County of Stanislaus (HACS), Stanislaus County Behavioral Health and Recovery Services (BHRS) and the City of Modesto. The Partners are working together with their respective missions, to provide safe affordable housing in our community. The HACS has purchased property located at 416 E. Coolidge Ave., Modesto and will develop eight (8) single family homes as permanent supportive housing for behavioral health clients. Regulatory Citation: 92.205(a) Rental |
| Target Date | 06/30/2020 |
| Estimate the number and type of families that will benefit from the proposed activities | 8 households below 80% AMI. |
| Location Description | 416 E. Coolidge Ave |
| Planned Activities | Affordable Housing |
| Project Name | HOME: 0 VINE STREET |
| Target Area | |
| Goals Supported | Rental Housing Construction |
| Needs Addressed | H-1 Increase affordable rental housing |
| Funding | HOME: \$873,318 |
| Description | Affordable housing units for veterans and seniors (23 veterans units; 12 senior units) Regulatory Citation: 92.205(a) Rental |
| Target Date | 6/30/2020 |
| Estimate the number and type of families that will benefit from the proposed activities | 35 households below 80% AMI |
| Location Description | 0 Vine Street |
| Planned Activities | Affordable Housing |
| Project Name | CHDO SET ASIDE – GREAT VALLEY EDWARDS ESTATES |

| | | |
|--|--|---|
| | Target Area | |
| | Goals Supported | Rental Housing Construction |
| | Needs Addressed | H-2 Provide Homeownership Opportunities |
| | Funding | HOME: \$488,657 |
| | Description | CHDO set aside for affordable housing development. Regulatory Citation: 92.205(a) Rental |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 2 households below 80% AMI. |
| | Location Description | Modesto |
| | Planned Activities | Affordable Housing |
| | Project Name | CHDO SET ASIDE – STANCO VINE STREET TINY HOME |
| | Target Area | |
| | Goals Supported | Rental Housing Construction |
| | Needs Addressed | H-1 Increase affordable rental housing |
| | Funding | \$98,200 |
| | Description | CHDO set aside for affordable housing development. Regulatory Citation: 92.205(a) Rental |
| | Target Date | 06/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 household below 80% AMI |
| | Location Description | Vine Street |
| | Planned Activities | Affordable Housing |

AP-50 Geographic Distribution – 91.220(f)

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

Wherever possible, the City reviews low income Block Groups to determine where the City can direct assistance. Over the next several years, the City’s goal will be to create a CDBO or NRSA to have a greater impact in disadvantaged communities and take advantage of CDBO or NRSA flexibilities related to program requirements and project implementation.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| | |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

SP-10 of the Consolidated Plan identifies the City of Modesto’s “Low Income Census Tracts” as geographic areas of investment. Wherever possible, the City has identified activities that will benefit residents within these geographic areas. For area based activities, the City must ensure that the project is located within an eligible block group which meets this SP-10 requirement. Where possible, the City of Modesto will distribute CDBG funds throughout the low income block groups located throughout the six city council districts.

Discussion

No additional discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Rental Assistance:

- The City of Modesto does not provide tenant-based rental assistance.
- Production of New Units:
- Special Needs: 8 units for BHRS mental health clients – 416 E. Coolidge Ave Project.
- Homeless: Acquisition of 1 public facility and convert into a Youth Access Center. This project will add beds for homeless youth and serve as a temporary emergency shelter.
- Rehab of Existing Units:
- Non-Homeless: Assist 20 owner occupied households with housing rehabilitation assistance.
- Acquisition of Existing Units:

- Non Homeless: 2 First Time Homebuyer loans: Assist 2 first time homebuyer households with the purchase of their first home

Total Units: 31

| One Year Goals for the Number of Households to be Supported | |
|---|-----------|
| Homeless | 1 |
| Non-Homeless | 22 |
| Special-Needs | 8 |
| Total | 31 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|-----------|
| Rental Assistance | 0 |
| The Production of New Units | 9 |
| Rehab of Existing Units | 20 |
| Acquisition of Existing Units | 2 |
| Total | 31 |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Modesto, in partnership with the CoC and Stanislaus County, is working with The Salvation Army, one of Modesto’s homeless shelters, to expand the capacity of the shelter by 150 beds. CDBG funds may be used for the renovation to allow expansion of its current shelter.

The City is also working with Center for Human Services, a local youth service provider, for a potential partnership for the acquisition of a property to convert into a Youth Access Center. This project would include the addition of youth shelter beds to serve as an emergency shelter, and transitional housing for homeless youth.

The City will also continue to assist owner occupied households through the Homeowner Rehabilitation program with grants and loans to address health and safety related repairs in their home. In addition, an eight (8) single family unit project will be completed in partnership with the Housing Authority of the County of Stanislaus to serve persons with mental health issues.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Stanislaus (HACS) is the largest public housing provider in Stanislaus County. The City of Modesto has a close working relationship with the Housing Authority of the County of Stanislaus (HACS) and meets on an as needed basis to discuss concerns relevant to public housing and other housing matters. In prior years the City of Modesto has partnered with the HACS by leveraging available funds to address affordable housing needs through the development and/or

rehabilitation of affordable housing units for low and moderate income persons and families. Whenever possible, City will continue to work with the HACS and any other housing and social service providers to foster public housing improvements and resident initiatives.

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

- The following actions are planned during the next year to address public housing
- 201 E. Coolidge Ave: Continue partnership with the HACS to rehabilitate a 40 unit multifamily affordable housing complex to address health and safety repairs, landing replacements, mold remediation, water leaks, dry rot, replace outer walls of existing stairwells , stairwell headers, and damaged flooring. Project rehabilitation began in PY 2018 and should be completed in PY 2019-2020.
- Vine Street Acquisition: Continue partnership with the HACS to acquire property to develop a two phase affordable housing project. Phase I will consist of 23, 1 bedroom units to provide housing for veterans. Phase II will consist of 12 senior housing units (CDBG Funds - \$280,000).
- 416 E. Coolidge Ave: Partner with the HACS for the construction of eight (8) 1 bedroom units to provide affordable housing to mental health clients served by Stanislaus County Behavioral Health and Recovery Services (BHRS) (HOME Funds - \$800,000).
- Edwards Estates: Partner with Great Valley Housing Development Corporation (GVHDC) for the construction of two affordable housing units to be sold to first time homebuyers (HOME – \$488,657).

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

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

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

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

Not applicable. The PHA is not designated as troubled.

Discussion

No additional discussion.

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

Introduction

In the coming year, the City will continue to partner with local service providers and agencies with the goal of reducing and ending homelessness via street outreach, homeless prevention, and rapid rehousing. In addition, the City will work with the Community System of Care on addressing the emergency shelter and transitional housing needs of homeless persons as well as continuing to find creative approaches to addressing homelessness and special needs populations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Modesto has participated in CSOC's planning process to move individuals and families from homelessness to permanent housing and independent living through a network of housing linked to supportive services. The primary strategy document is the annual CSOC Application. Additionally, the CSOC continues to work with its members toward a continuum-wide coordinated intake system.

In the coming year, the City will continue to partner with organizations such as Center for Human Services (CHS) which conducts street outreach to unsheltered homeless youth. CHS' goal, through street outreach, is to engage with homeless youth and connect them to resources including housing at CHS' Hutton House, a runaway and homeless youth shelter (ages 13-17), or Pathways, a transitional living place for older youth (ages 18-21). With the funding to assist with a Youth Access Center for 19-20 it will increase the outreach opportunities and services for the youth population with everything being available at one location.

HEART Team: In April 2018, the Homeless Engagement and Response Team (HEART) has provided intensive outreach and engagement over the last couple years. This team was later reassigned to join the CARE team described below.

CARE Team: In 2017, a City and County joint effort created a "Community Assessment Response and Engagement" (CARE) initiative. The CARE team met over a 90 day period on a weekly basis to map assets and identify service gaps while building a new approach that could increase accountability, and alignment-developing a system and services model that had never been used in the community. As part of the CARE initiative, a CARE Engagement Team emerged to conduct and coordinate daily outreach and engagement in Downtown Modesto, the McHenry Avenue corridor, and surrounding parks with the aim

of building trusting relationships, implementing coordinated individualized intervention plans, and connecting with individuals directly to services. The team's goal is to connect with those most in need and be available to respond to crisis situations to ensure that the target population is connected to vital services.

Access Center: The end goal of the efforts carried out by the CARE team is to reduce homelessness in the community. In February 2019, the City and County entered into a Memorandum of Understanding (MOU) aimed at addressing emergency shelter bed capacity. As part of the MOU, the county will lease space from the Salvation Army to provide these high-access shelter beds, and will lease space from the city for the one-stop Access Center. As a partner in the MOU, the city will be making substantial infrastructure improvements to the facility, including to Salvation Army's sewer and water lines, and parking lots.

Addressing the emergency shelter and transitional housing needs of homeless persons

CHS Youth Shelter: The City of Modesto will partner with Center for Human Services for the acquisition of property to provide a one-stop-shop service center for homeless youth.

Increasing capacity of Salvation Army: In February 2019, the City and County entered into a Memorandum of Understanding which established a creative arrangement between the City and County and the Salvation Army aimed at increasing the transitional beds available to those experiencing homelessness in the Modesto community. The MOU, seeks to add 180 additional beds to those existing – roughly 150 – at the Salvation Army shelter on 9th and D Streets in downtown Modesto.

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

Our community's most recent System Performance Measures (comparing data between Fiscal Years 2016 and 2017) has demonstrated a 98% successful retention rate of clients placed in permanent housing, which is slightly higher than the previous year. This means that 98% of clients who are placed in permanent housing do not return to homelessness.

With regard to the length of time persons remain homeless, although the average length of time people remained homeless slightly increased by 13 days, could possibly be explained by the fact that the number of persons experiencing homelessness for the first time increased by 1,244 persons. As a community, we have helped clients increase their total income by 38% and upon exit, clients also increased their earned income by 16%.

In order to assist in helping homeless persons making the transition to permanent housing and independent living, , the City will partner with Community Housing and Shelter Services (CHSS) to assist with homeless prevention and rapid re-housing. CHSS offers the entire spectrum of housing services for residents that includes housing counseling, emergency shelter, rental assistance and permanent housing supportive services. CHSS is the only HUD- approved agency in Stanislaus County that is certified to provide Rental Housing Counseling and Homeless Services Counseling.

Housing Assessment Team (HAT): Turning Point Community Programs' (TPCP) Housing Assessment Team (HAT) is co-located at the Outreach and Engagement Center (OEC) with other community partners serving the homeless and providing a variety of services to help support individuals/households into housing. HAT uses a strength-based, flexible and integrated approach to services. The staff of HAT are the first line of contact with individuals coming into the OEC. HAT has been serving an average of 60 homeless individuals each month. Services being provided include a housing and needs assessments; completion of the VI-SPDAT when appropriate; assisting clients with collecting documentation necessary to obtain permanent housing and benefits; providing a supportive environment for individuals/households to explore housing opportunities utilizing evidence-based and supportive approaches; and connecting clients with needed services (i.e., mental health, substance abuse).

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

The City of Modesto has been funding homeless prevention for the last five years in order to assist families and individuals from becoming homeless.

The city will partner with Center for Human Services to serve youth 14-24 who have aged out of the foster care system and are in need of assistance to help obtain support and housing. In Program Year 2019-2020 CHS expects to expand their services for an access center for Youth to have the services all in one area.

As part of the COC the City works directly with BHRS, Golden Valley Health Centers, and probation department to discuss the process and issues when individuals are discharged health care facilities, mental health facilities, corrections programs and institutions.

Discussion

No additional discussion.

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

Introduction:

The City of Modesto will continue to work with its partners at the local, state and federal levels to find innovative ways to provide affordable housing opportunities for low income families and individuals including addressing barriers to affordable housing. The State of California's 2019-2020 budget includes various proposals aimed at improving the affordability of housing in the state including but not limited to providing planning and production grants to local governments, expanding the state Low Income Housing Tax Credit program and expanding a loan program for middle income housing production. Wherever possible, the City will seek funding opportunities

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

In order to ameliorate the negative effects of public policies that serve as barriers to affordable housing, the City of Modesto has policies in its impact fee program for affordable housing. The current CFF Policies and Procedures provide, with respect to very low and low income housing exemptions, the total number of housing exemptions granted are not to exceed two percent (2%) of the cumulative total CFF program housing units. The CFF Policies and Procedures also allow a Community Housing and Development Organization (CHDO) to submit an application and request CFF be waived on new affordable units for households earning sixty (60%) or less of the Area Median Income.

Since 1989, a total of 13,913 residential building permits have been issued, of which 678 were granted CFF exemptions.

In December 2018, the City of Modesto declared a shelter crisis. This declaration allows the City to adopt by ordinance reasonable local standards and procedures for the design, site development, and operation of homeless shelters and the structures and facilities therein, to the extent that it is determined at the time of adoption that strict compliance with state and local standards or laws in existence at the time of that adoption would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis.

During the shelter crisis, provisions of any housing, health, habitability, planning and zoning, or safety standards, procedures, or laws shall be suspended for homeless shelters, provided that the city, county, or city and county has adopted health and safety standards and procedures for homeless shelters consistent with ensuring minimal public health and safety and those standards are complied with.

The City is utilizing this declaration to assist with the 150 bed expansion at the local Salvation Army shelter. This declaration will help streamline and expedite development to ensure the shelter opens in fall 2019.

AP-85 Other Actions – 91.220(k)

Introduction:

In alignment with local efforts and initiatives, the City's primary focus in 2019-2020 will be to use a significant amount of HUD resources for the development of affordable housing. This action plan identifies the several projects the City will undertake in partnership with local affordable housing developers.

Actions planned to address obstacles to meeting underserved needs

Because of the shortage, the City has shifted funding to assist with acquisition and rehabilitation of the affordable housing stock. Additionally, funding is being allocated to assist with the expansion of public facilities to include additional shelter beds, and transitional housing. The housing and rental costs continue to increase, and for the first time in over five years the FMR has decreased for the area.

An additional obstacle we have been struggling with as a region, is finding housing units and willing landlords to work with service providers in local Rapid-rehousing efforts. The City is diligently working to engage additional landlords to partner with, and we are applying for technical assistance from the State of California to assist with engaging more landlords.

Actions planned to foster and maintain affordable housing

Affordable housing is identified as one of the high priorities of the 2015-2020 Consolidated Plan. In order to address need for additional affordable housing the City of Modesto works with local affordable housing developers in efforts to identify new projects and/or ways to enhance the supply of affordable housing. As described in AP-55, the following are the City's 2019-2020 affordable housing goals:

| | |
|-------------------------------|-----------|
| Rental Assistance | 0 |
| The Production of New Units | 9 |
| Rehab of Existing Units | 20 |
| Acquisition of Existing Units | 2 |
| Total | 31 |

Actions planned to reduce lead-based paint hazards

The City of Modesto has adopted policies to be implemented in its housing programs, which comply with HUD requirements relating to lead-based paint hazards. In alignment with HUD's requirements, lead-based paint remediation actions will depend on the level of subsidy provided on a project by project basis. The following is the City's lead based policy for reduction of lead paint hazards:

City of Modesto 2019-2020 Annual Action Plan

| | Subsidy Amount | | |
|---|---|--|---|
| | <\$5,000 | \$5,000-\$25,000 | >\$25,000 |
| Approach to Lead Hazard Evaluation and Reduction | “Do No Harm”: Use lead safe work practices | Identify and control Lead hazards | Identify and Abate Lead Hazards |
| Homeowner Notification | Yes | Yes | Yes |
| Lead Hazard Evaluation | Presume Presence of LBP (alternative: Paint testing of surfaces to be disturbed by rehabilitation) | Paint testing of surfaces to be disturbed by rehabilitation AND Risk assessment | Paint testing of surfaces to be disturbed by rehabilitation AND Risk assessment |
| Lead Hazard Reduction | Repair surfaces disturbed during rehabilitation, use lead-safe work practices, clearance test of work site upon completion. | Interim controls, lead- safe work practices, clearance test of unit upon completion. | Complete abatement, lead-safe work practices, clearance test of unit upon completion. |

Most housing rehabilitation projects are subject to federal regulations for Lead-Based Paint and contractors must be certified in safe work practices when completing the rehabilitation work. This effort in the past has resulted in more contractors being able to bid on and participate in the projects that contain lead-based paint.

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

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

Actions planned to reduce the number of poverty-level families

The City of Modesto, through its engagement in the local Focus on Prevention initiative, is engaged in the Coordinated Entry system. Coordinated entry (also known as coordinated assessment system) is a consistent, community wide process to match people experiencing homelessness or at-risk of homelessness to community resources that are the best fit for their situation. In a community using coordinated entry, homeless individuals and families complete standard triage assessment survey that identifies the best type of services for that household. Participating programs accept referrals from the system, reducing the need for people to traverse the county seeking assistance at every provider separately. The process helps prioritize housing and homeless assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. The process also provides information about service needs and gaps to help plan assistance and identify needed resources in our community.

The intent is to provide coordinated entry to the entire geographic area through Access Points. Access Points are places—either virtual or physical—where an individual or family in need of assistance accesses the coordinated entry process. People experiencing homelessness can complete the assessment survey to participate in coordinated entry and are matched with community resources that best fit their situation. All locations and methods offer the same assessment approach and referrals using uniform decision-making processes. The Access Points in Stanislaus County include: 1) A centralized physical location (Access Center) in Stanislaus County where housing and support services, among others are provided, 2) 211 hotline system that screens and directly connects people to services, 3) Continuum of Care partners that provide assessments using the same tool county-wide, 4) A specialized Multi-disciplinary Outreach and Engagement Team that scouts the geographic area to provide access to those who might not want to engage at a physical access point.

Actions planned to develop institutional structure

Modesto will continue to work collaboratively with service and shelter providers to identify and address gaps in the institutional structure and service delivery system.

Modesto generally has a well-developed institutional structure and service delivery system.

Modesto will continue to work to increase the resources devoted to permanently affordable housing to serve as a stabilizing force preventing homelessness.

Modesto will focus increased resources on homeless prevention/crisis intervention, especially on homeless youth, aging-out foster youth, families with children, and persons being discharged from institutions.

Modesto will continue to devote resources to address the needs of the chronically homeless including comprehensive case management, supportive housing, shelters and transitional housing.

Modesto will target resources to the lowest income groups with the highest needs including the chronically homeless, homeless youth, homeless families with children, and those living in transitional shelters.

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

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

The City of Modesto relies on non-profit organizations and for-profit developers to build and acquire, develop, and rehabilitate affordable units. The City of Modesto will continue to work closely with these entities to ensure that each year as many new affordable units are developed or made available.

The City of Modesto also relies on the non-profit service sector to provide emergency shelter and transitional and special needs housing. The City of Modesto will continue to support eligible organizations and their activities with local, state and federal funding as it's made available and upon their governing entity's approval.

Discussion:

No additional discussion

Program Specific Requirements

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

Introduction:

The following subsections identify specific requirements of each HUD program covered under this Annual Action Plan – CDBG, ESG, and HOME. The City has tools and measures in place to address each of these requirements during the implementation of every HUD funded activity:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

| | |
|---|-----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | \$500,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | 0.00 |
| 3. The amount of surplus funds from urban renewal settlements | 0.00 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | 0.00 |
| 5. The amount of income from float-funded activities | 0.00 |
| Total Program Income | \$500,000 |

Other CDBG Requirements

| | |
|---|------|
| 1. The amount of urgent need activities | 0.00 |
|---|------|

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

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

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

Pursuant to 24 CFR 92.254(a)(5)(ii), the City requires that HOME funds be recaptured if the property does not continue to be the principal residence of the buyer for the duration of the Affordability Period secured by an Affordable Housing Covenant. The Recapture Provision shall apply to a HOME assisted property only when a Direct HOME Subsidy is provided to a homebuyer.

The Recapture provision will ensure that the City of Modesto recoups all or a portion of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the affordability period.

Per, 24 CFR 92.254(a)(5)(ii)(A), In establishing recapture requirements, the City of Modesto is subject to the limitation that when the recapture requirement is triggered by a sale (voluntarily or involuntarily) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the City of Modesto will only recapture the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Of the recapture options described in 92.254(a)(5)(ii)(A), the City of Modesto will use a the "Shared Net Proceeds" option as outlined in 24 CFR 92.254(a)(5)(ii)(A)(3). With this option, if the net proceeds are

not sufficient to recapture the entire HOME investment, the City and original homebuyer will share the net proceeds.

To calculate the amount of net proceeds (or shared appreciation) to be returned to the City the following formula will be applied:

$$\frac{\text{HOME investment}}{\text{HOME Investment} + \text{Homeowner Investment}} \times \text{Net proceeds} = \text{HOME amount to be recaptured}$$

To calculate the amount of net proceeds (or shared appreciation) to available to the homebuyer the following formula will be applied:

$$\frac{\text{HOME investment}}{\text{Direct HOME Subsidy} + \text{Homeowner Investment}} \times \text{Net proceeds} = \text{HOME amount to be recaptured}$$

Since the HOME rule limits recapture to available net proceeds, the City will only recapture what is available from net proceeds. In this case, the City is not required to repay the difference between the total direct HOME subsidy and the amount the City is able to recapture from available net proceeds.

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

The same methodology outlined in question 2 above will be used to ensure affordability for any units acquired with HOME funds.

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

The City does not intend to use HOME funds to refinance existing debt.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

Standards for providing ESG homelessness prevention and rapid re-housing assistance include respectively targeting households with dependent children and persons experiencing homelessness connected to or eligible to receive (within 6 months) assistance from mainstream benefits and services.

These standards also include limiting assistance for a period of up to six (6) months and extending the period of assistance up to the maximum 18 months on a case-by-case basis.

HUD-VASH (U.S. Department of Housing and Urban Development-U.S. Department of Veterans Affairs Supportive Housing) program participants are also prioritized to receive security deposit assistance upon HUD-VASH intake.

Income qualification guidelines are no less restrictive than ESG guidelines (30% or below AMI for homelessness prevention assistance and not-applicable for rapid re-housing).

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

The City of Modesto is currently working with the Community System of Care (local Continuum of Care) to develop the Coordinated Entry System and include larger scale service provider participation. The CSOC is in the process of updating the Coordinated Entry System's policies and procedures and is currently providing a series training sessions to CoC and ESG service providers to further enhance Coordinated Entry within the community. The goal is to continue working with the CSOC to improve the Coordinated Entry System and have a system that complies with applicable regulations.

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

The City of Modesto competitively awards ESG funding through an RFP process. This RFP process conforms to the City of Modesto's rigorous procurement process, including public noticing and utilizing its ZoomGrants online based system.

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

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

5. Describe performance standards for evaluating ESG.

The City of Modesto conducts quarterly performance reviews of each ESG subrecipient. This includes review of HMIS data entry requirements, accomplishment narratives, reimbursement requests, ESG dollar to dollar match documentation, and review of program beneficiary files.

This allows City staff to closely monitor the performance of each subrecipient and address any deficiencies as well as the ability to provide any technical assistance necessary.

Discussion

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

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

The City of Modesto is member of the CSOC/HMIS Subcommittee which meets monthly to develop policies, procedures, and best practices and offers trainings developed by the developed by the HMIS Lead.

Estimated CDBG Entitlement Program Budget

**CITY OF MODESTO
FISCAL YEAR 2019-2020 PROJECT SUMMARY**

| COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) | | | | | | | | |
|---|--|------------------------|----------------------------|------------------------|----------------------|-----------------------|-----------------------------------|------------------------------------|
| | Project/Activity Name | IDIS Activity # | Previous Year Funds | FY 2019* Amount | RLF | PROGRAM INCOME | NSP P.I. (Convert to CDBG) | Total Project Budget - 2019 |
| | FY 2019-2020 CDBG DIRECT ACTIVITIES | | \$500,000.00 | \$ 1,872,692.00 | \$ 900,000.00 | \$ 500,000.00 | \$ 500,000.00 | \$ 4,272,692.00 |
| 1 | FY 2018-2019 CDBG PLANNING & ADMINISTRATION | 1330 | \$ - | \$ (374,538.00) | | \$ (100,000.00) | | \$ (474,538.00) |
| 2 | AFFORDABLE HOUSING - ACQUISITION | 1331 | \$ - | \$ (408,240.00) | | \$ (160,000.00) | | \$ (568,240.00) |
| | ACTIVITY DELIVERY ACQUISITION | | \$ - | \$ (50,000.00) | | | | \$ (50,000.00) |
| 3 | 2018 HOUSING REHABILITATION ADMINISTRATION/ACTIVITY DELIVERY (14H) | 1332 | \$ - | \$ (250,000.00) | | | | \$ (250,000.00) |
| 4 | SECTION 108 LOAN REPAYMENT FY 2018-2019 | 1333 | \$ - | \$ (300,000.00) | | | | \$ (300,000.00) |
| 5 | MICROENTERPRISE PROJECT - Cottage Food Operation Project | 1334 | | \$ (100,000.00) | | | | \$ (100,000.00) |
| | ACTIVITY DELIVERY MICROENTERPRISE | | | \$ (10,000.00) | | | | \$ (10,000.00) |
| 6 | ACCESS CENTER | 1232 | \$ (450,000.00) | \$ - | \$ - | \$ - | \$ - | \$ (450,000.00) |
| | ACTIVITY DELIVERY ACCESS CENTER | | \$ (50,000.00) | | | | | \$ (50,000.00) |
| 7 | WATER CONNECTION PROJECT | 1335 | | | | | \$ (500,000.00) | \$ (500,000.00) |
| | REVOLVING LOAN ACTIVITIES | | | | | | | |
| 8 | AFFORDABLE HOUSING - OWNER OCCUPIED HOUSING REHABILITATION | 1336 | \$ - | \$ - | \$ (500,000.00) | \$ (240,000.00) | | \$ (740,000.00) |
| 9 | AFFORDABLE HOUSING- ACQUISITION | 1337 | | | \$ (400,000.00) | | | \$ (400,000.00) |
| | FY 2019-2020 PUBLIC SERVICES | | | | | | | |
| 10 | PS-19 DOWNTOWN STREETS TEAM | 1338 | \$ - | \$ (50,000.00) | \$ - | \$ - | \$ - | \$ (50,000.00) |
| 11 | PS-19 CENTER FOR HUMAN SERVICES - PATHWAYS | 1339 | | \$ (23,100.00) | | | | \$ (23,100.00) |
| 12 | PS-19 CHILDRENS CRISIS CENTER - RESPITE CHILDCARE SHELTER | 1340 | | \$ (24,501.00) | | | | \$ (24,501.00) |
| 13 | PS-19 CASA OF STANISLAUS COUNTY | 1341 | | \$ (27,699.00) | | | | \$ (27,699.00) |
| 14 | PS-19 HAVEN WOMENS CENTER - DV SHELTER | 1342 | | \$ (22,164.00) | | | | \$ (22,164.00) |
| 15 | PS-19 OPPORTUNITY STANISLAUS - VOLT INSTITUTE | 1343 | | \$ (28,350.00) | | | | \$ (28,350.00) |
| 16 | PS-19 PARENT RESOURCE CENTER - MOMS PARENTS PLUS | 1344 | | \$ (21,000.00) | | | | \$ (21,000.00) |
| 17 | PS-19 PROJECT SENTINEL - FAIR HOUSING PROGRAM | 1345 | | \$ (25,000.00) | | | | \$ (25,000.00) |
| 18 | PS-19 NITED SAMARITANS FOUNDATION - DAILY BREAD LUNCH PROGRAM | 1346 | | \$ (23,100.00) | | | | \$ (23,100.00) |
| 19 | PS-19 SALVATION ARMY - BERBERIAN SHELTER | 1347 | | \$ (100,000.00) | | | | \$ (100,000.00) |
| | ACTIVITY DELIVERY PUBLIC SERVICES | NA | | \$ (35,000.00) | | | | \$ (35,000.00) |
| | BALANCE | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0.00 |

Estimated ESG Entitlement Program Budget

**CITY OF MODESTO
FISCAL YEAR 2019-2020 PROJECT SUMMARY**

EMERGENCY SOLUTIONS GRANT (HESG)

| Project/Activity Name | IDIS Activity # | FY 2019* Amount | Total Project Budget - 2019 |
|--|------------------------|------------------------|------------------------------------|
| ESG ENTITLEMENT ACTIVITIES | | \$ 170,023.00 | \$ 170,023.00 |
| ESG ENTITLEMENT ADMINISTRATION | 1348 | \$ (12,751.00) | \$ (12,751.00) |
| CENTER FOR HUMAN SERVICES -YOUTH STREET OUTREACH | 1349 | \$ (35,000.00) | \$ (35,000.00) |
| CHSS- HMLSS PREV & RENTAL ASISTANCE (HOMLESS PREVENTION) | 1350 | \$ (40,000.00) | \$ (40,000.00) |
| CHSS - RAPID REHOUSING ASSISTANCE | 1351 | \$ (15,259.00) | \$ (15,259.00) |
| SALVATION ARMY - BERBERIAN SHELTER (SHELTER) | 1352 | \$ (67,013.00) | \$ (67,013.00) |
| | | \$ - | \$ - |

Estimated HOME Entitlement Program Budget

CITY OF MODESTO FISCAL YEAR 2019-2020 PROJECT SUMMARY

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

| Project/Activity Name | IDIS Activity # | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | FY 2018 | FY 2019 | Program Income | Total Budget |
|---|-----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------|
| ENTITLEMENT ALLOCATION | | \$ - | \$ 186,586.62 | \$ 36,790.70 | \$ 559,583.54 | \$ 541,020.03 | \$ 475,743.06 | \$ 843,986.28 | \$ 740,528.00 | \$ 400,000.00 | \$ 3,784,238.20 |
| HOME PROGRAM PLANNING & ADMINISTRATION | 1353 | | | | \$ (58,627.79) | | | \$ (99,292.50) | \$ (87,210.00) | \$ (40,000.00) | \$ (285,130.29) |
| CHDO OPERATING SUPPORT- STANCO | 1286 | | | | | | | \$ (47,702.41) | | \$ - | \$ (47,702.41) |
| ARCHWAY COMMONS PHASE 2 | 1282 | | \$ (2,297.59) | | | | \$ (183,159.51) | \$ (696,997.34) | \$ (300,000.00) | \$ - | \$ (1,186,156.85) |
| ACTIVITY DELIVERY- ARCHWAY COMMONS | | | | | | | | | | \$ (80,000.00) | \$ (80,000.00) |
| 522 E GRANGER AVENUE, MODESTO CA | 1184 | | | | \$ (75,639.06) | | | | | \$ - | \$ (75,639.06) |
| AFFORDABLE HOUSING - HOMEBUYER ASSISTANCE | | | | | | | | \$ (200,000.00) | | \$ (200,000.00) | \$ (400,000.00) |
| 416 E. COOLIDGE | 1322 | | \$ (184,289.03) | \$ (36,790.70) | \$ (425,316.69) | \$ (153,603.58) | | | | \$ (40,000.00) | \$ (800,000.00) |
| ACTIVITY DELIVERY 416 E. COOLIDGE | 1322 | | | | | | | | | \$ (40,000.00) | \$ (40,000.00) |
| VINE STREET | | | | | | \$ (387,416.45) | \$ (92,583.55) | | \$ (353,318.00) | \$ - | \$ (833,318.00) |
| ACTIVITY DELIVERY VINE STREET | | | | | | | | | | \$ (40,000.00) | \$ (40,000.00) |
| TOTAL | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,297.59 |
| CHDO SET ASIDE | | \$ 80,566.95 | \$ 102,567.75 | \$ 124,339.61 | | \$ 108,203.70 | \$ 105,556.35 | \$ 148,938.00 | \$ 130,682.00 | \$ - | \$ 800,854.36 |
| FY 2018 CHDO SET ASIDE - GREAT VALLEY - EDWARDS ESTATES | 1284 | \$ (80,566.95) | \$ (102,567.75) | \$ (114,487.02) | | \$ (108,203.70) | \$ (82,831.58) | | | \$ - | \$ (488,657.00) |
| 520 E GRANGER AVENUE, MODESTO CA | | | | \$ (9,852.59) | | | | | | \$ - | \$ (9,852.59) |
| FY 2018 CHDO SET ASIDE- ACTIVITY DELIVERY GREAT VALLEY | 1284 | | | | | | | | | \$ - | \$ - |
| FY 2018 CHDO SET ASIDE - STANCO - VINE STREET SUPP. HOUSING | | | | | | | \$ (22,724.77) | \$ (75,475.23) | | \$ - | \$ (98,200.00) |
| FY 2018 CHDO SET ASIDE- ACTIVITY DELIVERY STANCO | | | | | | | | | | \$ - | \$ - |
| TOTAL | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 73,462.77 | \$ 130,682.00 | \$ - | \$ 204,144.77 |