



# Draft Annual Action Plan Amendment #1

Fiscal Year 2021-2022

Prepared by:  
Community and Economic Development Department



## Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

### Summarize the consultation process:

The City of Modesto follows the Citizen Participation Plan that the City Council has approved as the guide for engaging with citizens and consultation with respective entities. The City of Modesto encourages citizen participation in the Annual Action Plan process and views itself as an active partner in the process; directly engaging with the public and facilitating opportunities for citizens and stakeholders to engage with the process.

As a part of the consultation process the City analyzed system level data and report analysis provided by the Stanislaus Community System of Care. In addition to the data review the city consulted with various organizations including service providers from private and public organizations that serve Veterans, Survivors of Domestic Violence, Fair Housing, Civil Rights, Persons with Disabilities, and homeless families and youth. Consultation with service providers not only takes place during the development of this Annual Action plan amendment and the HOME- American Rescue Plan (HOME-ARP) development, but occurs throughout the year through the City's engagement in the Community System of Care and other local community forums. 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.

For the development and analysis of the needs for the gaps identified for the HOME-ARP Plan, city staff utilized feedback received during the development for the 2021 Regional Strategic Plan to Address Homelessness that was gathered and vetted with the community and stakeholders during the development of this regional strategy. To further garner input specifically for the HOME ARP funds, the City issued targeted surveys, targeted emails, in-person and virtual meetings, focus group discussions, and a public hearing. Below is an outline of the feedback received:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<b>Airport Neighborhood Collaborative</b>	Stakeholder Community Group	Virtual Presentation and Survey	The City needs affordable housing
<b>West Modesto – People of Action</b>	Stakeholder Community Group	In-Person /Virtual Presentation and Survey	The City needs to focus its affordable housing to other areas in the City.
<b>West Modesto – WestMo Community Builders</b>	Stakeholder Community Group	In-Person /Virtual Presentation and Survey	No comments regarding the HOME-ARP Funding.
<b>Stanislaus Community System of Care – Local CoC</b>	CoC	Virtual Presentation and Survey	No comments regarding the HOME-ARP Funding.
<b>Stanislaus Homeless Alliance</b>			
<b>Targeted Survey Data</b>			

**Public Participation**

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP of no less than 15 calendar days. The PJ must follow its adopted requirements for "reasonable notice and an opportunity to comment" for plan amendments in its current citizen participation plan. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior submission. For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

*Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:*

- Public comment period: Start date – 04/24/2022      End date – 05/24/2022
- Public Hearing: 05/24/2022

**Insert Narrative**

*Describe any efforts to broaden public participation:*

It is the goal of the City to have continuous dialogue with the community regarding funding projects or community goals pertaining to the use of Housing and Urban Development grants.

In 2020 and 2021 the Stanislaus Community System of Care, local CoC, began drafting The Stanislaus 2021 Regional Strategic Plan to Address Homelessness. This workgroup with the input of residents and stakeholders drafted the regional plan that was adopted by the CoC and Stanislaus County as the CoC lead Agency on September 30, 2022. Residents of Modesto comprised 63.89% of survey respondents. In addition, feedback on homelessness was provided by City Council members and members of the public on April 5, 2021 for additional review and comment.

Our monthly public committee meetings and the review of the Stanislaus 2021 Regional Strategic Plan to Address Homelessness outcomes and feedback, the City staff through social media, participation in existing community forums, and targeted surveys increased engagement with the intention of meeting community stakeholders and citizens where they were at and in a manner that create comfort in participation.

This includes presentation and feedback from committees that inform both the housing production policy and the police reform. By expanding the voice on the homeless plan with groups that are not usually targeted for input the City is further expanding its public participation.

*Summarize the comments and recommendations received through the public participation process:*

To be Completed

*Summarize any comments or recommendations not accepted and state the reasons why:*

To be Completed

## Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for

additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

The below table (Homeless Needs Inventory and Gap Analysis Table) includes data from the HUD 2020 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (attached) and includes data for NAME CoC.

**Homeless Needs Inventory and Gap Analysis Table**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Bed s					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	214	N/A	537	N/A	N/A								
Transitional Housing	34	96	152	N/A	15								
Permanent Supportive Housing	N/A	309	N/A	390	271								
Other Permanent Housing						0	0	0	0				
Sheltered Homeless						204	511	43	88				
Unsheltered Homeless						18	908	56	73				
<i>Current Gap</i>										see narrative below	see narrative below	see narrative below	see narrative below

**Data Sources:** Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC);  
3. Consultation

## Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	33,849		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	1,778		
Rental Units Affordable to HH at 50% AMI (Other Populations)	2,718		
0%-30% AMI Renter HHw/ 1 or more severe housing problems (At-Risk of Homelessness)		685	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		881	
<b>Current Gaps</b>			See Narrative

**Data Sources:** CHAS, ACS, <https://statewide-housing-plan-cahcd.hub.arcgis.com/>

### *Describe the size and demographic composition of qualifying populations within the PJ's boundaries:*

The PIT data is quantified by Stanislaus County's Community Services Agency as the collaborative applicant lead for our CoC. The data is representative of the entire County where the City of Modesto is the largest City within the County with an overall population of approximately 218,464 according to 2020 census data. According to 2021 PIT count, conducted via a HUD approved methodology utilizing the longitudinal data, a total of 2,927 homeless individuals were noted within the region. The majority of individuals who are experiencing homelessness reside in Modesto with the 2020 PIT count, accounted for roughly 76% of the homeless population.

### *Population Experiencing Homelessness:*

HMIS data shows that a majority of people within the system of care are households consisting of one adult, or single adults. In FY 2020, single adults represented 75% of the total population served, a 4% increase from the year prior where they represented 71% of the total population served. In comparison, households with children represented 15% for single parents and 7% for two or more adults with children, equating to decreases of 4% and 1% respectively from their prior reporting year.

This decrease is also reflected in PIT data, and from 2019 to 2020, the number of children under age 18 counted on a given night decreased by 43, or 17%. Below is a breakdown of the homeless populations including indicators such as gender, race, ethnicity, and age:

# 2021 STANISLAUS COUNTY

## HOMELESS POINT-IN-TIME COUNT | EXECUTIVE SUMMARY

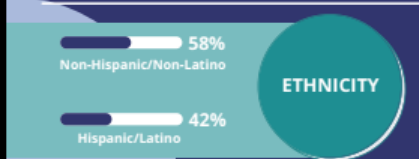
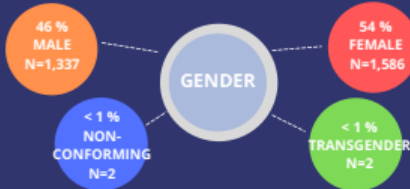
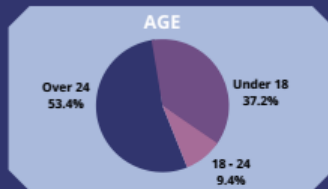
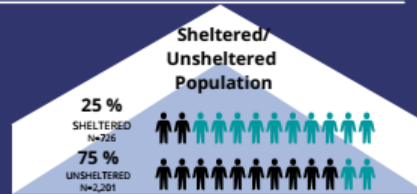
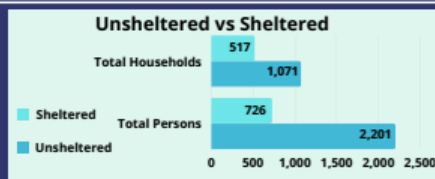
Every two years, during the last 10 days of January, the U.S. Department of Housing & Community Development (HUD) requires communities across the country to conduct a comprehensive count of people experiencing homelessness. The goal is to measure the prevalence of homelessness in each local community.

However, the COVID-19 pandemic changed everything in 2021. With a state regional stay-at-home order in place, county high transmission rates, and direction from the Health Services Agency Public Health department, community leaders cancelled the Unsheltered Point-in-Time (PIT) count to protect the health of survey volunteers.

In its place, on January 13, 2021, HUD approved an exception for Stanislaus County to use existing homeless data from the county HMIS (Homeless Management Information System) for the count. Housing and homeless shelter providers use this data collection method to obtain more accurate weekly reports of the number of homeless clients served in their communities.

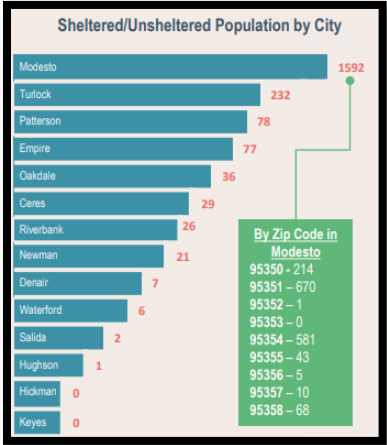
This data contains information from sheltered and unsheltered counts. It also includes information from the Housing Inventory Count, a yearly bed count.

The 2021 PIT count found that 2,927 people experienced homelessness in Stanislaus County, an increase of 820 people from the 2020 count.



2020 Snapshot of Homelessness PIT Traditional Point in Time	2021 Snapshot of Homelessness PIT Longitudinal System Analysis (LSA PIT Modeling)
<b>Household Composition</b> <ul style="list-style-type: none"> <li>Family Households – 365</li> <li>Households without Children – 1,608</li> <li>Households with only children – 7</li> <li>Unaccompanied Youth – 113</li> <li>Parenting Youth Households – 47</li> <li>Veterans– 110</li> </ul>	<b>Household Composition</b> <ul style="list-style-type: none"> <li>Family Households – 561</li> <li>Households without Children – 1,025</li> <li>Households with only children – 2</li> <li>Unaccompanied Youth – 108</li> <li>Parenting Youth Households – 85</li> <li>Veterans– 71</li> </ul>
<b>Gender</b> <ul style="list-style-type: none"> <li>Male (65%)</li> <li>Female (35%)</li> <li>Transgender (&lt;1%)</li> <li>Non-conforming (&lt;1%)</li> </ul>	<b>Gender</b> <ul style="list-style-type: none"> <li>Male (46%)</li> <li>Female (54%)</li> <li>Transgender (&lt;1%)</li> <li>Non-conforming (&lt;1%)</li> </ul>
<b>Race</b> <ul style="list-style-type: none"> <li>White (78%)</li> <li>Black/African American (12%)</li> <li>Multiple Races (4%)</li> <li>Asian (2%)</li> <li>American Indian/Alaska Native (3%)</li> <li>Native Hawaiian/Other Pacific Islander (1%)</li> </ul>	<b>Race</b> <ul style="list-style-type: none"> <li>White (72%)</li> <li>Black/African American (13%)</li> <li>Multiple Races (10%)</li> <li>Asian (2%)</li> <li>American Indian/Alaska Native (2%)</li> <li>Native Hawaiian/Other Pacific Islander (1%)</li> </ul>
<b>Ethnicity</b> <ul style="list-style-type: none"> <li>Hispanic (29%)</li> <li>Non-Hispanic (71%)</li> </ul>	<b>Ethnicity</b> <ul style="list-style-type: none"> <li>Hispanic (42%)</li> <li>Non-Hispanic (58%)</li> </ul>
<b>Age</b> <ul style="list-style-type: none"> <li>Under 18 (10%)</li> <li>18-24 (7%)</li> <li>Over 24 (83%)</li> </ul>	<b>Age</b> <ul style="list-style-type: none"> <li>Under 18 (37.2%)</li> <li>18-24 (9.4%)</li> <li>Over 24 (53.4%)</li> </ul>

**2020 Sheltered and Unsheltered Count by Zip Code**



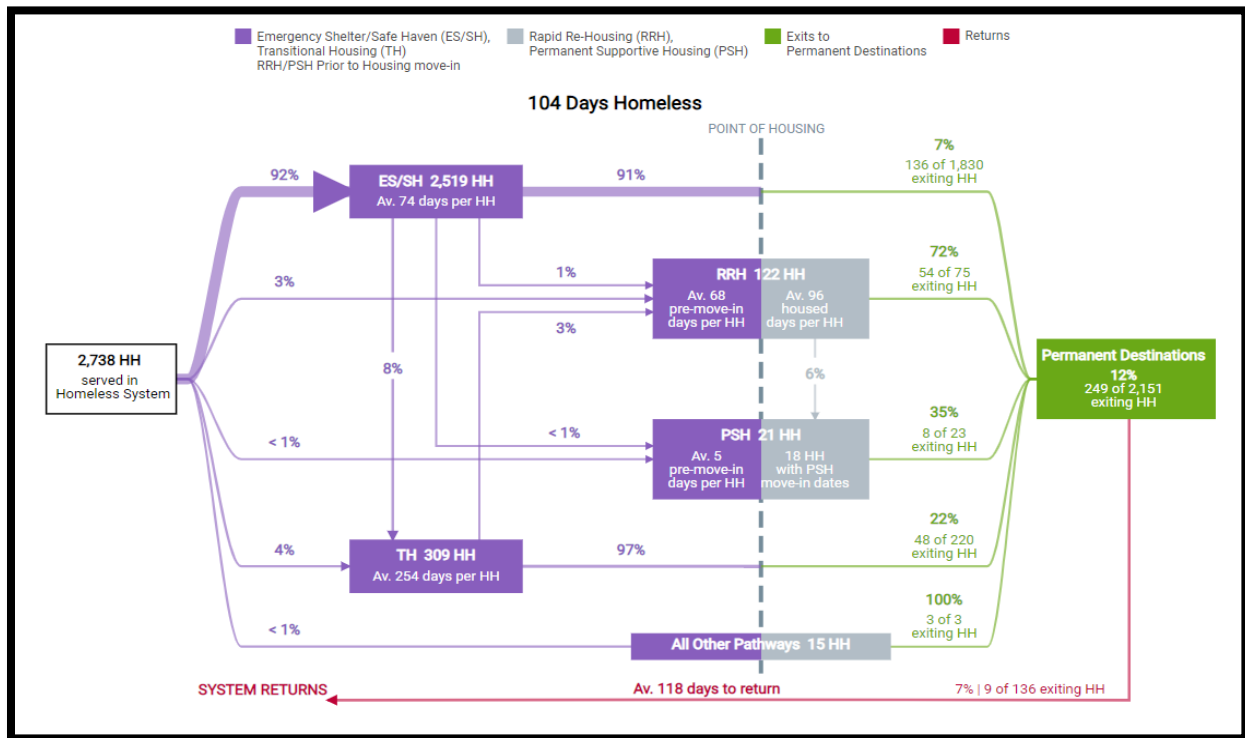
- Modesto 1,592 (76%)
- Turlock 232 (11%)
- Patterson 77 (4%)
- Empire 77 (4%)
- Oakdale 36 (2%)
- Ceres 29 (1%)
- Riverbank 26 (1%)
- Newman 21 (1%)
- Denair 7 (<1%)
- Waterford 6 (<1%)
- Salida/Hughson/Hickman/Keyes 3 (<1%)

**Population at Risk of Homelessness:**

Victims of Domestic Violence – From January 2020 to April 2022, there were a total of 1,576 unduplicated Domestic Violence (DV) victims serviced by emergency shelters and throughout 2020, there were 1,417 victims of domestic violence who experience unsheltered homelessness at some point during the year.

Populations at Risk for Homelessness - Based on historical annual data from HMIS, there are approximately 122 households exiting RRH programs annually in Stanislaus County. Of the 2,151 households, approximately 12% (243 households) rely on some type of additional assistance after exit in order to remain stably housed.

Based on estimates for the City of Modesto only, this equates to approximately 200 households exiting RRH programs annually and 80% households relying on some type of additional assistance after exit. The system has existing resources in place to serve the approximately 35% households needing longer term assistance. These existing resources include transfer to Section 8 vouchers, EHV vouchers, other preventative rental assistance programs, family reunification efforts, etc. The CoC provides rapid rehousing case managers with support and training to help identify these households and ultimately connect them with longer term housing resources prior to the rapid rehousing assistance ending.

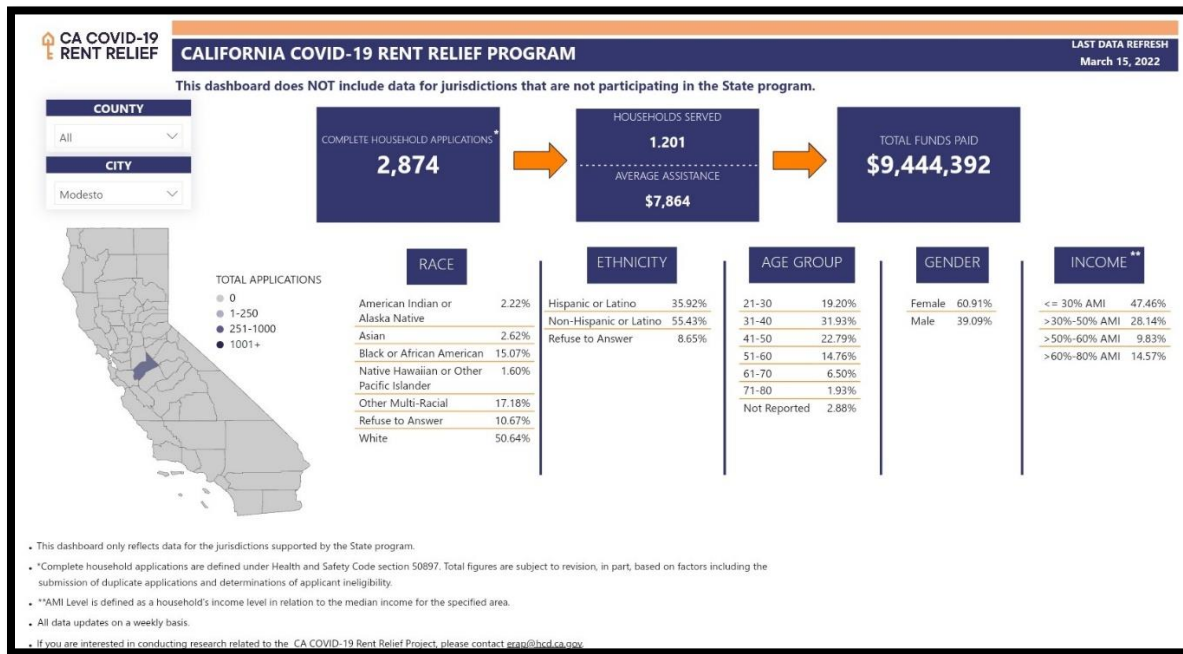


**Stella Mapping 10/01/2020-09/30/2021 for all household types and all pathways**

Individuals incarcerated in Stanislaus County jails as well as those receiving behavioral health services, including substance abuse disorder services, may also be at risk of homelessness upon discharge. These numbers are not readily available as multiple service providers serve these persons and discharge status varies. Some may be discharged to a shelter and others may be

housed for up to 30 days by homeless service providers and then either provided additional services or transitioned to transitional or permanent housing.

Emergency Rental Assistance Program (ERAP) in 2021 for Stanislaus County served 323 households with rental assistance to prevent eviction and/or maintain stable housing before transferring to the State of California. The ERAP program as a whole served 2800 families. Of the number of families served, more than 50% or 1400 families had incomes at or below 30% AMI; approximately 800 had incomes between 30% and 50% AMI. The racial/ethnic demographics are as follows: Black or African-American – 12.31%, White – 53.73%, Multi-Racial – 17.06%, American Indian or Alaska Native – 2.6%; Hispanic – 36.03%.



**State of California ERAP Dashboard 03/29/2022**

The State of California enacted an eviction moratorium that shielded tenants from eviction if they had paid at least 25% of their rent between Sept. 1, 2020 and Sept. 30, 2021. Tenants could not be evicted for rent owed between March 1, 2020, and Aug. 31, 2020. This program protected many tenants from returning to homelessness. Local CARES and ESG allocation resources were not utilized to serve those eligible for the ERAP program. The City of Modesto currently has over \$200,000 earmarked to assist households not eligible under other homeless prevention programs. To date approximately 33 individuals were served with Homeless Prevention funds.

The City has also prioritized Rapid Re-Housing a priority through the Camp2Home initiative funded with Emergency Solutions Grant funds. This includes allocations from both entitlement grants and CARES Act funding. The program has housed 9 individuals with Rapid Re-Housing to date.

Collectively, Homeless Prevention and Rapid Rehousing, have served, 42 individuals with incomes at or below 30% AMI. The racial/ethnic demographics are as follows: Black or African-American – 12 (28%), White – 23 (55%), Other 7 (17%); Hispanic – 20 (48%), and non-Hispanic 22 (28%).

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- Sheltered and unsheltered homeless populations;
- Those currently housed populations at risk of homelessness;
- Other families requiring services or housing assistance or to prevent homelessness;
- and,
- Those at greatest risk of housing instability or in unstable housing situations:

***Population Experiencing Homelessness:***

Currently, there are 3,215 households actively seeking housing through the Stanislaus County’s Coordinated Entry process. The following describes the system’s housing need to stably house all 3,215 households that account for the households currently experiencing homelessness within Stanislaus County:

- 1,237 households need short to mid-term supportive housing interventions (such as diversion/rapid exit resources, rapid rehousing vouchers, etc.) or long-term rental assistance vouchers, such as Emergency Housing Choice Vouchers.
- 901 chronic households (Disability & 1+ year of homeless experience) need Permanent Supportive Housing.
- 1,002 non-chronic households need Permanent Supportive Housing due to having limited, static income and a disability. This group currently has less than 1 year of homeless experience, which is why they are currently “non-chronic”, but are at high risk of becoming chronically homeless if not quickly exited to permanent supportive housing.
- 75 households need “other housing” types, such as RVs, shared housing, tiny homes, etc.
- **Homeless Prevention:** This past year between ERAP Program and Emergency Solutions Grants approximately 2,920 households were served.
- **Unstable Housing Situations:** Housing burden is any household that pays more than 30% of its income to rent or mortgage. According to [Fred.stlouisfed.org](http://Fred.stlouisfed.org), it is estimated that 38% of Stanislaus County’s households are burdened. This is approximately 27,500 households. What this means for many of these households is that at any moment they can find themselves in a situation that will put them at-risk for homelessness.

According to the Analysis of the Stanislaus County Regional Homeless Plan, renters and providers know, the FMR amounts are often not enough to cover the real-world rental prices on the market, and according to the California Housing Partnership, 15,485 low-income renter households in the County do not have access to an affordable home.<sup>1</sup> Since it can often be difficult to find housing available at the HUD FMR rates, it can also be helpful to make comparisons to the median monthly gross rent figures. In 2019, the median monthly gross rent<sup>2</sup> in Stanislaus County was \$1,231 according to the Census American Community Survey (ACS).

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<sup>1</sup> California Housing Partnership, *Stanislaus County 2020 Affordable Housing Needs Report*. (2020).

<sup>2</sup> According to the American Community Survey Subject Definitions, “The data on gross rent were obtained from answers to Housing Questions 14 a-d and 18a in the 2019 American Community Survey (ACS). Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.”

Since this is the ACS gross rent estimate, it includes the contract rent plus the estimated average monthly cost of utilities like electricity, gas, water, and sewer, but not internet or cell phone expenses. According to the United States Bureau of Labor Statistics Consumer Price Index, this represents an increase of 4.41% from the previous year and 13.46% over 3 years. Comparatively for the same time frames, the California increases were 4.33% and 12.08% respectively. This means the median gross rent in Stanislaus is increasing at a rate higher than the state average. As reflected by the National Low-Income Coalition, in 2022 below is a compilation of data as compared to the overall State.

Compare Jurisdictions		
	SELECT JURISDICTION: California	SELECT JURISDICTION: Modesto MSA
<b>Number of Households</b>		
	California	Modesto MSA
TOTAL	13,044,266	173,898
RENTER	5,889,686	73,322
PERCENT RENTERS	45%	42%
<b>Housing Wage</b>		
	California	Modesto MSA
ZERO-BEDROOM	\$26.80	\$17.12
ONE-BEDROOM	\$31.06	\$18.98
TWO-BEDROOM	\$39.03	\$23.54
THREE-BEDROOM	\$52.84	\$33.33
FOUR-BEDROOM	\$60.68	\$39.10
<b>Fair Market Rent</b>		
	California	Modesto MSA
ZERO-BEDROOM	\$1,394	\$890
ONE-BEDROOM	\$1,615	\$987
TWO-BEDROOM	\$2,030	\$1,224
THREE-BEDROOM	\$2,747	\$1,733
FOUR-BEDROOM	\$3,155	\$2,033
<b>Annual Income Needed to Afford</b>		
	California	Modesto MSA
ZERO-BEDROOM	\$55,751	\$35,600
ONE-BEDROOM	\$64,615	\$39,480
TWO-BEDROOM	\$81,191	\$48,960
THREE-BEDROOM	\$109,899	\$69,320
FOUR-BEDROOM	\$126,211	\$81,320

National Low Income Coalition Rental Data <https://reports.nlihc.org/oor/california>

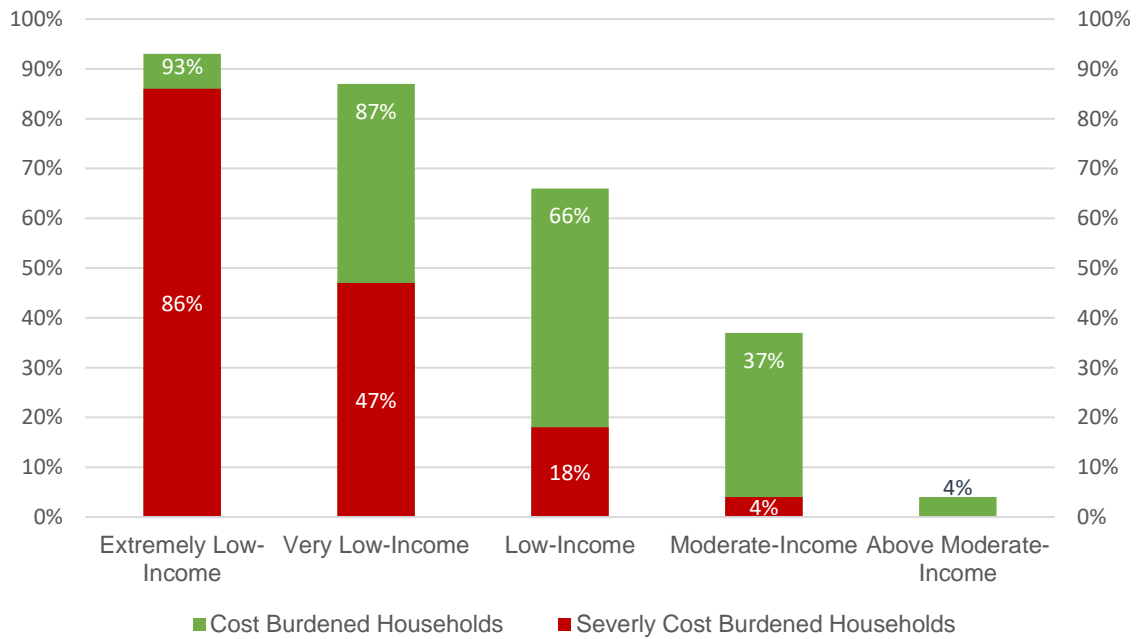
Similarly, wages in the county have not kept up with the increases in rent, and minimum wage in Stanislaus County follows the statewide minimum wage level between \$13 and \$14 per hour depending on the number of employees at the business. At these rates, gross monthly income<sup>3</sup> for a full-time employee working at minimum wage falls between \$2,253 and \$2,427 respectively, well below the gross monthly income HUD recommends, with a minimum of \$4,123 in order for housing costs to be no more than 30% of overall income of the Median Gross Rent amount. Notably, someone working two full-time, minimum wage

<sup>3</sup> Gross income refers to total compensation *before taxes or other kinds of deductions*. For hourly employees, the standard calculation for monthly gross income is found by multiplying the hourly wage by the number of hours worked each week, then multiplied by 52, the total number of weeks in a year. This gives the annual gross income, which is then divided by 12 to find the monthly amount.

jobs amounting to 80 hours a week would only be \$383 worth of gross monthly income over the recommended HUD amount in Stanislaus County for Median Gross Rent.

Within Stanislaus County, a renter would need to make approximately \$23.79/hour to be able to afford the Real Median Gross Rent, substantially higher than the \$13/hour rate currently in effect. To put this in perspective, a family of three with the head of household earning minimum wage would be severely cost-burdened, meaning that over 50% of their income would be going towards housing costs for the Real Median Gross Rent amount.

In fact, many households in the county are considered either cost-burdened or severely cost-burdened. For extremely low-income households,<sup>4</sup> 86% are considered severely cost burdened.



Households considered homeless typically have extremely low incomes and often rely on a combination of Social Security, public benefits, or minimum wage. Among renter households at the extremely low-income level nationally, 36% are in the labor force, 30% are seniors, 18% have a member in their household with a disability, and another 7% are students or single-adult caregivers to a young child or household member with a disability themselves.<sup>5</sup> Even when factoring in the amounts of benefits available and potential minimum wage earnings, this combination is often not enough to afford the high cost of housing in the county.

<sup>4</sup> There are currently several income standards defined by HUD that are used both for demographic characterization, and to determine program eligibility. Income standards are typically referred to as a proportion of Area Median Income (AMI). In this standard, Extremely Low-Income is defined as up to 30% of AMI, Very Low-Income defined at up to 50% AMI, and Low-Income defined at up to 80% AMI.

<sup>5</sup> National Low Income Housing Coalition, *The GAP*. (March 2021).

*Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:*

The City of Modesto is an entitlement community and receives direct funding from HUD through Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG), and HOME Investment Partnership Grant (HOME). Through this Entitlement distinction the City was awarded through the State of California Permanent Local Housing Allocation (PLHA). Recently, the City was able to successfully layer funding to be awarded the State of California’s Homekey grant to fund the development of new units in the community.

The City utilizes its 15% CDBG public service to partners with a number of non-profits to assist the qualifying populations. Based on a system-wide analysis through the Stanislaus Regional Homeless Plan below are the resources identified for the City.

The City does not currently fund any TBRA type programs. Due to the lack of available units, many with existing vouchers in the community cannot currently be housed.

The following is a non-exhaustive list of some key homeless and housing programs and services available within Stanislaus County. One recommendation of this plan is to build out an online and paper format homeless resource guide for the county that is regularly updated, this list may serve as a good starting point.

<b>Type of Service</b>	<b>Agency</b>	<b>Program Name</b>	<b>Known Populations Served</b>
Emergency Shelter	Community Housing and Shelter Services		Homeless Families
Emergency Shelter	Family Promise of Greater Modesto	Interfaith Hospitality Network	Homeless Families
Emergency Shelter	Modesto Gospel Mission	Men's Shelter Program	Homeless Single Adult Men
Emergency Shelter	Modesto Gospel Mission	Women and Children's Shelter	Homeless Women and Families
Emergency Shelter	Salvation Army	Berberian Shelter	Homeless Individuals and Families
Emergency Shelter	Haven Women's Center	Haven Center	Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary
Emergency Shelter	Turning Point	Golden Gate Respite	Homeless; At-Risk for Homelessness Individuals

Emergency Shelter	Children's Crisis Center	Sawyer, Guardian, Verda, Marsha, and Audrey's House	Youth
Emergency Shelter	Stanislaus County Affordable Housing Corp	Women's REST	Homeless Women
Emergency Shelter	Center for Human Services	Hutten house	Homeless; At-Risk for Homelessness Youth and Families
Transitional Housing	Center for Human Services	Pathways	Homeless; At-Risk for Homelessness Transitional Age Youth
Transitional Housing	Community Impact Central Valley	Transitional Housing	At-risk of homelessness Families
Rapid Re-Housing	Center for Human Services	HCD RRH	Other Populations; At-Risk for homelessness Families
Rapid Re-Housing	Family Promise	City of Modesto RRH	Other Populations; At-Risk for homelessness Families
Rapid Re-Housing	Community Housing and Shelter Services	Rental Assistance	Other Populations; At-Risk for homelessness Families
Permanent Supportive Housing	Community Housing and Shelter Services	Permanent Housing for Chronically Homeless Program	Chronically homeless families
Permanent Supportive Housing	Community Housing and Shelter Services	Households in Recovery	Other Populations; At-Risk for homelessness Families in Recovery
Permanent Supportive Housing	Community Housing and Shelter Services	Permanent Supportive Housing for Families with Children 1&2	Chronically homeless families
Permanent Supportive Housing	Stanislaus County Affordable Housing Corp	Supportive Housing Outreach Project	Other Populations; At-Risk for homelessness Adults and Families
Permanent Supportive Housing	Stanislaus County Affordable Housing Corp	Permanent Housing #1	Other Populations; At-Risk for homelessness Adults and Families

Permanent Supportive Housing	Community Impact Central Valley	HALO 1, 3, 5,	Chronically homeless
Permanent Supportive Housing	Community Impact Central Valley	Halo RCC Vet	Chronically homeless veterans and their families
Permanent Supportive Housing	Stanislaus County Housing Authority	Shelter Plus Care	Other Populations; At-Risk for homelessness Adults and Families
Permanent Supportive Housing	Stanislaus County Housing Authority	Glendale Annex, Palm Valley, Kansas House	Chronically homeless veterans and their families
Crisis Line	Haven Women's Center	24-Hour Crisis Line	Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary
Navigation Center	Center for Human Services	Youth Navigation Center	Homeless; At-Risk for Homelessness Transitional Age Youth, Youth
Triage and Assessment	Turning Point	Triage and Engagement Program	Adults
Triage and Assessment, Coordinated Entry	Turning Point	Housing Assessment Team	All Populations

Based on the providers above the following identifies the number of units/beds available across the continuum to serve the qualifying populations.

<b>Affordable Housing Type</b>	<b>Unit Type</b>	<b>Capacity</b>	<b>Populations Served</b>
Emergency Shelter	Bed	54	Homeless Women and Families
Emergency Shelter	Bed	548	Homeless Single Adults
Emergency Shelter	Beds	53	Youth
Emergency Shelter	Beds	32	Fleeing, or attempting to flee, domestic violence, dating

			violence, sexual assault, stalking, or human trafficking, as defined by the Secretary
Transitional Housing	Units	16	Homeless; At-Risk for Homelessness Transitional Age Youth
Transitional Housing	Units	6	Other Populations; At-Risk for homelessness Families
Permanent Supportive Housing	Units	155	Chronically homeless families, Other Populations; At-Risk for homelessness Families
Total Units/Beds		864	Active Units/Beds Available to all qualifying populations

**Identify any gaps within the current shelter and housing inventory as well as the service delivery system:**

Though there are agencies that can serve all the qualifying populations, looking at the numbers identified above as the baseline for this analysis. Currently, there are 3,215 households actively seeking housing through Stanislaus County’s Coordinated Entry process. The following describes the system’s housing need to stably house all 3,215 households that account for the households currently experiencing homelessness within Stanislaus County:

- 1,237 households need short to mid-term supportive housing interventions (such as diversion/rapid exit resources, rapid rehousing vouchers, etc.) or long-term rental assistance vouchers, such as Emergency Housing Choice Vouchers.
- 901 chronic households (Disability & 1+ year of homeless experience) need Permanent Supportive Housing.
- 1,002 non-chronic households need Permanent Supportive Housing due to having limited, static income and a disability. This group currently has less than 1 year of homeless experience, which is why they are currently “non-chronic”, but are at high risk of becoming chronically homeless if not quickly exited to permanent supportive housing.
- 75 households need “other housing” types, such as RVs, shared housing, tiny homes, etc.
- **Homeless Prevention:** This past year between ERAP Program and Emergency Solutions Grants approximately 2,920 households were served.
- **Unstable Housing Situations:** Housing burden is any household that pays more than 30% of its income to rent or mortgage. According to [Fred.stlouisfed.org](http://Fred.stlouisfed.org), it is estimated that 38% of Stanislaus County’s households are burdened. This is approximately 27,500 households. What this means for

many of these households is that at any moment they can find themselves in a situation that will put them at-risk for homelessness.

In order to house all the individuals currently experiencing homelessness in the City of Modesto, the entire continuum will need an additional 948 units (130 for chronic households + 761 for “at risk of chronic” + 57 for households needing “other housing” types).

Once we are able to house all households currently experiencing homelessness in City of Modesto, the community’s housing response system will undergo a “system reset” and will have enough existing housing resources to quickly house all new households who enter into homelessness each month. If ARPA funding is used to fund 948 additional housing units dedicated to people experiencing homelessness, our homeless services system will be able to reach and maintain in functional zero (monthly inflow = monthly outflow).

<b>Description</b>	<b>Total CoC Area</b>	<b>Estimated for Modesto (Based on 76% from PIT)</b>	<b>Available per Stanislaus Housing Plan</b>	<b>GAP Per Analysis</b>
Total Population October 2021 (Households)	3,215	2,443		
Short-Mid term Supportive Housing Need or Long-term rental Assistance	1237	940	248	692
Permanent Supportive Housing Need for Chronically Homeless	901	685	555	130
Permanent Supportive Housing Needs for Non-Chronic Homeless/At-risk of chronicity)	1002	761	0	761
Other Housing Needs	75	57	0	57

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

Not Applicable, The City does not plan to formally adopt a definition of “other populations”

## HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The City of Modesto releases Notices of Funding Availability (NOFA) in order to have a continual pipeline of projects that are in various stages in the development process to ensure that when funding is available to layer with other resources, so that we have the greatest impact on the community with the dollars awarded to the City.

The City will be releasing a NOFA summer 2022 to solicit project that will meet the qualifying activities within the HOME ARP program. The NOFA will include the selection of developers, services providers, subrecipients and/or contractors.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Not Applicable

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME- ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

## Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 2,898,308		
Non-Profit Operating	\$ 0	0%	5%
Non-Profit Capacity Building	\$ 0	0%	5%
Administration and Planning	\$ 511,466	15%	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 3,409,774</b>		

Additional narrative, if applicable:

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The Stanislaus Regional Homeless Strategic Plan completed in 2021 identified eight goals for the region. The goal that received the most feedback from the community outreach was the need for additional affordable rental units in the community. In alignment with this feedback, the City has several active initiatives like Camp2Home that streamline individuals from encampment to shelter. Whether sheltered or unsheltered, there are partnerships that assist these individuals in job training, job and housing readiness, and on to housing all with supportive case management. However as evidenced with the data and in practice there are many individuals bottlenecked on their road to permanent housing. The City has noted in all of its plans, including this one that the development of affordable housing is its top priority.

## HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City would like to produce 102 new units to the community that will serve the qualifying populations. To produce this number the City will layer its other resources to ensure project feasibility.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs

The City will solicit contractors and/or non-profits developers that can deliver projects either through conversion or development of new units that will serve the qualifying populations.

## Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- *Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).*
- *PJs are not required to describe specific projects to which the preferences will apply.*

The City does not intend to give preference.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not Applicable

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Not Applicable

## HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME- ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity*  
City of Modesto does not intend to use HOME-ARP funds to refinance existing debt.
- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*  
Not Applicable
- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*  
Not Applicable
- *Specify the required compliance period, whether it is the minimum 15 years or longer.*  
Not Applicable
- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*  
Not Applicable
- *Other requirements in the PJ's guidelines, if applicable:*  
Not Applicable